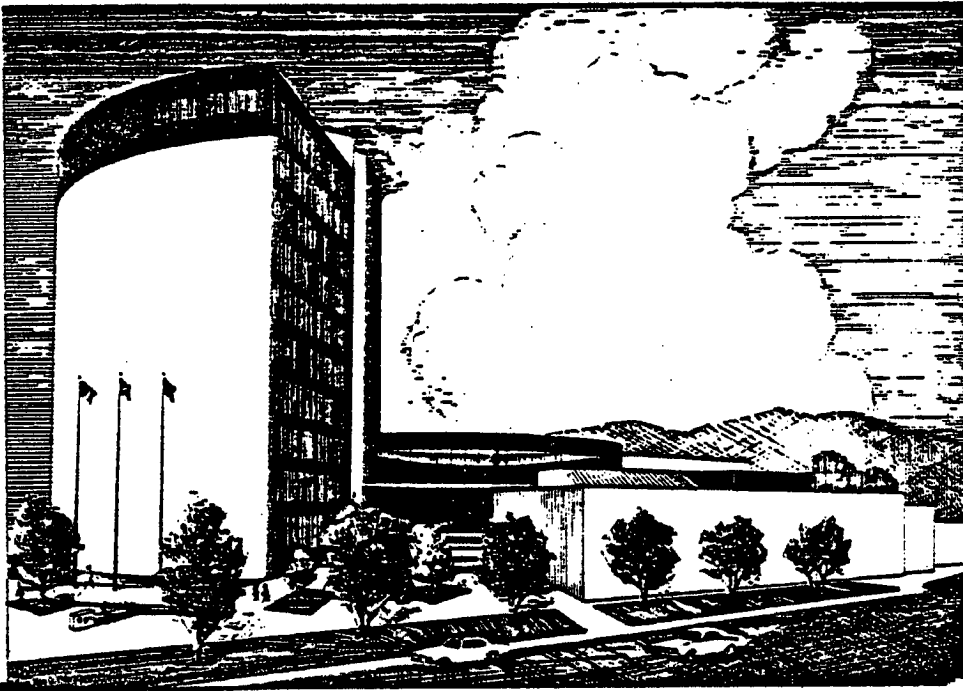




MINUTES

City of Las Vegas

BOARD OF COMMISSIONERS

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

DATE: March 2, 1983

TIME: 9:45 A.M.

INVOCATION: Chaplain Ellie Shapton
University Center for Religion and Life

PLEDGE OF ALLEGIANCE: Given

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

July 6

1983

ATTEST:

Carol A. Handberg

William H. Briare

**THIS MEETING
CONTAINS SOME
PAGE(S) THAT ARE
ILLEGIBLE/POOR
QUALITY**

AGENDA

City of Las Vegas

March 2, 1983

BOARD OF CITY COMMISSIONERS

Page 1

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

I. 9:45 A.M.

FULL BOARD PRESENT

A. COMMUNITY RELATIONS

None

B. SPECIAL EVENTS

None

II. 10:00 A.M.

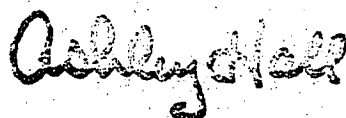
A. ANNOUNCEMENT RE COMPLIANCE WITH OPEN MEETING LAW

Announcement Given

B. INVOCATIONChaplain Ellie Shapton
University Center for Religion and LifeInvocation given by
Chaplain Shapton and
a moment of silent meditation was
observed on behalf of Dr. Clare
Woodbury, deceased, whose funeral
services were this date.C. PLEDGE OF ALLEGIANCE

Pledge Given

APPROVED AGENDA ITEM



AFFIDAVIT OF POSTING

0002

(Posting required under the provisions of NRS CHAPTER 241)

STATE OF NEVADA)
 COUNTY OF CLARK) ss

Penny Thayer

Thomas Young, an employee of the City of Las Vegas, Nevada being first duly sworn, deposes and says that on the 25th day of February, 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 March, 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).

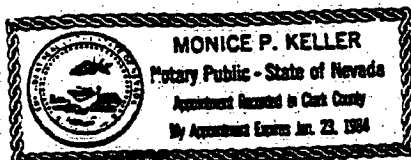
Penny Thayer
Thomas Young
 SIGNATURE

G. S. 1223
 DEPARTMENT OF DIVISION

Subscribed and sworn to before me this

25th day of February, 1983

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



AFFIDAVIT OF MAILING

CITY COMMISSION MINUTES - MARCH 2, 1983

0003

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

STATE OF NEVADA

COUNTY OF CLARK

)
) ss

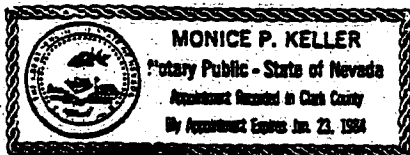
Loretta A. Hall, an employee of the City of Las Vegas, Nevada being first duly sworn, deposes and says that on the 25th day of February, 1983, a copy of an AGENDA (NOTICE), the attached of which is a true and correct copy, of a REGULAR MEETING of the BOARD OF CITY COMMISSIONERS OF CITY OF LAS VEGAS, NEVADA, to be held on the 2nd of March 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

25th day of February, 1983

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



AGENDA

City of Las Vegas

March 2, 1983

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

Page 2

ITEM

Commission Action

Department Action

III. DEPARTMENT OF BUSINESS ACTIVITY

JERRY J. CAHILL, DIRECTOR

*CONSENT AGENDA

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

*A. LIQUOR -- Additional

1. HLS ENTERPRISES, INC.

Library Buttery & Pub
200-212 West Sahara Avenue
1 Bar

Lurie -
APPROVED
Unanimous

Staff to proceed

*B. GAMING -- Additional

1. CASINO SERVICES

Happy Dave's Gifts
1201 Las Vegas Blvd South
15 slots

Lurie -
APPROVED Items 1
thru 4.
Unanimous with the
exception that
Lurie abstained
from voting on
Item No. 1.

Staff to proceed

2. SUNSET AMUSEMENT COMPANY

S & J Laundromat
2331 North Jones Blvd
2 slots

APPROVED AGENDA ITEM



AGENDA

CITY COMMISSION MINUTES - MARCH 2, 1983

0005

City of Las Vegas

March 2, 1983

BOARD OF CITY COMMISSIONERS

Page 3

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

III. DEPARTMENT OF BUSINESS ACTIVITY
(cont'd)

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

3. UNITED COIN MACHINE COMPANY

Aloha Specialties
113 North 4th Street
4 slots

The Nice Place
3021 East Charleston Blvd
1 slot

Stop 'N Go Market #488
301 North Nellis
3 slots

Thrifty Drug & Discount
Store #674
691 North Nellis
15 slots

4. WESTRONICS, INC.

Four Queens Hotel & Casino
202 East Fremont
2 slots

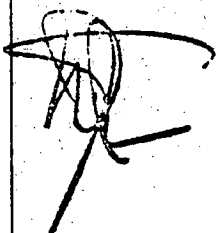
APPROVED
See Page 2

See Page 2

APPROVED
See Page 2

See Page 2

APPROVED AGENDA ITEM



AGENDA*City of Las Vegas*

March 2, 1983

0006

BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

Page 4

ITEM

Commission Action

Department Action

III. DEPARTMENT OF BUSINESS ACTIVITY
(cont'd)C. LIQUOR -- Request for Waiver of
1500' Distance Requirement on
Change of Location

1. From: 7 East Bonanza

TO: *RUTH VENNEMAN
dba
DAN DEE BAR
1129 South Commerce
General On-Off Sale
Ruth M. Venneman, 100%

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

Levy -
APPROVED Request
for Waiver, subject
to the provisions.
Unanimous

Staff to proceed
Appearances all
in favor were:
Ruth Venneman,
applicant;
Judy Nelson, owner
Sunset Lounge;
Jack Doyle for
LV Rest. &
Tavern Owners
Assn.

D. LIQUOR -- Change of Corporate
Structure

1. R R M, INC.
dba
WALDEN POND
2800 West Sahara Avenue
General On-Off Sale License

From: Sigmund Rogich, Pres,
Dir
Romeo Schiavi, Secy,
Treas, Dir

TO: William Lamar Trent,
Jr., Pres, Dir
Luke Joseph Manfredi,
V. P., Dir
Romeo Schiavi, Secy,
Treas, Dir

Lurie -
APPROVED
Unanimous

Staff to proceed

APPROVED AGENDA ITEM

0007

City of Las Vegas

AGENDA DOCUMENTATION

Date: February 18, 1983

TO: The Board of City Commissioners

FROM: DON SAYLOR, DEPUTY CITY MANAGER

SUBJECT: DEPARTMENT OF BUSINESS ACTIVITY -- March 2, 1983 COMMISSION AGENDA
LIQUOR -- Request for Waiver of 1500' Distance Requirement on Change
of LocationPURPOSE/BACKGROUND

Item, "C", 1.

Appearing on the Department of Business Activity agenda is an application for a change of location on the General On/Off-Sale license currently held by Ruth Venneman, dba Dan Dee Bar, 7 East Bonanza. Mrs. Venneman is seeking to move her license to 1129 South Commerce.

Along with the application for a change of location, the licensee is requesting a waiver of the 1500' distance requirement as provided under Title 6, Chapter 50, Section 310, Las Vegas Municipal Code. Measurements taken by the Department of Business Activity reveal that Sunset Lounge, 1027 South Main (which also holds a General On/Off-Sale license) is approximately 1000' from the proposed location.

Attached is a copy of a letter dated February 11, from Mrs. Venneman, outlining this request for waiver. Also attached is a copy of a map showing the proposed location and surrounding neighborhood.

Jerry J. Cahill

Jerry J. Cahill, Director
Department of Business Activity

Agenda Item

III C 1

February 11, 1983 0008

Re.- On-Off Sale Liquor License
New location and Waiver of 1500
foot ordinance

Mayor William Briare
and
City Commissioners
Las Vegas, Nevada

Gentlemen,

The liquor licence issued to the Dan Dee Bar has been inactive since March 31, 1982, when new owners acquired the property at #7 East Bonanza and refused to renew or extend my expired lease.

I have tried during these past months to find a suitable place to relocate this business but have been unsuccessful until recently.

The property located at 1129 South Commerce, owned by William Eason, dba Martin and Martin, is available and he has assured me that I will be given a long term lease and that he is planning to use any suggestions I may have to build the interior to accommodate the Dan Dee Bar. At the present time he is working with a contractor to design exterior changes also as the building was gutted by fire several months ago.

This location has never been used to house a tavern so I am requesting permission to place my licence there. Because of the 1500 foot ordinance, I am also requesting a waiver of this part of the ordinance. The only existing license within 1500 feet of this location is the Sunset Lounge at 1027 South Main and is, according to the Department of Business Activity, 1000 feet away.

My husband, Frank Venneman, and I had owned the Dan Dee Bar for twenty-one years and since his death four years ago, I have continued to operate this business. During this past year, I have followed every lead concerning a suitable location for the Dan Dee Bar, but to no avail. There were some places which I felt were acceptable only to find that the rent would have been beyond my means, and some others, located in new shopping centers, had a stipulation in the lease which would have prohibited me from selling off-sale products because of previous agreements with whichever super-market chain happened to hold the main lease.

Although I have advertised in local papers to sell my license, and have been contacted by some who were apparently trying to get something for nothing, I feel the only alternative is to re-open the bar, hopefully at this location, and use all the knowledge and experience at my disposal to create a busy, interesting and pleasant place again where people will feel eager to return to on a regular basis.

Thank you for your consideration in this matter.

Sincerely,

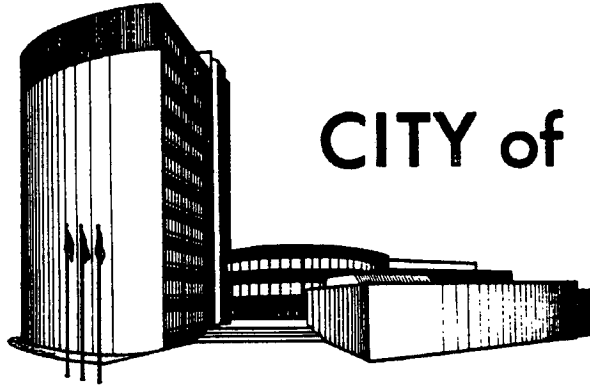
Ruth M. Venneman
1636 East Lewis Avenue
Las Vegas, Nevada 89101

This is a detailed street map of a city block in Denver, Colorado. The map shows a grid of streets including Commerce, Main, First, and Boulder Avenue. Various buildings are labeled, such as 'STATE OF NEW MEXICO', 'RETIRED LIVING', 'KEYSTONE STORAGE', 'HCMF LUMBER STORE', and 'WELDING SHOP'. A red line and arrow point to a specific location labeled '1000' and 'PROPOSED LOCATION'.

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

February 18, 1983

NOTICE

March 2, 1983

Notice is hereby given that on March 2, 1983, at 10:00 a.m., in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of City Commissioners will hear the following:

REQUEST FOR WAIVER OF 1500' DISTANCE REQUIREMENT AS PROVIDED UNDER TITLE 6, CHAPTER 50, SECTION 310, LAS VEGAS MUNICIPAL CODE, LIQUOR CONTROL ORDINANCE, SUBMITTED BY RUTH VENNEMAN, DBA DAN DEE BAR, 7 E. BONANZA, LAS VEGAS, NEVADA, IN CONJUNCTION WITH AN APPLICATION FOR A CHANGE OF LOCATION OF HER GENERAL ON/OFF-SALE LIQUOR LICENSE TO 1129 SOUTH COMMERCE, LAS VEGAS, NEVADA.

Any and all interested persons may appear before the Board of City Commissioners either in person or by representative and object to or express approval of the request for waiver; or may, prior to this meeting, file with the City Clerk, written objection thereto or approval thereof.

III. C.



AGENDA*City of Las Vegas*

March 2, 1983

0011

BOARD OF CITY COMMISSIONERS

Page 5

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

III. DEPARTMENT OF BUSINESS ACTIVITY
(cont'd)E. LIQUOR -- Approval of Additional Corporate Officer

1. ALBERTSON'S, INC.
dba

ALBERTSON'S FOOD CENTER #637
1570 North Eastern Avenue

ALBERTSON'S FOOD CENTER #639
840 North Decatur Blvd

ALBERTSON'S FOOD CENTER #660
3600 West Sahara Avenue

ALBERTSON'S FOOD CENTER #1664
120 South Rainbow

General Off-Sale Licenses

Additional Officer:
Ronald Douglas Walk, V. P. of
Southern California Division

2. DIAMOND'S
dba
GAZEBO DINING
4200 Meadows Lane

General On-Sale Restaurant
Limited

(Diamonds, an operating
division of Dayton-Hudson
Corporation)

Additional Officer:
James Matthew Tomaszewski,
V. P., Controller

Lurie -
APPROVED
Items 1 and 2.
Unanimous

Staff to proceed

Atty. Jack Lehman
appeared on behalf
of Albertson's.

APPROVED
See Item 1 Above

Staff to proceed

APPROVED AGENDA ITEM

AGENDA*City of Las Vegas*

March 2, 1983

BOARD OF CITY COMMISSIONERS

Page 6

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

III. DEPARTMENT OF BUSINESS ACTIVITY
(cont'd)F. SECONDHAND DEALERS LICENSE --
Change of Location

1. From: 1022 South Main Street
 TO: *AHARON MIZRACHI
 dba
 BARGIN USED FURNITURES
 1201-1207 So Main Street

Class II

Aharon Mizrachi, 100%

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

Staff to proceed

G. LIQUOR -- Request for Approval
of Nonoperational Status

1. BERNADINE RUGGERS
 dba
 HIGH NOON
 1732 East Fremont

General On-Off Sale License

Bernadine Ruggers, 100%

(Request for approval of non-
operational status for three-
month period: 3/9/83 to
6/9/83.)Lurie -
APPROVED Request.
Unanimous

Staff to proceed

APPROVED AGENDA ITEM

0013

City of Las Vegas

AGENDA DOCUMENTATION

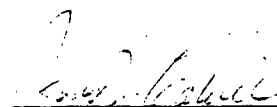
Date: February 23, 1983

TO:
The Board of City CommissionersFROM:
DON SAYLOR, DEPUTY CITY MANAGERSUBJECT: DEPARTMENT OF BUSINESS ACTIVITY -- MARCH 2, 1983 COMMISSION AGENDA
LIQUOR -- Request for Approval of Nonoperational StatusPURPOSE/BACKGROUND

Item, "G", 1.

Request for approval of nonoperational status on liquor license
as follows:

1. Bernadine Ruggers, 100% , dba High Noon

Attached is a letter from the licensee requesting nonoperational
status.FISCAL IMPACTRECOMMENDATIONS
Jerry J. Cahill, Director
Department of Business Activity

Agenda Item

III G 1

0014

February 23, 1983

Mayor and Board of City Commissioners
City of Las Vegas

Attention: Department of Business Activity

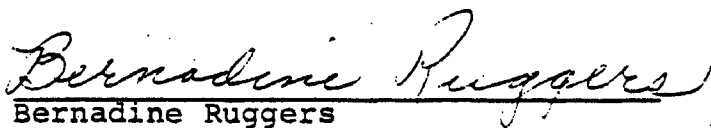
Re: High Noon
1732 Fremont Street
General On/Off-Sale License
L04-189-4-00121

Gentlemen:

On December 8, 1982, a fire destroyed the building in which I had just begun to operate my bar; therefore, through no fault of my own, the High Noon has not been in operation since that date.

I respectfully request approval of nonoperational status of my above-referenced liquor license for the three month period of March 9, 1983, to June 9, 1983, in order to avoid automatic revocation of my license.

I anticipate being able to reopen in approximately one month.


Bernadine Ruggers

AGENDA*City of Las Vegas*

March 2, 1983

0015

BOARD OF CITY COMMISSIONERS

Page 7

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

III. DEPARTMENT OF BUSINESS ACTIVITY
(cont'd)ABEYANCE ITEMH. SECONDHAND DEALERS LICENSE -- New

1. MARY JANE ANDERSON
dba
CASINO CENTER COINS
119 North Third Street

Class III-D

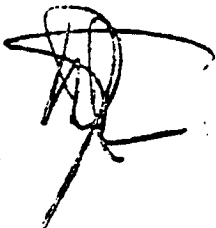
Mary Jane Anderson, 100%

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

Lurie -
APPROVED subject to
the provisions and
subject to six-
month review of
applicant in order
to ascertain that
no violations or
misrepresentations
have occurred.
Motion carried with
Briere and Christensen
voting "No."

Staff to proceed
Appearances:
Atty. Edwin J.
Dotson for
applicant.
Mary Jane Anderson
applicant
Jere Ashenfelter
Business Activity

APPROVED AGENDA ITEM



0016

City of Las Vegas

AGENDA DOCUMENTATION

Date: February 22, 1983

TO: The Board of City Commissioners

FROM: DON SAYLOR, DEPUTY CITY MANAGER

SUBJECT: DEPARTMENT OF BUSINESS ACTIVITY -- MARCH 2, 1983 COMMISSION AGENDA
ABEYANCE ITEM -- SECONDHAND DEALERS LICENSE - NewPURPOSE/BACKGROUND

Item "H" on the Department of Business Activity portion of the agenda is an application for a new Secondhand Dealers license submitted by Mary Jane Anderson, dba Casino Center Coin, 119 N. Third Street. This application was previously presented to the City Commission on September 15, 1982. At that time, based on information that Leonard Anderson (husband of the applicant) may have significant influence over the operation of the business, the Commission held this application in abeyance "until the applicant submitted a list of key employees for licensing suitability."

Under date of February 11, 1983, Edwin J. Dotson, attorney for the applicant, submitted a letter to the Department of Business Activity requesting that this application be rescheduled before the City Commission. A list of key employees has not been submitted; rather, Mr. Dotson has stated that Mary Jane Anderson "will be the party solely in control of making decisions" regarding this business. Mr. Dotson has also provided a copy of a Post-Nuptial Agreement entered into between Mary Jane Anderson and her husband Leonard Anderson, which declares the ownership of the business, Casino Center Coin, as separate property of Mary Jane Anderson, and grants Mary Jane Anderson the "exclusive right of management, disposition and control of such business and all of its assets."

A copy of Mr. Dotson's letter and the Post-Nuptial Agreement are attached for the Commission's consideration.

As a matter of record and information, it is to be noted that this application is the third such request for licensing received from Mary Jane Anderson. The first application was denied by the City Commission on April 16, 1980, due to an unfavorable police report. The second application was denied by the City Commission on July 1, 1981, due to questions raised as to whether or not the Use Permit for the 119 North Third Street location was properly issued. The Use Permit problem has since been resolved thru a District Court Order which enjoins the City from revoking the Use Permit.


for Jerry J. Cahill, Director
Department of Business Activity

Agenda Item

III. H 1

POST-NUPITAL AGREEMENT

THIS AGREEMENT is entered into on this 14th day of March, 1981, in the City of Las Vegas, County of Clark, State of Nevada, between LEONARD A. ANDERSON, hereinafter referred to as "HUSBAND" and MARY JANE ANDERSON, hereinafter referred to as "WIFE", who have lived together continuously as husband and wife since the date of their marriage on the 16th day of December, 1944, in the City of Dubuque, State of Iowa. The parties hereto are currently residents of the State of Nevada now residing at 4822 Castlerock Court, Las Vegas, Clark County, Nevada.

PURPOSES AND RECITALSARTICLE I

This Agreement is entered into for the following purposes and with respect to the following facts:

SECTION 1.01. It is the intention of the parties hereto to define and settle their respective and collective rights in the property owned separately, jointly, or as community property by both, or each of them, and to express such intent and determine and fix such respective and collective rights in such property, in writing.

SECTION 1.02. HUSBAND now owns as his separate property, notwithstanding the form of conveyance by which the property was taken or acquired, the following property, real, personal, or mixed:

- (a) 1979 Cadillac
- (b) All personal effects of HUSBAND; and
- (c) All property standing in the name of HUSBAND solely.

SECTION 1.03. WIFE now owns as her separate property, notwithstanding the form of conveyance by which the property was taken or acquired, the following property, real, personal, or mixed:

ROBERT N. DORSEY
ATTORNEY AT LAW
300 EAST FLORISSANT STREET, SUITE 108
LAS VEGAS, NEVADA 89101
Telephone (702) 384-1703

0018

(a) The residence of the parties located at 4322 Castler Court, Las Vegas, Nevada 89107, more particularly described as follows:

Situate in the County of Clark, State of Nevada, bounded and described as follows:

Lot Thirty-eight (38) in Block Four (4) of SPRING VALLEY UNIT NO. 6, as shown by map thereof on file in Book 17 of Plats, page 55, in the Office of the County Recorder of Clark County, Nevada.

(b) All of the household furniture and furnishings located in the aforesaid residence.

(c) All of that certain business known as CASINO CENTER COINS, located at 119 North 3rd Street, Las Vegas, Nevada 89101, including, but not limited to, all stock in trade and inventory, coins, furniture and fixtures, lease, goodwill, bank accounts and accounts receivable. WIFE shall have the exclusive right of management, disposition and control of such business and all of its assets.

(d) All coins and coin collections presently in the possession of WIFE.

(e) All bank accounts and lines of credit presently in the name of WIFE.

(f) 1978 Plymouth automobile.

(g) All personal effects and jewelry in possession of WIFE.

SECTION 1.04. This Agreement is entered into by each of the parties hereto with a general knowledge of the probable value of all of the separate property or estate of the other, and of the extent and probable value of the community property. They further acknowledge an understanding of all rights that but for this Agreement would inure by law to the benefit of either or both of them by virtue of their marital relations. To ensure that both parties have a thorough knowledge of the nature and

ROBERT K. DOWNEY
ATTORNEY AT LAW
300 EAST FLORISSANT STREET, SUITE 105
LAS VEGAS, NEVADA 89101
PHONE (702) 382-2763

0019

1 extent of the property owned by both or each of them, the parties
2 hereto have made to each other a full and complete disclosure of
3 all property that he or she owns separately, jointly, or as
4 community property.

5 SECTION 1.05. This Agreement is made without any intention
6 to obtain, or in contemplation of a separation or dissolution
7 of marriage, and the sole consideration therefor is the transfer
8 of property rights and the release of claims of indebtedness
9 between the parties.

10 ARTICLE II

11
12 SECTION 2.01. HUSBAND and WIFE hereby acknowledge and
13 agree that the property listed and specified in ARTICLE I of
14 this Agreement is owned by the respective parties therein
15 specified and to the extent therein stated. Further, both
16 parties hereby waive and relinquish any right in the property
17 or estate of the other, except to the extent that the parties
18 change such ownership between themselves in their separately,
19 jointly, or community owned property in ARTICLE II of this
20 Agreement, or by an instrument in writing being executed or
21 Will made subsequent to this Agreement.

22 SECTION 2.02. The parties hereby agree that any community
23 interest that HUSBAND might have in the property described in
24 ARTICLE I as belonging to WIFE is hereby released by HUSBAND
25 and transferred to WIFE.

26 SECTION 2.03. The consideration for this Agreement is
27 that there is a substantial indebtedness by HUSBAND to WIFE on
28 account of monies and property advanced and loaned by WIFE. The
29 recognition of the property described in ARTICLE I as the separate
30 property of WIFE, and the release and waiver of any and all
31 claims in such property by HUSBAND, is the discharge and waiver
32 by WIFE of all rights she may have to recover the indebtedness

ROBERT K. DORSEY
ATTORNEY AT LAW
300 EAST FREMONT STREET, SUITE 108
LAS VEGAS, NEVADA 89101
TELEPHONE (702) 394-2703

1 from HUSBAND for the monies advanced and loan to HUSBAND by WIFE.

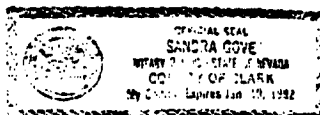
2
3 IN WITNESS WHEREOF, the parties hereto have executed this
4 Agreement on the day and year first hereinabove written.

5
6
7 LEONARD A. ANDERSON "HUSBAND"

8
9 MARY JANE ANDERSON "WIFE"

10
11
12 STATE OF NEVADA)
13 COUNTY OF CLARK) ss.

14 On this 16th day of March, 1981, before me, the undersigned,
15 a Notary Public in and for said County and State, personally
16 appeared LEONARD A. ANDERSON, known to me to be the person
17 described in and whose signature is subscribed to the within
18 instrument as "HUSBAND", and duly acknowledged to me that
19 he executed the said instrument freely and voluntarily and
20 for the uses and purposes therein mentioned.



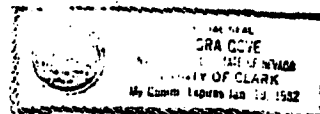
25 STATE OF NEVADA)
26 COUNTY OF CLARK) ss.

27 On this 16th day of March, 1981, before me, the undersigned,
28 a Notary Public in and for said County and State, personally
29 appeared MARY JANE ANDERSON, known to me to be the person
30 described in and whose signature is subscribed to the within
31 instrument as "WIFE", and duly acknowledged to me that she
32 executed the said instrument freely and voluntarily and for.

ROBERT K. DORSEY
ATTORNEY AT LAW
300 EAST P. STREET, SUITE 100
LAS VEGAS, NEVADA 89101
Telephone (702) 384-2763

1 the uses and purposes therein mentioned.

2
3
4 NOTARY PUBLIC in and for
Said County and State



ROBERT K. DORSEY
ATTORNEY AT LAW
100 EAST PHOENIX STREET, SUITE 108
LAS VEGAS, NEVADA 89101
TEL: 384-2763

LAW OFFICES

EDWIN J. DOTSON

RECEIVED
CLERK OF CITY

311 NORTH SIXTH STREET
TELEPHONE
(702) 385-5071

FEB 11 1983
LAS VEGAS, NEVADA 89101

February 11, 1983

Ms. Marge Heather
City Licensing Department
City of Las Vegas
400 East Stewart Avenue
Las Vegas, Nevada

Dear Ms. Heather:

Re: Mary Jane Anderson d/b/a
Casino Center Coins

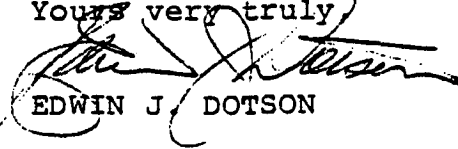
This will transmit to you a copy of the post-nuptial agreement entered into between Mary Jane Anderson and her husband, Leonard.

You are further advised that Mrs. Anderson will be the party solely in control of making decisions, although there may be clerks hired to handle the usual clerking functions. There will be no one making any decisions other than Mrs. Anderson.

As you can readily observe, the parties have specifically agreed regarding the ownership of this business enterprise, and Mr. Anderson has no legal interest in the business. He will not in any way be connected with the operation of the business in Las Vegas.

This will further serve as a request for immediate resetting of this matter before the City Commission, and I suppose it might be of interest to suggest that Commissioner Christensen might have a conflict of interest in further considering this application, since he is in direct competition with the applicant.

Yours very truly,


EDWIN J. DOTSON

EJD/wm
enc.

AGENDA*City of Las Vegas*

Page 8

March 2, 1983

BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

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

- A. DISCUSSION AND POSSIBLE ACTION ON A
RECOMMENDATION FROM THE STUDY MANAGEMENT
TEAM REGARDING THE FINAL REVIEW OF THE
LOS ANGELES/LAS VEGAS GROUND TRANSPORTATION
FEASIBILITY STUDY.

Levy -
APPROVED Motion to
follow recommendations.
Unanimous

City Manager to
proceed.

0024

*City of Las Vegas***AGENDA DOCUMENTATION**

Date: February 24, 1983

TO: The Board of City Commissioners

FROM: *Mike Daly*
Mike Daly
Economic Development CoordinatorSUBJECT: DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION FROM THE STUDY MANAGEMENT TEAM
REGARDING THE FINAL REVIEW OF THE LOS ANGELES/LAS VEGAS GROUND TRANSPORTATION
FEASIBILITY STUDY.PURPOSE/BACKGROUND

In late 1981 the City of Las Vegas received funds from various governmental entities including the Convention and Visitors Authority to conduct a \$270,000 feasibility study on construction of a High-Speed or Super-Speed Train between Los Angeles, California and Las Vegas, Nevada.

In April 1982 the Study Management Team, composed of officials from contributing entities and the Las Vegas community, approved the Budd Company to conduct the study with concurrence from the Las Vegas City Commission. The Budd Company completed the study on January 27, 1983, and the Study Management Team completed their work reviewing and approving the study on February 17, 1983.

The Study Management Team requests the City Commission approve the following recommendations:

- The City Finance Department should conduct an internal audit in preparation for the Department of Transportation/Federal Railroad Administration team audit. The audit performed by the City of Las Vegas Department of Financial Management should be concluded prior to March 11, 1983.
- The City Attorney's Office should review all pertinent documents involving the City of Las Vegas/Budd Company contract and the Department of Transportation/Federal Railroad Administration agreement to insure that the City has complied with and completed all legal actions required for study completion.
- Upon completion of City of Las Vegas internal audit and approval from the City Attorney's Office, preparation can be made for payment in full to the Budd Company for completion of the study.

FISCAL IMPACT

None

RECOMMENDATIONS

That the City Commission approve the recommendations by the Study Management Team as stated in the attached letter from Jack Libby, Study Management Team Chairman, to Mayor Briare, February 23, 1983.

DISPOSITION

Approved ☐
Disapproved ☐
Held ☐

Status Due: _____

79-3-10

Agenda Item

IV(a) - A

AGREEMENT

THIS AGREEMENT, made and entered into this 19th day of April, 1982, by and between the CITY OF LAS VEGAS, NEVADA, a municipal corporation and political subdivision of the State of Nevada (hereinafter referred to as the "CITY OF LAS VEGAS") and THE BUDD COMPANY (hereinafter referred to as "CONTRACTOR").

W I T N E S S E T H :

WHEREAS, the CITY OF LAS VEGAS desires to have conducted a study to determine the feasibility of financing, constructing, operating and maintaining a high-speed or super-speed ground transportation system linking the cities of Las Vegas and Los Angeles, California; and

WHEREAS, the Las Vegas Convention & Visitor's Authority, the County of Clark, the Department of Transportation for the State of Nevada and the Federal Railroad Administration also desire to have such a study conducted and have agreed to financially support the same; and

WHEREAS, the CITY OF LAS VEGAS has formed a Study Management Team to review, advise and make recommendations to the Board of Commissioners of the City of Las Vegas on the conduct of such feasibility study and has designated its Director of the Office of Economic Development as the Project Manager for the CITY OF LAS VEGAS; and

WHEREAS, the CONTRACTOR has submitted a proposal to conduct such feasibility study and based on such proposal has been selected by the CITY OF LAS VEGAS to conduct such study.

NOW, THEREFORE, in consideration of the terms, conditions and covenants set forth herein, the parties hereto agree to the following:

SECTION I: FEASIBILITY STUDY

CONTRACTOR agrees to conduct a study to determine the feasibility of financing, constructing, operating and maintaining a high-speed or super-speed ground transportation system linking the cities of Las Vegas, Nevada and Los Angeles, California in accordance with CONTRACTOR'S proposal submitted to the CITY OF LAS VEGAS on February 16, 1982 and in accordance with certain portions of the CITY OF LAS VEGAS' request for proposal dated December 18, 1981 which are attached hereto as Exhibit "A." CONTRACTOR'S proposal and Exhibit "A" are hereby adopted by this reference into this Agreement; however, to the extent that this Agreement adds to, modifies or is inconsistent with the terms of the proposal, or the request for proposal, the terms of this Agreement prevail.

SECTION II: FEDERAL GRANT REQUIREMENTS

This feasibility study is in part financed by a grant from the Federal Railroad Administration to the CITY OF LAS VEGAS. CONTRACTOR represents that it has read the Grant Agreement (Exhibit "B"), is familiar with its terms and agrees to abide by its provisions insofar as compliance with those provisions depends on the CONTRACTOR'S performance, including, but not limited to nondiscrimination and minority business provisions.

SECTION III: TIME OF ESSENCE

CONTRACTOR shall immediately commence performance of this Agreement and thereafter diligently proceed with the performance thereof to completion. CONTRACTOR agrees to complete the performance and submit its final report on or before October 8, 1982. With respect to the performance by the CONTRACTOR of the terms, conditions and covenants herein provided it is expressly agreed that time is of the essence.

SECTION IV: TERMINATION

The CITY OF LAS VEGAS reserves the right to terminate this Agreement without cause or default on the part of the CONTRACTOR immediately upon written notification to the CONTRACTOR. Notification of the CONTRACTOR is deemed to have occurred on that date that the CITY OF LAS VEGAS deposits the written notification with the United States Postal Service, postage prepaid, and addressed to the party and location contained in Section XIX of this Agreement.

In the event of termination, without cause or default, the CITY OF LAS VEGAS agrees to pay to the CONTRACTOR the reasonable value for all work and services performed to the date of termination but not to exceed the total contract amount.

SECTION V: DEFAULT

- A. The occurrence of any of the following events shall be a default by CONTRACTOR hereunder (hereinafter called "Events of Default"):
1. If CONTRACTOR shall default in the due observance and performance of any term, condition or covenant contained or adopted in this Agreement;
 2. If CONTRACTOR shall (a) voluntarily terminate operations or consent to the appointment of a receiver, trustee or liquidator of CONTRACTOR for all or a substantial portion of its assets, (b) be adjudicated bankrupt or insolvent or file a voluntary petition in bankruptcy, or admit in writing its inability to pay its debts as they become due, (c) make a general assignment for the benefit of creditors, (d) file a petition or answer seeking reorganization or an arrangement with creditors or take advantage of any insolvency law, or (3) if action shall be taken by CONTRACTOR for the purpose of effecting any of the foregoing;
 3. If any warrant, execution or other writ shall be issued or levied upon any property or assets of CONTRACTOR and shall continue unvacated and in effect for a period of thirty (30) days; or
 4. If CONTRACTOR should, in the judgment of CITY OF LAS VEGAS, neglect to prosecute the work hereunder properly and with proper dispatch in accordance with the time schedule which may have been agreed upon between the parties hereto:

Then, if any such Event of Default continues for three (3) working days after written notice to the CONTRACTOR, CITY OF LAS VEGAS may, without prejudice to any other remedy

it may have at law or in equity, (a) terminate this Agreement, suspend all payments otherwise due to CONTRACTOR hereunder, finish the work by such means as CITY OF LAS VEGAS may see fit, deducting from any balance due CONTRACTOR the cost of finishing the work and paying the excess, if any, to CONTRACTOR and in the event the cost of finishing CONTRACTOR'S work exceeds the balance due CONTRACTOR, such excess shall be paid by CONTRACTOR to CITY OF LAS VEGAS within five (5) days of invoicing by CITY OF LAS VEGAS, or (b) terminate this Agreement and all the obligations imposed hereunder, including the obligation of any further payment for the services of the CONTRACTOR except for the reasonable value for all work and services performed to the date of termination. The costs and expenses of completing the work of CONTRACTOR shall be computed and audited by CITY OF LAS VEGAS' designated representative, whose certification thereof shall be final and binding upon the parties. The audit shall be made in accordance with generally accepted accounting principles and CONTRACTOR shall pay all costs of such audit.

- B. In the event CITY OF LAS VEGAS is required to perform or does perform or hires others to perform any work or services because of the default of the CONTRACTOR, the cost thereof, plus an additional ten percent (10%) to cover CITY OF LAS VEGAS' overhead expenses, shall be promptly paid by CONTRACTOR to CITY OF LAS VEGAS.
- C. It is expressly agreed that CITY OF LAS VEGAS reserves the right to offset any and all claims made by CONTRACTOR for payment of its fees hereunder or the reimbursement of additional costs it incurred, with any claims that CITY OF LAS VEGAS might have against CONTRACTOR for failure to comply with any of the terms and conditions of this Agreement.

SECTION VI: OWNERSHIP OF DOCUMENTS

All plans, drawings, specifications, reports or other information accumulated, prepared or assembled by the CONTRACTOR or any subcontractors and all products used or developed in the conduct of this study, including computer programs and data which are related to the performance of this Agreement are deemed to be the property of the CITY OF LAS VEGAS and will remain in the public domain at the completion of this study. In the event of completion or termination of this Agreement, the CITY OF LAS VEGAS reserves the right to require delivery of any and all plans, drawings, specifications, reports or other information accumulated not already in its possession.

SECTION VII: INSURANCE

- A. CONTRACTOR shall provide and maintain, and it will require its subcontractors to provide and maintain, during the existence of this Agreement for the protection of the CONTRACTOR and the CITY OF LAS VEGAS, the following insurance coverage:
 - 1. Workmen's Compensation Insurance covering its full liability under the Workmen's Compensation Laws of the State of Nevada as required by the Nevada Industrial Commission, or equivalent coverage approved by the CITY OF LAS VEGAS.

2. Comprehensive General Liability Insurance of not less than \$500,000.00 for injury or death to each person, \$1,000,000.00 for each occurrence and \$500,000.00 for each claim of property damage, which may be effected by an adequate program of self-insurance.
 3. ~~Professional Liability Insurance, Errors and Omissions Insurance of not less than \$5,000,000.00.~~
 3. Performance Bond in the amount of \$270,000.00.
- B. Prior to the commencement of this Agreement and as a condition precedent thereto, the CONTRACTOR will obtain the insurance coverage required hereunder and will furnish Certificates of Insurance to the CITY OF LAS VEGAS demonstrating the procurement of such insurance.
- C. The insurance coverage required herein must be written by company acceptable to the CITY OF LAS VEGAS, and ~~which is licensed to do business in the State of Nevada.~~ The Certificates of Insurance sent to the CITY OF LAS VEGAS must contain a clause to the effect that cancellations, reductions or restrictions shall not become effective until thirty (30) days after written notice to the CITY OF LAS VEGAS. In the event that any of the insurance coverage required hereunder is cancelled, reduced or restricted, the CITY OF LAS VEGAS reserves the right to terminate this Agreement.

SECTION VIII: INDEMNITY

Notwithstanding any of the insurance requirements hereinabove set forth or limits of liability set forth therein, CONTRACTOR shall protect, indemnify and hold harmless the CITY OF LAS VEGAS, its officers and employees from any and all claims, damages, losses, expenses, suits, actions, decrees, judgments, attorney fees and court costs which the CITY OF LAS VEGAS, its officers or employees may suffer, or which may be sought against, recovered from or obtainable against the CITY OF LAS VEGAS, its officers or employees as a result of, or by reason of, or arising out of the negligent acts or omissions of the CONTRACTOR, its subcontractors or agents or anyone directly or indirectly employed by the subcontractor or agent, in fulfillment or performance of the terms, conditions or covenants of this Agreement.

It is expressly agreed that the CONTRACTOR shall, at its own cost, defend any and all suits or actions that may be brought against the CITY OF LAS VEGAS, its officers or employees by reason of any act or omission against which the CONTRACTOR has agreed to indemnify the CITY OF LAS VEGAS. If the CONTRACTOR shall fail to do so, the CITY OF LAS VEGAS shall have the right to defend same and to charge all direct and incidental costs of such defense to the CONTRACTOR, including court costs and counsel fees.

SECTION IX: ASSIGNMENT

The CITY OF LAS VEGAS and the CONTRACTOR each bind itself and its partners, successors, administrators and assigns to the other party of this Agreement and to the partners, successors, executors, administrators and assigns of such other party in respect to all covenants of this Agreement, except neither the CITY OF LAS VEGAS nor the CONTRACTOR shall assign, sublet or transfer its interest in this Agreement without the written consent of the other. Nothing contained herein shall be construed as creating any personal liability on the part of any officer or agent of any public body which may be a party hereto.

SECTION X: WAIVER

No consent or waiver, express or implied, by either party to this Agreement to or of any breach or default by the other in the performance of any obligations hereunder shall be deemed or construed to be a consent or waiver to or of any other breach or default by such party hereunder. Failure on the part of any party hereto to complain of any act or failure to act of the other party or to declare that other party in default hereunder, irrespective of how long such failure continues, shall not constitute a waiver of the rights of such party hereunder. Inspection by, payment by, or tentative approval or acceptance by CITY OF LAS VEGAS or the failure of CITY OF LAS VEGAS to perform any inspection hereunder, shall not constitute a final acceptance of the work or any part thereof and shall not release CONTRACTOR of any of its obligations hereunder.

SECTION XI: DESIGNATION OF REPRESENTATIVE

- A. The Director of the Office of Economic Development or his authorized representative is hereby designated as the CITY OF LAS VEGAS' representative with respect to the work to be performed under this Agreement. Said representative, along with the Study Management Team's advice, shall have complete authority to transmit instructions, receive information, interpret and define CITY OF LAS VEGAS' policies and decisions with respect to the services of the CONTRACTOR.
- B. Dr. Thomas B. McDonough is designated as the CONTRACTOR'S Study Contract Director. He shall have overall supervision of the study and must be available on a reasonable basis to attend meetings and meet with the CITY OF LAS VEGAS' staff or the Study Management Team when requested by the CITY OF LAS VEGAS' authorized representative.

SECTION XII: CONTRACTOR WARRANTIES

CONTRACTOR represents and warrants:

- A. That it is financially solvent, able to pay its debts as they mature, and possessed of sufficient working capital to complete this Agreement; that it is able to furnish the plant, tools, materials, supplies, equipment and labor, and is experienced in and competent to perform the work contemplated by this Agreement, and that it is qualified to do the work herein and is authorized to do business in the State of Nevada.
- B. That the CONTRACTOR holds a license, permit or other special license to perform the services included in this Agreement, as required by law, or employs or works under the general supervision of the holder of such license, permit or special license as permitted by law.

SECTION XIII: INDEPENDENT CONTRACTOR

It is hereby expressly agreed and understood that in the performance of the services provided herein, the CONTRACTOR and any other person employed by him hereunder shall be deemed to be an independent contractor and not an agent or employee of the CITY OF LAS VEGAS.

SECTION XIV: APPLICABLE LAW

This Agreement shall be construed and interpreted in accordance with the laws of the State of Nevada.

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SECTION XV: PROHIBITION AGAINST CONTINGENT FEES

The CONTRACTOR warrants that no person or entity has been employed or retained to solicit or secure this Agreement upon an agreement or understanding for a commission, percentage, brokerage or contingent fee. For breach or violation of this warranty, the CITY OF LAS VEGAS shall have the right to annul this Agreement without liability or, in its discretion, to deduct from the contract price or consideration, or otherwise recover, the full amount of such commission, percentage, brokerage or contingent fee.

SECTION XVI: PUBLICITY

All publicity concerning the services of the CONTRACTOR with respect to the performance of this Agreement must first be approved by and may only be released by the CITY OF LAS VEGAS.

SECTION XVII: ARBITRATION

All claims, disputes and other matters in question between the parties to this Agreement, arising out of or relating to this Agreement or the breach thereof, may at the option of the aggrieved party be decided by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association then obtaining unless the parties mutually agree otherwise. No arbitration, arising out of or relating to this Agreement, shall include, by consolidation, joinder or in any other manner, any additional person not a party to this Agreement except by written consent containing a specific reference to this Agreement and signed by the CITY OF LAS VEGAS and the CONTRACTOR, and any other person sought to be joined. Any consent to arbitration involving an additional person or persons shall not constitute consent to arbitration of any dispute not described therein or with any person not named or described therein. This agreement to arbitrate and any agreement to arbitrate with an additional person or persons duly consented to by the parties to this Agreement shall be specifically enforceable under the prevailing arbitration law.

Notice of the demand for arbitration shall be filed in writing with the other party to this Agreement and with the American Arbitration Association. The demand shall be made within a reasonable time after the claim, dispute or other matter in question has arisen. In no event shall the demand for arbitration be made after the date when institution of legal or equitable proceedings based on such claim, dispute or other matter in question would be barred by the applicable statute of limitations.

In the event that either party demands arbitration, it is agreed by the parties hereto that all means of discovery, including, but not limited to, depositions and interrogatories will be afforded to the parties involved in the arbitration, with the appointed arbitrator having all authority to impose sanctions against either party for failing to comply with the rules for discovery provided under the Nevada Rules of Civil Procedure.

The award rendered by the arbitrators shall be final; and, judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

SECTION XVIII: SUBCONTRACTS

CONTRACTOR agrees to include in all professional subcontracts in connection with performance of the terms and obligations imposed under this Agreement the following:

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(according to its best efforts, a provision

- A. A provision that CONTRACTOR agreed to pay the subcontractor when paid for that portion of the work by the CITY OF LAS VEGAS, that no liability arises on the part of the CONTRACTOR to the subcontractor for payment of the subcontracted work until payment has been made by the CITY OF LAS VEGAS, and a provision that if the CITY OF LAS VEGAS has paid the CONTRACTOR for said subcontracted work, then the subcontractors' only recourse is against the CONTRACTOR and not against the CITY OF LAS VEGAS, either through the institution of legal or equitable action or the attachment of any lien;
- B. A provision that the subcontractors have no more rights against the CITY OF LAS VEGAS than that of the CONTRACTOR;
- C. A provision that the subcontractor agrees to be bound by all the terms, conditions and obligations of this Agreement; and
- ~~D. A provision that the subcontractor will obtain and maintain professional errors and omissions insurance coverage in connection with the subcontracted work in an amount equal to that required of the CONTRACTOR as provided in Section VII of this Agreement~~

SECTION XIX: NOTICES

Any notice required under this Agreement shall be sent to the following addresses:

CITY OF LAS VEGAS: Office of Economic Development
City Hall
400 E. Stewart Avenue
Las Vegas, Nevada 89101

CONTRACTOR: The Budd Company
Technical Center
375 Commerce Drive
Fort Washington, Pa. 19034.

SECTION XX: MODIFICATION

All modifications or amendments to this Agreement are null and void unless reduced to writing and signed by the parties hereto.

SECTION XXI: COMPENSATION

The total fees, compensation and costs to be paid to CONTRACTOR is \$270,000.00. CONTRACTOR shall submit a monthly statement with all supporting (including subcontractors') invoices covering costs, wages (hours) and other expenses to the CITY OF LAS VEGAS detailing CONTRACTOR'S costs and work performed for that month. Upon review of the monthly statement the CITY OF LAS VEGAS shall remit the reasonable value of costs shown within 15 to 30 days of receipt of the monthly statement and attached invoices, but not to exceed \$40,000.00. In processing the monthly payment to the CONTRACTOR, a CITY OF LAS VEGAS Purchase Order will be issued by the Department of General Services. In this regard, the CITY OF LAS VEGAS Purchase Order Number must be referenced on the face of each invoice submitted by the CONTRACTOR as a part of the monthly statement. Upon satisfactory completion of this Agreement, the total balance owed to the CONTRACTOR shall be paid. Before the final payment, the CITY OF LAS VEGAS may conduct an audit of the CONTRACTOR and its subcontractors covering all costs, salaries, wages and other expenses which are related to the study.

Exhibit "A"

I. STUDY OBJECTIVES:

- (a) Determine the feasibility of establishing a high-speed/super-speed ground transportation system between Las Vegas and Los Angeles.
- (b) Determine the cost-effectiveness of such a high-speed/super-speed ground transportation system between Las Vegas and Los Angeles.
- (c) Identify a system that is most competitive with the airlines for time, safety, convenience and cost.
- (d) Provide an "Implementation Plan" that defines the sequential process through which a high-speed/super-speed ground transportation system between Las Vegas and Los Angeles can be constructed, financed, operated and maintained.
- (e) Examine within the current state of the art, all high-speed/super-speed ground transportation systems (HS/SS/GTS) and concepts in the conduct of the Study.

II. SCOPE OF WORK:

Principal Work Items: Listed below are the principal work items to be performed by the Contractor in accomplishing the "Study Objectives" set forth above.

A. Inventory and Assemble Existing Data

The Contractor will collect and compile base data (existing conditions and projections of future conditions) from existing and/or ongoing studies, information and capabilities; and then assemble data in such a form that it is useful to the conduct of the Study and supports the Conclusions and Recommendations; and, insures that compatibilities and differences can be identified.

The Contractor is expected to identify any additional data collection which may be necessary to supplement the existing data base.

The inventory and data items should include, but not be limited to, the following:

- o A Section, up-front in the Study, is required which incorporates the most valid data in the world on the current and projected "state-of-the-art" on both the "high-speed" and the "super-speed" ground transportation system (HS/SS/GTS).
- o Physical, environmental and demographic characteristics of the existing corridor and any proposed routes and terminals between Las Vegas-Los Angeles.
- o Current and forecasted travel and ridership demand between Las Vegas and Los Angeles through the Year 2000.
- o Existing and planned travel facilities. The contractor will identify existing planned travel facilities in Las Vegas and Los Angeles and their ability to accommodate high-speed/super-speed ground transportation systems. Further, facilities (airports and highways) should be identified which may be impacted by implementation of a high-speed/super-speed rail system.

- o High-speed/super-speed ground transportation systems. The Contractor will review the state-of-the-art research and development for each of the various high-speed and super-speed ground transportation system technologies and will quantify each system's technology so that each system's application to potential markets or segments of the corridor (Las Vegas to Los Angeles) can be evaluated. As a minimum, the following stipulations for each system, and potential routes considered, will be evaluated and reported in the Study:

- Availability of construction labor in California and Nevada and their organization status
- Railroad employees negotiations
- Speed
- Ride quality
- Passenger capacity
- Power requirements and energy consumption, i.e., identify power source and cost
- Noise and air pollution
- Right-of-way requirements and their costs
- Safety
- System reliability and flexibility
- System capital costs including right-of-way acquisition, guideways, signals, rolling stock, revenue projections from system, appropriate demographics, and terminals
- Operating costs, including maintenance and administration
- Environmental impact analysis for California and Nevada and geological survey (per federal, state and local environmental laws or ordinances)
- The contractor shall comply with the requirements of Section 114 of the Clean Air Act (42 U.S.C. 7414) and Section 318 Federal Water Pollution Control Act (33 U.S.C. 1318) and with all regulations and guidelines therein (Contractor will notify City Project Manager Mike Daly in writing if they receive any communications from the EPA)
- Identify existing federal/state/local laws, rules, ordinances and regulations that could adversely impact engineering, construction, financing and operation of a HS/SS/GTS in the Las Vegas-Los Angeles corridor

B. Identification of Potential Markets and Structuring an Intercity Corridor Network

Using the information collected in paragraph A above, identify and analyze the respective Las Vegas-Los Angeles markets for high-speed/super-speed ground transportation rail systems in terms of their travel demand from 1982 through the Year 2000 A.D. Both the dimensions and characteristics of the population and the intercity travel markets (keyed to 1980 Census tracts and related demographics) must be addressed for, and between, Las Vegas and Los Angeles. A mode split should be developed in both cities with respect to interstate and charter transit, auto and air transportation.

Develop an intercity and intracity network for the Las Vegas-Los Angeles corridor based upon the approach identified above. The network will include all potential routes and terminals as well as present routes to supplement the patronage between the principal terminal cities.

The Contractor will clearly document in the Study the criteria used in the identification of the markets and the rationale used to structure a Las Vegas-Los Angeles network.

C. System Costs

System costs in this Study are made of two (2) general cost segments as follows:

1. Capital cost is required for the construction of the proposed high-speed/super-speed ground transportation system between Las Vegas and Los Angeles. Include engineering, planning and organizational costs as well as right-of-way acquisition and related costs.
2. The second capital cost element is required to buy/lease rolling stock and to provide capital for organization, operations and maintenance of the new proposed ground transportation system between Las Vegas and Los Angeles.

D. Benefit/Cost Analysis

The Contractor will prepare and include in the Study a benefit/cost analysis which includes both tangible and intangible benefits. Measuring the benefits of the high-speed/super-speed ground transportation system will include: how much is saved by using transit instead of the auto, bus or airlines in terms of time, insurance, gasoline and other costs associated with dependence on the auto, bus and/or airlines for transportation. In addition to the benefits to which a dollar value or some other measure can be assigned, every transit system provides benefits to the area served which defy the assignment of numerical values. They include convenience of travel, employment opportunities, increased tourism and location of new industries in the area.

E. Implementation Plan

The Contractor will provide an overall Implementation Plan as a basic part of the Study which will concern itself with the processes and means by which the high-speed/super-speed ground transportation system is financed, engineered, constructed, maintained and becomes operational. In meeting this work item, the most desirable plan would be one that would have the system operational, with quality cost-effective maintenance from the beginning, in the most viable time (recognizing the normal constraints associated with generation of capital and/or financial resources and the time required for design, for the purchase of equipment and rights-of-way, and for the construction and testing process, etc.). The overall Implementation Plan should include key sequential supporting plans (i.e., Financing Plan, Engineering and Construction Plan, Operations and Maintenance Plan). The preparation of the Implementation Plan will be guided by the aforementioned "Study Objectives", Principal Work Items, and the following amplified tasks and goals:

- o Complete Financing, Engineering, Construction, Operations and Maintenance Plans for the HS/SS/GTS as soon as possible.
- o Minimize the financial cost of completing, operating and maintaining the HS/SS/GTS system.

- o Determine energy source and how to obtain it and use it.
- o Schedule service, engineering and construction efforts to match program needs and labor, material and financing availability.
- o Identify potential market, terminals and associated demographics and how to expeditiously obtain essential operating income. Plans should be phased so that operations can begin as soon as possible.
- o Obtain maximum federal funding, land acquisition and a related capability support through elected congressional representatives, private and public sector. The process will generally involve grants and/or special legislation associated with capital construction, right-of-way and equipment purchases.
- o At all critical milestones, the program will take advantage of the latest "state-of-the-art" technology available (communications, vehicles, equipment, procedures, data automation, etc.).
- o Minimize the negative impacts of the construction process.
- o Coordinate the implementation of service and the construction process with other public improvements to avoid conflict.
- o Monitor the impact of implementation and early phase activities on the social, physical environment and quality of life.
- o Continually review and update transportation system requirements resulting from changing conditions in the region, i.e., People Movers, Amtrack, etc.

F. Financing Plan

The Contractor shall prepare a Financing Plan as a part of the Study which would identify a practical program for raising the finances necessary to pay the capital and operating costs of the proposed high-speed/super-speed ground transportation system. Alternative financing plan elements will be included. The Financing Plan will include, but not be limited to:

- o Timing of capital needs and cost of inflation.
- o Federal Aid - the extent of existing federal transit aid legislation, sources of funds that may be derived from grants or other federal assistance.
- o Current Regional Funding capability that may be derived from local taxes or other sources, both public and private. Also possible national or international sources.
- o Examination of investment tax credits, revenue bonds and other possible tax benefits to potential investors.

G. Construction Plan

The Contractor shall prepare and include as a part of the "Implementation Plan," a Construction Plan based on factual and realistic engineering data, studies, costs and technology.

H. Operation and Maintenance Plan (O & M Plans)

The Contractor will develop Operation and Maintenance Plans for the WS/SS/STS between Las Vegas and Los Angeles.

The O & M Plans will set up the organization, staff and operational and maintenance structure for operating such a HS/SS/GTS. Key to the O & M Plans is the engineering planning for the passenger-carrying rail system equipment (i.e., conventional rail, guideway, etc.). Quality engineering planning is essential to insure that cost to operate and maintain for the long-term does not exceed the revenue generated over the long term. O & M Plans must recognize that initially the HS/SS/GTS will not be cost-effective; however, assuming "quality engineering" was accomplished up-front, it should prove cost-effective at some appropriate time in the future.

I. Preparation of Evaluation Criteria and Methodology

The Contractor will develop a set of evaluation criteria which can be used to compare the selected alternatives. The set of criteria developed should provide for a clear comparison of the advantages of one route and technology over others and for an analysis of the impacts of a high-speed/super-speed ground transportation rail system on other modes.

These criteria will include economic criteria, transportation system criteria and external costs and benefits.

The evaluation of the selected alternatives will result in an overall priority or rank assigned to each of the potential markets studied along with recommendations as to the most appropriate high-speed/super-speed ground transportation rail system technology to serve the identified markets.

J. Study Milestones:

1. The schedule for reporting on status of work on the Study will be comprised of six (6) separate interim monthly, "How Goes It," milestones beginning: May 10, 1982; then June 10; then July 9; then August 10; then September 10. The final milestone will be October 8, whereby the Contractor will forward the completed study to the City of Las Vegas as set forth in paragraphs "M" and "N" below. Direct coordination between the City of Las Vegas Project Manager and the Contractor Project Director will determine the "How Goes It" milestone Agenda, specific Time and Place.
2. The Contractor will prepare the completed "Study" and forward as an Enclosure to a "Final Report Letter of Transmittal" in accordance with paragraphs "M" and "N" below. The Letter of Transmittal will include a brief discussion of key Study facets and as a minimum insure, in writing, that the Study:
 - Describes the Study and documents Principal Work Items, the work process, lists critical assumptions, identifies potential markets, evaluates and selects workable alternatives and establishes priorities for system development;
 - Includes an Implementation Plan (see paragraph E above);

- Identifies any new Federal, State and Local Legislation needed and/or changes to current Federal, State and Local Legislation relating to a High-Speed/Super-Speed Ground Transportation System between Las Vegas and Los Angeles;
- Includes a detailed Executive Summary;
- Identifies pertinent "Options" or "Courses of Action" with supporting Facts and includes a valid "Conclusion" and workable "Recommendations" suitable for a presentation to the Las Vegas Study Management Team;
- Contractor knows he will be required to brief the Final Report using professional audiovisual capability to the Study Management Team in the Las Vegas City Hall within five (5) working days after formal Study completion. This briefing will be suitable for public showing and will become the property of the City of Las Vegas. The City of Las Vegas Project Manager will coordinate specific Agenda, Time and Place.

K. Signature

The Final Report, "Letter of Transmittal" and the "Enclosed Completed Study" shall be signed by a Company official authorized to bind the Company.

L. Study Format

The Study shall be limited to a page size of eight and one-half by eleven inches (8 1/2" x 11"). Foldout pages may be used where appropriate but should not exceed five (5) percent of the Study. Type size shall not be less than typewriter "elite." The Study will be indexed and all pages sequentially numbered. Bindings and covers will be at the Company's discretion.

M. Time and Place

Thirty-five (35) copies of the Completed Study (including a separate detailed Executive Summary with each Study) will be submitted not later than 5:00 p.m., October 8, 1982, to:

Mike Daly, City Project Manager
Office of Economic Development (Room 508)
City of Las Vegas
400 East Stewart Avenue
Las Vegas, Nevada 89101

N. Guidance on Study Submittal

- The "Final Report, Letter of Transmittal" and the "Enclosed Completed Study," will be submitted by the Contractor on or before October 8, 1982 (in accordance with "Section III" of this contract and paragraph "M" above);
- Which will then be evaluated by the Study Management Team on/about October 9, 1982 to insure that the Contractor has fulfilled his Study obligations under this contract and Exhibit "A" and Exhibit "B" attached thereto;
- Upon determination of Contractor fulfillment of the contract and attached Exhibits "A" and "B," the Study Management Team will then advise the City Commission of such fulfillment;

0038

- The City Commission will then authorize the City Project Manager to initiate expeditious action to pay the Contractor, in full, as set forth in "Section XXI: Compensation" of this contract, for services rendered which will, upon payment in full, certify contract completion by the Contractor.

0039

SECTION XXII: ENTIRE AGREEMENT

The Agreement documents constitute the entire Agreement between the parties hereto with respect to the matters covered thereby. All prior negotiations, representations and agreements with respect thereto not incorporated in such Agreement documents are hereby cancelled. This Agreement can be modified or amended only by a document duly executed on behalf of the parties hereto.

IN WITNESS WHEREOF, this Agreement is hereby executed as of the date first above set forth.

CITY OF LAS VEGAS, NEVADA
a Municipal Corporation,

By William H. Briare
WILLIAM H. BRIARE, Mayor

ATTEST:

Carol A. Hawley
City Clerk

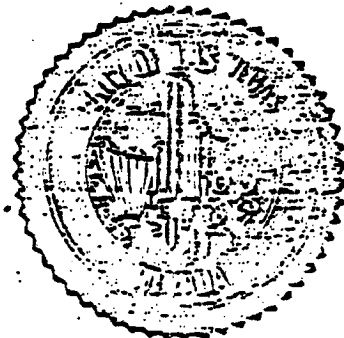
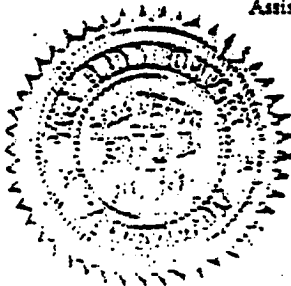
THE BUDD COMPANY

By P. O. Sichert
P. O. Sichert, Vice President

ATTEST:

T. L. Davenport
Secretary

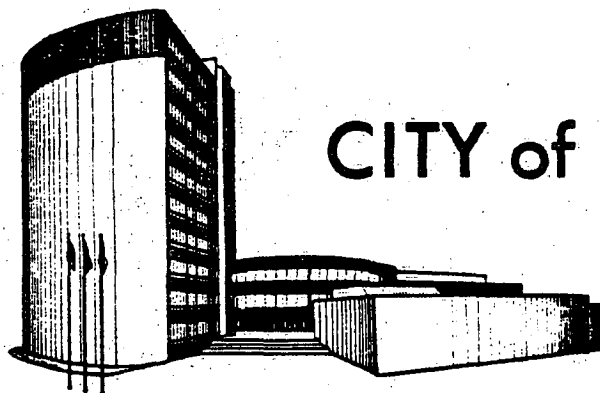
T. L. Davenport
Assistant Secretary



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

February 23, 1983

The Honorable William Briare
Mayor, City of Las Vegas
400 East Stewart
Las Vegas, Nevada 89101

Dear Mayor Briare:

In April 1982 the Las Vegas City Commission contracted with the Budd Company to conduct a study on the feasibility of a High-Speed/Super-Speed Ground Transportation System between Las Vegas and Los Angeles.

The study was to be conducted in accordance with provisions of a contract dated April 19, 1982 (see attached exhibits). A Study Management Team was formed to guide the scope of the work and provide study input from public and private sources. The study was completed in early January 1983 and the final report was presented to the Study Management Team on January 27, 1983.

The final report found that a Super-Speed Ground Transportation System between Las Vegas and Los Angeles is feasible, and Maglev technology is the most cost effective technology.

The Study Management Team concluded that the study has been completed satisfactorily. The Study Management Team recommends the following:

- The City Finance Department should conduct an internal audit in preparation for the Department of Transportation/Federal Railroad Administration team audit. The audit performed by the City of Las Vegas Department of Financial Management should be concluded prior to March 11, 1983.
- The City Attorney's Office should review all pertinent documents involving the City of Las Vegas/Budd Company contract and the Department of Transportation/Federal Railroad Administration agreement to insure that the City has complied with and completed all legal actions required for study completion.



0041

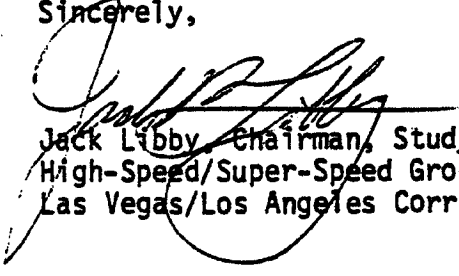
City of Las Vegas Board of Commissioners

Page 2

- That upon completion of City of Las Vegas internal audit, and approval from City Attorney's Office, preparation be finalized for payment in full to Budd Company for completion of study.

Upon action by the City Commission on the above items, all work on the High-Speed/Super-Speed Ground Transportation System Study will be complete. Work by the Budd Company and Study Management Team is already complete. I hope to give the City Commission a final briefing on March 16, 1983. However, the Study Management Team suggests that the above recommended "audit" and final "legal" review by the City Attorney's Office be undertaken as a matter of early priority.

Sincerely,



Jack Libby, Chairman, Study Management Team
High-Speed/Super-Speed Ground Transportation System
Las Vegas/Los Angeles Corridor

JL:rs

AGENDA*City of Las Vegas*

0042

March 2, 1983

Page 9

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 \$2,560,107.80
2. Payroll Warrants
In the amount of \$697,385.01
3. Other Warrants and Investments
In the amount of \$1,181,163.17

Lurie
APPROVED
Items 1 thru 3.
Unanimous

Staff to proceed

APPROVED AGENDA ITEM

Ashley Hall

AGENDA*City of Las Vegas*

March 2, 1983

0044

BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

Page 10

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>
Municipal Court Office Assistant (Two Positions) (Replacements)	\$1077.	Performs a variety of clerical duties and assists at the counter
Detention & Correctional Services Detention Specialist I (Two Positions) (Replacements)	\$1345.	Assists in the supervision of inmates in the City of Las Vegas detention facilities
PS/Administration Field Operations Engineer (Replacement)	\$1667.	Assists in the administration of the City's street maintenance, electrical and building maintenance, and animal control programs
PS/Engineering Design Chief, Engineering Design Division (Replacement)	\$1667.	Responsible for the administration of professional engineering for the planning, development, and design of City public works projects

Lurie -
APPROVED
as recommended.
Unanimous

Staff to proceed

APPROVED AGENDA ITEM

Anthony Hall

AGENDA*City of Las Vegas*

March 2, 1983

0045

BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

Page 11

ITEM

Commission Action

Department Action

IV. (c) DEPARTMENT OF PERSONNEL
& EMPLOYEE RELATIONS

MICHAEL P. COOL, DIRECTOR

(continued)

<u>Dept/Class</u>	<u>Monthly Salary</u>	<u>Justification</u>
Recreation & Leisure Activities Recreation Leader (Replacement)	\$1249.	Responsible for organizing, coordinating, and conducting a variety of recreational activities
PS/Engineering Design Senior Engineering Designer (Replacement)	\$1639.	This position functions as second in command on the Roadway Design Squad, working on recreation design projects and in-house roadway design work. The majority of staff cost is reimbursable through Clark County Bond Issue and the Regional Transportation Commission

APPROVED
See Page 10

See Page 10

APPROVED AGENDA ITEM

Anthony Hall

City of Las Vegas

AGENDA DOCUMENTATION

Date: February 24, 1983

TO:
The Board of City CommissionersFROM:
Ashley Hall
Deputy City ManagerSUBJECT:
DEPARTMENT OF PERSONNEL & EMPLOYEE RELATIONS - AUTHORIZATION TO FILL BUDGETED VACANCIESPURPOSE/BACKGROUND

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

Office Assistant (Two Positions) - to replace one employee who resigned and one employee who was promoted

Detention Specialist I (Two Positions) - to replace two employees who were promoted

Field Operations Engineer - to replace employee who retired

Chief, Engineering Design Division - to replace employee who resigned

Recreation Leader - to replace employee who resigned

Senior Engineering Designer - to replace employee who was promoted

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
Michael P. Cool, Director
Personnel & Employee Relations

Agenda Item

IV. (c)

0047

City of Las Vegas

AGENDA DOCUMENTATION

Date: March 2, 1983

TO: The Board of City Commissioners

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

SUBJECT: VACANCY REPORT

PURPOSE/BACKGROUND

The last vacancy report showed a total of sixty-four (64) vacancies. Since then ten (10) of those vacancies have been filled and fourteen (14) new vacancies incurred, making the total number of vacancies as of this report sixty-eight (68).

FISCAL IMPACT

The total dollar savings realized through vacancies thus far this fiscal year is \$521,378. 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 \$945,134.

RECOMMENDATIONS

Agenda Item

IV (c).

AGENDA*City of Las Vegas*March 2, 1983 **0048**

Page 12

BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

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

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

PURCHASING & CONTRACTS DIVISION***A. AWARD OF BIDS**

1. Replacement Sprinkler Parts
Department of Recreation and Leisure Activities
2. Athletic Equipment
Department of Recreation and Leisure Activities

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

Staff to proceed

***B. ANNUAL BID AWARDS**

1. Building Air Filter Service
Department of Public Services
2. Expendable Street Repair Materials
Department of Public Services
3. Expendable Reflective Glass Materials
Department of Public Services
4. Expendable Water Treatment Chemicals
Department of Public Services

APPROVED
See Above

See Above

Lurie compliments
General Services
staff on presentation of backup
materials for
agenda items.

APPROVED AGENDA ITEM


0049

City of Las Vegas

AGENDA DOCUMENTATION

Date: FEBRUARY 18, 1983

TO: The Board of City Commissioners

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

1. <u>BID TITLE:</u>	AQUA DIAL GEAR BOX ASSEMBLIES	<u>BID NUMBER:</u>	83.2650.2
<u>ITEM:</u>	REPLACEMENT PARTS	<u>ESTIMATE:</u>	\$10,600.00
<u>DEPARTMENT:</u>	RECREATION AND LEISURE ACTIVITIES	<u>INVITATIONS MAILED:</u>	4
<u>FUNDING:</u>	GENERAL FUND	<u>RESPONSES RECEIVED:</u>	2

NEED FOR PURCHASE

THIS PURCHASE IS NECESSARY TO MAINTAIN AND REPAIR THE SPRINKLER SYSTEMS IN CITY PARKS.

BID ABSTRACT SUMMARY

TURF EQUIPMENT	LAS VEGAS	NV	\$9,061.44
LAS VEGAS FERTILIZER	LAS VEGAS	NV	\$9,635.52

STAFF RECOMMENDATION OF AWARD

- THAT THE LOW BID BE AWARDED TO:

TURF EQUIPMENT	LAS VEGAS	NV	\$9,061.44
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FISCAL IMPACT

FUNDS BUDGETED FOR FISCAL YEAR 82-83. FUNDS ARE AVAILABLE IN THE GENERAL 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 A PAGE 1
IV (g)

0050

City of Las Vegas

AGENDA DOCUMENTATION

Date: FEBRUARY 18, 1983

TO: The Board of City Commissioners

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

2. <u>BID TITLE:</u>	SOFTBALLS	<u>BID NUMBER:</u>	83.2620.1
<u>ITEM:</u>	EXPENDABLE SUPPLIES	<u>ESTIMATE:</u>	\$28,000.00
<u>DEPARTMENT:</u>	RECREATION AND LEISURE ACTIVITIES	<u>INVITATIONS MAILED:</u>	14
<u>FUNDING:</u>	RECREATION ENTERPRISE FUND	<u>RESPONSES RECEIVED:</u>	2

NEED FOR PURCHASE

THIS PURCHASE IS NECESSARY TO SUPPORT THE CITY OF LAS VEGAS SUMMER SOFTBALL PROGRAM.

BID ABSTRACT SUMMARY

WESTERN ATHLETIC	RIVERSIDE	CA	\$25,125.00
TURF EQUIPMENT SUPPLY	LAS VEGAS	NV	\$26,452.50

STAFF RECOMMENDATION OF AWARDTHAT THE LOW BID BE AWARDED TO:

WESTERN ATHLETIC	RIVERSIDE	CA	\$25,125.00
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AND THAT IF WESTERN ATHLETIC FAILS TO OBTAIN A CITY OF LAS VEGAS BUSINESS LICENSE WITHIN TEN (10) CALENDAR DAYS AFTER NOTIFICATION OF AWARD, THE AWARD SHALL BE VOID AND TURF EQUIPMENT SHALL BE AWARDED THE BID IN THE AMOUNT OF \$26,452.50.

FISCAL IMPACT

FUNDS BUDGETED FOR FISCAL YEAR 82-83. FUNDS ARE AVAILABLE IN THE RECREATION ENTERPRISE 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 A PAGE 2
IV (g)

0051

City of Las Vegas

AGENDA DOCUMENTATION

Date: FEBRUARY 18, 1983

TO: The Board of City Commissioners

FROM: ASHLEY HALL,
DEPUTY CITY MANAGERSUBJECT: AGENDA - BOARD OF CITY COMMISSION MEETING - MARCH 2, 1983
IV (g) DEPARTMENT OF GENERAL SERVICESPURPOSE/BACKGROUND*B. ANNUAL BID AWARD

1. <u>BID TITLE:</u>	AIR FILTER SERVICE	<u>BID NUMBER:</u>	82.9999.1
<u>ITEM:</u>	SERVICE	<u>ESTIMATE:</u>	\$9,000.00
<u>DEPARTMENT:</u>	PUBLIC SERVICES	<u>FUNDING:</u>	GENERAL FUND

NEED FOR PURCHASE

THE NEED FOR THIS SERVICE STEMS FROM THE CITY'S ONGOING RESPONSIBILITY TO PROVIDE SYSTEMATIC MAINTENANCE ON AIR FILTERS USED ON AIR CONDITIONING EQUIPMENT LOCATED IN ALL CITY BUILDINGS.

CONTRACT EXTENSION

WESTERN FIRE PREVENTION INCORPORATED HAS AGREED TO EXTEND THIS CONTRACT FOR AN ADDITIONAL TWELVE (12) MONTHS FROM JULY 1, 1983, THROUGH JUNE 30, 1984 AT THE EXISTING CONTRACT PRICES AND TERMS. THIS EXTENSION WILL AFFORD THE CITY CONTINUED SERVICE THROUGH JUNE 30, 1984 AT 1983 PRICES WITH AN ESTABLISHED REPUTABLE CONTRACTOR.

STAFF RECOMMENDSTHAT THE TWELVE (12) MONTH EXTENSION BE GRANTED TO:

WESTERN FIRE PREVENTION, INC.	LAS VEGAS	NV	\$9,000.00
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FISCAL IMPACT

FUNDS BUDGETED FOR FISCAL YEAR 83-84. FUNDS ARE AVAILABLE IN THE GENERAL 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 1
IV (g)

0052

City of Las Vegas

AGENDA DOCUMENTATION

Date: FEBRUARY 18, 1983

TO: The Board of City Commissioners

FROM: ASHLEY HALL,
DEPUTY CITY MANAGERSUBJECT: AGENDA - BOARD OF CITY COMMISSION MEETING - MARCH 2, 1983
IV (g) DEPARTMENT OF GENERAL SERVICESPURPOSE/BACKGROUND*B. ANNUAL BID AWARD

2. <u>BID TITLE:</u>	CRACK FILLER OIL	<u>BID NUMBER:</u>	82.9999.5
<u>ITEM:</u>	EXPENDABLE SUPPLIES	<u>ESTIMATE:</u>	\$1.35 PER GAL. \$21,000 ANNUAL
<u>DEPARTMENT:</u>	PUBLIC SERVICES	<u>FUNDING:</u>	GENERAL FUND

NEED FOR PURCHASE

THIS PURCHASE IS NECESSARY TO PROVIDE MATERIALS FOR THE PERPETUAL MAINTENANCE TASK OF SEALING CRACKS IN ASPHALTIC PAVED STREETS THROUGHOUT THE CITY OF LAS VEGAS.

CONTRACT EXTENSION

WITCO CHEMICAL CORPORATION HAS AGREED TO EXTEND THIS CONTRACT FOR AN ADDITIONAL TWELVE (12) MONTHS FROM JULY 1, 1983, THROUGH JUNE 30, 1984 AT THE EXISTING CONTRACT PRICES AND TERMS. THIS EXTENSION WILL AFFORD THE CITY CONTINUED SERVICE THROUGH JUNE 30, 1984 AT 1983 PRICES WITH AN ESTABLISHED REPUTABLE CONTRACTOR.

STAFF RECOMMENDS

THAT THE TWELVE (12) MONTH EXTENSION BE GRANTED TO:

WITCO CHEMICAL CORPORATION	LAS VEGAS	NV	\$1.35 PER GAL. (\$21,000.00 ANNUAL)
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FISCAL IMPACT

FUNDS BUDGETED FOR FISCAL YEAR 83-84. FUNDS ARE AVAILABLE IN THE GENERAL 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)

0053

City of Las Vegas

AGENDA DOCUMENTATION

Date: FEBRUARY 18, 1983

TO: The Board of City Commissioners

FROM: ASHLEY HALL,
DEPUTY CITY MANAGERSUBJECT: AGENDA - BOARD OF CITY COMMISSION MEETING - MARCH 2, 1983
IV (g) DEPARTMENT OF GENERAL SERVICESPURPOSE/BACKGROUND*8. ANNUAL BID AWARD

3. <u>BID TITLE:</u>	GLASS SPHERES	<u>BID NUMBER:</u>	82.9999.8
<u>ITEM:</u>	EXPENDABLE SUPPLIES	<u>ESTIMATE:</u>	\$.22506 PER LB. \$7,900 ANNUAL
<u>DEPARTMENT:</u>	PUBLIC SERVICES	<u>FUNDING:</u>	GENERAL FUND

NEED FOR PURCHASE

THIS PURCHASE IS NECESSARY TO PROVIDE A REFLECTIVE MATERIAL TO BE MIXED WITH THE PAINTS USED TO STRIPE VEHICLE TRAVEL LANES ON CITY OF LAS VEGAS STREETS.

CONTRACT EXTENSION

POTTERS INDUSTRIES, INC. HAS AGREED TO EXTEND THIS CONTRACT FOR AN ADDITIONAL TWELVE (12) MONTHS FROM JULY 1, 1983, THROUGH JUNE 30, 1984 AT THE EXISTING CONTRACT PRICES AND TERMS. THIS EXTENSION WILL AFFORD THE CITY CONTINUED SERVICE THROUGH JUNE 30, 1984 AT 1983 PRICES WITH AN ESTABLISHED REPUTABLE CONTRACTOR.

STAFF RECOMMENDS

THAT THE TWELVE (12) MONTH EXTENSION BE GRANTED TO:

POTTERS INDUSTRIES, INC.	ANAHEIM	CA	\$.22506 PER LB. \$7,900.00 ANNUAL
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FISCAL IMPACT

FUNDS BUDGETED FOR FISCAL YEAR 83-84. FUNDS ARE AVAILABLE IN THE GENERAL 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 3
IV (g)

0054

City of Las Vegas

AGENDA DOCUMENTATION

Date: FEBRUARY 18, 1983

TO: The Board of City Commissioners

FROM: ASHLEY HALL,
DEPUTY CITY MANAGERSUBJECT: AGENDA - BOARD OF CITY COMMISSION MEETING - MARCH 2, 1983
IV (g) DEPARTMENT OF GENERAL SERVICESPURPOSE/BACKGROUND*B. ANNUAL BID AWARD

4. <u>BID TITLE:</u>	LIQUID CHLORINE	<u>BID NUMBER:</u>	82.9999.11
<u>ITEM:</u>	EXPENDABLE SUPPLIES	<u>ESTIMATE:</u>	\$70,000.00
<u>DEPARTMENT:</u>	PUBLIC SERVICES	<u>FUNDING:</u>	SANITATION

NEED FOR PURCHASE

THE NEED FOR THIS PURCHASE STEMS FROM THE ONGOING NEED TO MAINTAIN SPECIFIC STANDARDS FOR TREATMENT OF WASTE WATER AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY.

CONTRACT EXTENSION

JONES CHEMICAL HAS AGREED TO EXTEND THIS CONTRACT FOR AN ADDITIONAL TWELVE (12) MONTHS FROM JULY 1, 1983, THROUGH JUNE 30, 1984 AT THE EXISTING CONTRACT PRICES AND TERMS. THIS EXTENSION WILL AFFORD THE CITY CONTINUED SERVICE THROUGH JUNE 30, 1984 AT 1983 PRICES WITH AN ESTABLISHED REPUTABLE CONTRACTOR.

STAFF RECOMMENDSTHAT THE TWELVE (12) MONTH EXTENSION BE GRANTED TO:

JONES CHEMICAL	HENDERSON	NV	\$70,000.00.
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FISCAL IMPACT

FUNDS BUDGETED FOR FISCAL YEAR 83-84. FUNDS ARE AVAILABLE IN THE SANITATION 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 4
IV (g)

0055

March 2, 1983

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AGENDA*City of Las Vegas*

BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

PURCHASING & CONTRACTS DIVISION CONT'D***B. ANNUAL BID AWARDS CONTINUED**

5. Municipal Parking Ramp Sweeping
Department of Business Activities
6. Tree Removal
Department of Public Services
7. Communications Equipment Maintenance
Department of General Services
8. Expendable Fertilizer Materials
Department of Recreation and Leisure
Activities
9. Security Services
Department of General Services
10. Uniform and Linen Laundry Services
Department of Detention and Correctional
Services
11. Health Care Services
Department of Detention and Correctional
Services
12. Expendable Sheet Glass Replacement
Department of Public Services
13. Portable Fire Extinguisher Service
Department of Fire Services

APPROVED
See Page 12

See Page 12

***C. PURCHASE ORDER APPROVAL**

1. Parking Enforcement Uniforms
Department of Public Services
2. Transportation Services
Senior Citizens Center

APPROVED
See Page 12

See Page 12

APPROVED AGENDA ITEM



0056

City of Las Vegas

AGENDA DOCUMENTATION

Date: FEBRUARY 18, 1983

TO: The Board of City Commissioners

FROM: ASHLEY HALL,
DEPUTY CITY MANAGERSUBJECT: AGENDA - BOARD OF CITY COMMISSION MEETING - MARCH 2, 1983
IV (g) DEPARTMENT OF GENERAL SERVICESPURPOSE/BACKGROUND*8. ANNUAL BID AWARD

5. <u>BID TITLE:</u>	SWEeping MUNICIPAL AUTO RAMPS	<u>BID NUMBER:</u>	82.9999.16
<u>ITEM:</u>	SERVICE	<u>ESTIMATE:</u>	\$4,980.00
<u>DEPARTMENT:</u>	BUSINESS ACTIVITIES	<u>FUNDING:</u>	MUNICIPAL PARKING FUND

NEED FOR PURCHASE

THIS SERVICE IS NECESSARY TO KEEP THE MUNICIPAL PARKING RAMPS ON CARSON AND OGDEN AVENUES FREE AND CLEAR FROM DIRT AND DEBRIS.

CONTRACT EXTENSION

TURBO-SWEEP HAS AGREED TO EXTEND THIS CONTRACT FOR AN ADDITIONAL TWELVE (12) MONTHS FROM JULY 1, 1983, THROUGH JUNE 30, 1984 AT THE EXISTING CONTRACT PRICES AND TERMS. THIS EXTENSION WILL AFFORD THE CITY CONTINUED SERVICE THROUGH JUNE 30, 1984 AT 1983 PRICES WITH AN ESTABLISHED REPUTABLE CONTRACTOR.

STAFF RECOMMENDS

THAT THE TWELVE (12) MONTH EXTENSION BE GRANTED TO:

TURBO SWEEP	LAS VEGAS	NV	\$4,980.00
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FISCAL IMPACT

FUNDS BUDGETED FOR FISCAL YEAR 83-84. FUNDS ARE AVAILABLE IN THE MUNICIPAL PARKING 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 5
IV (g)

City of Las Vegas

0057

AGENDA DOCUMENTATION

Date: FEBRUARY 18, 1983

TO: The Board of City Commissioners

FROM: ASHLEY HALL,
DEPUTY CITY MANAGERSUBJECT: AGENDA - BOARD OF CITY COMMISSION MEETING - MARCH 2, 1983
IV (g) DEPARTMENT OF GENERAL SERVICESPURPOSE/BACKGROUND*B. ANNUAL BID AWARD

6. <u>BID TITLE:</u>	TREE REMOVAL	<u>BID NUMBER:</u>	82.9999.18
<u>ITEM:</u>	SERVICE	<u>ESTIMATE:</u>	\$19,000.00
<u>DEPARTMENT:</u>	PUBLIC SERVICES	<u>FUNDING:</u>	GENERAL FUND

NEED FOR PURCHASE

THE NEED FOR THIS SERVICE STEMS FROM THE CITY'S ONGOING RESPONSIBILITY TO PROVIDE LABOR AND MATERIAL FOR THE REMOVAL OF TREES THAT ARE CAUSING, OR COULD CAUSE, DAMAGE IN THE CITY OWNED RIGHT-OF-WAY.

CONTRACT EXTENSION

NEILSON TREE SERVICE HAS AGREED TO EXTEND THIS CONTRACT FOR AN ADDITIONAL TWELVE (12) MONTHS FROM JULY 1, 1983, THROUGH JUNE 30, 1984 AT THE EXISTING CONTRACT PRICES AND TERMS. THIS EXTENSION WILL AFFORD THE CITY CONTINUED SERVICE THROUGH JUNE 30, 1984 AT 1983 PRICES WITH AN ESTABLISHED REPUTABLE CONTRACTOR.

STAFF RECOMMENDSTHAT THE TWELVE (12) MONTH EXTENSION BE GRANTED TO:

NEILSON TREE SERVICE	LAS VEGAS	NV	\$19,000.00.
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FISCAL IMPACT

FUNOS BUOGETEO FOR FISCAL YEAR 83-84. FUNOS ARE AVAILABLE IN THE GENERAL 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 6
IV (g)

0058

City of Las Vegas

AGENDA DOCUMENTATION

Date: FEBRUARY 18, 1983

TO: The Board of City Commissioners

FROM: ASHLEY HALL,
DEPUTY CITY MANAGERSUBJECT: AGENDA - BOARD OF CITY COMMISSION MEETING - MARCH 2, 1983
IV (g) DEPARTMENT OF GENERAL SERVICESPURPOSE/BACKGROUND*B. ANNUAL BID AWARD

7. <u>BID TITLE:</u>	COMMUNICATIONS EQUIPMENT MAINTENANCE SERVICES	<u>BID NUMBER:</u>	82.9999.35
<u>ITEM:</u>	SERVICE	<u>ESTIMATE:</u>	\$30,000.00
<u>DEPARTMENT:</u>	GENERAL SERVICES	<u>FUNDING:</u>	COMMUNICATIONS RADIO FUND

NEED FOR PURCHASE

THE NEED FOR THIS SERVICE STEMS FROM THE ONGOING RESPONSIBILITY OF PROVIDING PROFESSIONAL MAINTENANCE SERVICES FOR THE CITY'S ENTIRE RADIO COMMUNICATIONS NETWORK VALUED AT APPROXIMATELY \$250,000.00.

CONTRACT EXTENSION

COMMUNICATIONS ENGINEERING HAS AGREED TO EXTEND THIS CONTRACT FOR AN ADDITIONAL TWELVE (12) MONTHS FROM JULY 1, 1983, THROUGH JUNE 30, 1984 AT THE EXISTING CONTRACT PRICES AND TERMS. THIS EXTENSION WILL AFFORD THE CITY CONTINUED SERVICE THROUGH JUNE 30, 1984 AT 1983 PRICES WITH AN ESTABLISHED REPUTABLE CONTRACTOR.

STAFF RECOMMENDS

THAT THE TWELVE (12) MONTH EXTENSION BE GRANTED TO:

COMMUNICATIONS ENGINEERING LAS VEGAS NV \$30,000.00

FISCAL IMPACT

FUNDS BUDGETED FOR FISCAL YEAR 83-84. FUNDS ARE AVAILABLE IN THE COMMUNICATIONS MAINTENANCE 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 7
IV (g)

City of Las Vegas

0059

AGENDA DOCUMENTATION

Date: FEBRUARY 18, 1983

TO: The Board of City Commissioners

FROM: ASHLEY HALL,
DEPUTY CITY MANAGERSUBJECT: AGENDA - BOARD OF CITY COMMISSION MEETING - MARCH 2, 1983
IV (g) DEPARTMENT OF GENERAL SERVICESPURPOSE/BACKGROUND*B. ANNUAL BID AWARD

8. <u>BID TITLE:</u>	FERTILIZER	<u>BID NUMBER:</u>	82.9999.36
<u>ITEM:</u>	EXPENDABLE SUPPLIES	<u>ESTIMATE:</u>	\$22,000.00
<u>DEPARTMENT:</u>	RECREATION AND LEISURE ACTIVITIES	<u>FUNDING:</u>	GENERAL FUND

NEED FOR PURCHASE

THE NEED FOR THIS PURCHASE STEMS FROM THE CITY'S ONGOING RESPONSIBILITY TO MAINTAIN THE LANDSCAPING AT CITY PARKS AND FACILITIES.

CONTRACT EXTENSION

LAS VEGAS FERTILIZER HAS AGREED TO EXTEND THEIR PORTION OF THIS CONTRACT FOR AN ADDITIONAL TWELVE (12) MONTHS FROM JULY 1, 1983, THROUGH JUNE 30, 1984, AT THE EXISTING CONTRACT PRICES AND TERMS.

CLARK COUNTY WHOLESALE HAS AGREED TO EXTEND THEIR PORTION OF THIS CONTRACT FOR AN ADDITIONAL TWELVE (12) MONTHS FROM JULY 1, 1983, THROUGH JUNE 30, 1984 WITH A PRICE INCREASE OF ONLY 6.5%, WHICH IS BELOW THE 10% ALLOWED UNDER THE TERMS OF THE CONTRACT.

THESE EXTENSIONS WILL AFFORD THE CITY CONTINUED SERVICE THROUGH JUNE 30, 1984 WITH AN ESTABLISHED REPUTABLE CONTRACTOR.

STAFF RECOMMENDSTHAT THE TWELVE (12) MONTH EXTENSION BE GRANTED TO:

LAS VEGAS FERTILIZER	NORTH LAS VEGAS	NV	\$ 1,200.00
CLARK COUNTY WHOLESALE	LAS VEGAS	NV	\$20,000.00

FISCAL IMPACT

FUNDS BUDGETED FOR FISCAL YEAR 83-84. FUNDS ARE AVAILABLE IN THE GENERAL 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 3
IV (g)

0060

City of Las Vegas

AGENDA DOCUMENTATION

Date: FEBRUARY 18, 1983

TO: The Board of City Commissioners

FROM: ASHLEY HALL,
DEPUTY CITY MANAGERSUBJECT: AGENDA - BOARD OF CITY COMMISSION MEETING - MARCH 2, 1983
IV (g) DEPARTMENT OF GENERAL SERVICESPURPOSE/BACKGROUND*B. ANNUAL BID AWARD

9. <u>BID TITLE:</u>	SECURITY SERVICES	<u>BID NUMBER:</u>	82.9999.38
<u>ITEM:</u>	SERVICE	<u>ESTIMATE:</u>	\$107,679.00
<u>DEPARTMENT:</u>	BUSINESS ACTIVITIES SENIOR CITIZENS GENERAL SERVICES	<u>FUNDING:</u>	GENERAL FUND MUNICIPAL PARKING FUND

NEED FOR PURCHASE

THE NEED FOR THIS SERVICE STEMS FROM THE CITY'S ONGOING RESPONSIBILITY OF PROVIDING SECURITY SERVICES TO CITY FACILITIES REQUIRING SECURITY.

CONTRACT EXTENSION

NEVADA SECURITY AND PATROL HAS AGREED TO EXTEND THIS CONTRACT FOR AN ADDITIONAL TWELVE (12) MONTHS FROM JULY 1, 1983, THROUGH JUNE 30, 1984 AT THE EXISTING CONTRACT PRICES AND TERMS. THIS EXTENSION WILL AFFORD THE CITY CONTINUED SERVICE THROUGH JUNE 30, 1984 AT 1983 PRICES WITH AN ESTABLISHED REPUTABLE CONTRACTOR.

STAFF RECOMMENDS

THAT THE TWELVE (12) MONTH EXTENSION BE GRANTED TO:

NEVADA SECURITY AND PATROL LAS VEGAS NV \$107,679.00

FISCAL IMPACT

FUNDS BUDGETED FOR FISCAL YEAR 83-84. FUNDS ARE AVAILABLE IN THE GENERAL FUND AND THE MUNICIPAL PARKING 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 9
IV (g)

City of Las Vegas

0061

AGENDA DOCUMENTATION

Date: FEBRUARY 18, 1983

TO: The Board of City Commissioners

FROM: ASHLEY HALL,
DEPUTY CITY MANAGERSUBJECT: AGENDA - BOARD OF CITY COMMISSION MEETING - MARCH 2, 1983
IV (g) DEPARTMENT OF GENERAL SERVICESPURPOSE/BACKGROUND*8. ANNUAL BID AWARD

10. <u>BIO TITLE:</u>	LAUNDRY SERVICES FOR MISDEMEANANT DETENTION FACILITY	<u>BIO NUMBER:</u>	82.9999.45
<u>ITEM:</u>	SERVICE	<u>ESTIMATE:</u>	\$10,000.00
<u>DEPARTMENT:</u>	DETENTION AND CORRECTIONAL SERVICES	<u>FUNDING:</u>	GENERAL FUND

NEED FOR PURCHASE

THE NEED FOR THIS SERVICE STEMS FROM THE CITY'S ONGOING RESPONSIBILITY TO PROVIDE UNIFORMS AND LINEN TO MISDEMEANANTS AT THE FACILITY LOCATED AT 3100 EAST STEWART AVENUE.

CONTRACT EXTENSION

MISSION INDUSTRIAL SERVICES HAS AGREED TO EXTEND THIS CONTRACT FOR AN ADDITIONAL TWELVE (12) MONTHS FROM JULY 1, 1983, THROUGH JUNE 30, 1984 AT THE EXISTING CONTRACT PRICES AND TERMS. THIS EXTENSION WILL AFFORD THE CITY CONTINUED SERVICE THROUGH JUNE 30, 1984 AT 1983 PRICES WITH AN ESTABLISHED REPUTABLE CONTRACTOR.

STAFF RECOMMENDS

THAT THE TWELVE (12) MONTH EXTENSION BE GRANTED TO:

MISSION INDUSTRIAL SERVICES LAS VEGAS NV \$10,000.00

FISCAL IMPACT

FUNDS BUDGETED FOR FISCAL YEAR 83-84. FUNDS ARE AVAILABLE IN THE GENERAL 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 10
IV (g)

City of Las Vegas

0062

AGENDA DOCUMENTATION

Date: FEBRUARY 18, 1983

TO: The Board of City Commissioners

FROM: ASHLEY HALL,
DEPUTY CITY MANAGERSUBJECT: AGENDA - BOARD OF CITY COMMISSION MEETING - MARCH 2, 1983
IV (g) DEPARTMENT OF GENERAL SERVICESPURPOSE/BACKGROUND*8. ANNUAL BID AWARD

11. <u>BID TITLE:</u>	HEALTH CARE SERVICES	<u>BID NUMBER:</u>	82.9999.48
<u>ITEM:</u>	SERVICE	<u>ESTIMATE:</u>	\$150,000.00
<u>DEPARTMENT:</u>	DETENTION AND CORRECTIONAL SERVICES	<u>FUNDING:</u>	GENERAL FUND

NEED FOR PURCHASE

THE NEED FOR THIS SERVICE STEMS FROM THE CITY'S ONGOING RESPONSIBILITY OF PROVIDING MEDICAL SERVICES TO MISDEMEANANTS AT THE FACILITY LOCATED AT 3100 EAST STEWART AVENUE.

CONTRACT EXTENSION

CLARK COUNTY FAMILY PHYSICIANS HAS AGREED TO EXTEND THIS CONTRACT FOR AN ADDITIONAL TWELVE (12) MONTHS FROM JULY 1, 1983, THROUGH JUNE 30, 1984 AT THE EXISTING CONTRACT PRICES AND TERMS. THIS EXTENSION WILL AFFORD THE CITY CONTINUED SERVICE THROUGH JUNE 30, 1984 AT 1983 PRICES WITH AN ESTABLISHED REPUTABLE CONTRACTOR.

STAFF RECOMMENDS

THAT THE TWELVE (12) MONTH EXTENSION BE GRANTED TO:

CLARK COUNTY FAMILY PHYSICIANS LAS VEGAS NV \$150,000.00

FISCAL IMPACT

FUNDS BUDGETED FOR FISCAL YEAR 83-84. FUNDS ARE AVAILABLE IN THE GENERAL 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, Director
Department of General Services

Agenda Item

SECTION 8 PAGE 11
IV (g)

0063

City of Las Vegas

AGENDA DOCUMENTATION

Date: FEBRUARY 18, 1983

TO: The Board of City Commissioners

FROM: ASHLEY HALL,
DEPUTY CITY MANAGERSUBJECT: AGENDA - BOARD OF CITY COMMISSION MEETING - MARCH 2, 1983
IV (g) DEPARTMENT OF GENERAL SERVICESPURPOSE/BACKGROUND*B. ANNUAL BID AWARD

12. <u>BID TITLE:</u>	GLASS REPLACEMENT	<u>BID NUMBER:</u>	82.9999.49
<u>ITEM:</u>	SERVICE	<u>ESTIMATE:</u>	\$15,000.00
<u>DEPARTMENT:</u>	PUBLIC SERVICES	<u>FUNDING:</u>	GENERAL FUND

NEED FOR PURCHASE

THIS PURCHASE IS NECESSARY TO REPLACE BROKEN GLASS AT VARIOUS CITY OF LAS VEGAS FACILITIES.

CONTRACT EXTENSION

OLSON GLASS CO. HAS AGREED TO EXTEND THIS CONTRACT FOR AN ADDITIONAL TWELVE (12) MONTHS FROM JULY 1, 1983, THROUGH JUNE 30, 1984 AT THE EXISTING CONTRACT PRICES AND TERMS. THIS EXTENSION WILL AFFORD THE CITY CONTINUED SERVICE THROUGH JUNE 30, 1984 AT 1983 PRICES WITH AN ESTABLISHED REPUTABLE CONTRACTOR.

STAFF RECOMMENDS

THAT THE TWELVE (12) MONTH EXTENSION BE GRANTED TO:

OLSON GLASS CO.	LAS VEGAS	NV	\$86.90 TOTAL UNIT PRICE
	ESTIMATED ANNUAL USAGE:		\$15,000.00

FISCAL IMPACT

FUNDS BUDGETED FOR FISCAL YEAR 83-84. FUNDS ARE AVAILABLE IN THE GENERAL 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 12
IV (g)

0064

City of Las Vegas

AGENDA DOCUMENTATION

Date: FEBRUARY 18, 1983

TO: The Board of City Commissioners

FROM: ASHLEY HALL,
DEPUTY CITY MANAGERSUBJECT: AGENDA - BOARD OF CITY COMMISSION MEETING - MARCH 2, 1983
IV (g) DEPARTMENT OF GENERAL SERVICESPURPOSE/BACKGROUND

*B. ANNUAL BID AWARD

13. <u>BID TITLE:</u>	FIRE EXTINGUISHERS	<u>BID NUMBER:</u>	82.9999.51
<u>ITEM:</u>	SERVICE/SUPPLIES	<u>ESTIMATE:</u>	\$7,500.00
<u>DEPARTMENT:</u>	PUBLIC SERVICES AND FIRE SERVICES	<u>FUNDING:</u>	GENERAL FUND

NEED FOR PURCHASE

THE NEED FOR THIS PURCHASE STEMS FROM THE CITY'S ONGOING RESPONSIBILITY TO SERVICE FIRE EXTINGUISHERS THROUGHOUT THE CITY FACILITIES AND VEHICLES; TO PURCHASE RELATED SUPPLIES FOR FIRE SERVICES; AND TO COMPLY WITH STATE FIRE MARSHAL REQUIREMENTS.

CONTRACT EXTENSION

MASTER PROTECTION HAS AGREED TO EXTEND THIS CONTRACT FOR AN ADDITIONAL TWELVE (12) MONTHS FROM MARCH 1, 1983, THROUGH FEBRUARY 29, 1984 AT THE EXISTING CONTRACT PRICES AND TERMS. THIS EXTENSION WILL AFFORD THE CITY CONTINUED SERVICE THROUGH FEBRUARY 29, 1984 AT 1983 PRICES WITH AN ESTABLISHED REPUTABLE CONTRACTOR.

STAFF RECOMMENDS

THAT THE TWELVE (12) MONTH EXTENSION BE GRANTED TO:

MASTER PROTECTION	LAS VEGAS	NV	\$7,500.00
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FISCAL IMPACT

FUNDS BUDGETED FOR FISCAL YEAR 83-84. FUNDS ARE AVAILABLE IN THE GENERAL 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 13
IV (g)

0065

City of Las Vegas

AGENDA DOCUMENTATION

Date: FEBRUARY 18, 1983

TO: The Board of City Commissioners

FROM: ASHLEY HALL,
DEPUTY CITY MANAGERSUBJECT: AGENDA - BOARD OF CITY COMMISSION MEETING - MARCH 2, 1983
IV (g) DEPARTMENT OF GENERAL SERVICESPURPOSE/BACKGROUND*C. PURCHASE ORDER APPROVAL

1. <u>ITEM:</u>	PARKING ENFORCEMENT SUMMER UNIFORMS	<u>PURCHASE REQUEST:</u>	7551-101B
<u>DESCRIPTION:</u>	WESTERN STYLE UNIFORMS FOR FEMALE OFFICERS	<u>FUNDING:</u>	PARKING ENFORCEMENT FUND
<u>DEPARTMENT:</u>	PUBLIC SERVICES	<u>ESTIMATE:</u>	\$7,000.00

NEED FOR PURCHASE

THE NEED FOR THIS PURCHASE STEMS FROM THE CITY'S RESPONSIBILITY TO FURNISH UNIFORMS TO PARKING ENFORCEMENT PERSONNEL.

STAFF RECOMMENDATIONFOR PURCHASE ORDER APPROVAL

PEPPIES	LAS VEGAS	NV	\$7,000.00
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FISCAL IMPACT

FUNDS BUDGETED FOR FISCAL YEAR 83-84. FUNDS ARE AVAILABLE IN THE PARKING ENFORCEMENT 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 C PAGE 1
IV. (g)

0066

City of Las Vegas

AGENDA DOCUMENTATION

Date: FEBRUARY 18 1983

TO: The Board of City Commissioners

FROM: ASHLEY HALL,
DEPUTY CITY MANAGER.SUBJECT: AGENDA - BOARD OF CITY COMMISSION MEETING - MARCH 2, 1983
IV (g) DEPARTMENT OF GENERAL SERVICESPURPOSE/BACKGROUND*C. PURCHASE ORDER APPROVAL

2. <u>ITEM:</u>	SERVICE	<u>PURCHASE REQUEST:</u>	2810-456
<u>DESCRIPTION:</u>	TOUR AND ACCOMMODATIONS FEES	<u>FUNDING:</u>	SPECIAL REVENUE
<u>DEPARTMENT:</u>	SENIOR CITIZENS CENTER	<u>ESTIMATE:</u>	\$5,135.08

NEED FOR PURCHASE

THE NEED FOR THIS PURCHASE STEMS FROM OBTAINING SERVICES FOR TOURS AND ACCOMMODATIONS PROVIDED TO THE SENIOR CITIZEN CENTER FOR A REGULARLY SCHEDULED TOUR.

STAFF RECOMMENDATIONFOR PURCHASE ORDER APPROVAL

YOSEMITE PARK AND CURRY CO.	YOSEMITE PARK	CA	\$5,135.08
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FISCAL IMPACT

FUNOS BUDGETED FOR FISCAL YEAR 83-84. FUNOS ARE AVAILABLE IN SPECIAL REVENUE FUNOS.

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 C PAGE 2
IV (g)

AGENDA*City of Las Vegas*

0067

March 2, 1983

Page 14

BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

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

All matters listed under Items A, B, C, D, and E, 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. Reversionary map-Charleston Rainbow 19-A. (Collins Home Manufacturing Corp. - property generally located on the south-west corner of Westcliff Drive and Roland Wiley Road, No. of lots: 8, No. of acres: 7.9, Zoned R-CL)

2. Lewis Homes-Rainbow Park No. 6. (Lewis Homes of Nevada - property generally located on the west side of Rock Springs Dr., north of Carmen Blvd., No. of lots: 33, No. of acres: 4.9, Zoned R-CL)

3. Lewis Homes-Rainbow Park No. 7. (Lewis Homes of Nevada - property generally located on the west side of Rock Springs Dr., north of Carmen Blvd. No. of lots: 31, No. of acres: 4.37, Zoned R-CL)

Lurie -
APPROVED as recommended
Items A, B, C, D & E
Unanimous

Staff to proceed

APPROVED AGENDA ITEM

AGENDA*City of Las Vegas*

0068

March 2, 1983

Page 15

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 subdivisions have been completed in accordance with agreements and City standards except for the final correction list.

1. Alto Mesa 1-Unit 1. (Bailey & McGah-property generally located south of Charleston Blvd., west of Odette Lane, No. of lots: 44, No. of acres: 7.08, Zoned RPD-8)

2. Atrium Gardens III. (Bivins Construction - property generally located south of Washington Ave., east of Pecos Rd., No. of lots: 42, No. of acres: 3.21, Zoned RPD-12)

Lurie -
APPROVED as recommended
Items A, B, C, D & E
Unanimous

Staff to proceed

*C. RELEASE OF BOND

All offsite improvements have been completed, inspected, and accepted. The bond may be released.

1. Location: 3016 W. Charleston Blvd.
Use: Sidewalk and fire hydrant
Builder: Simmons Corp.
Surety Co.: SAFECO Insurance Co. of America
Amount: \$1,000.00
Bond No.: 4370938 (CLV #28-81)

APPROVED
See Above

Clerk to notify &
Staff to proceed

APPROVED AGENDA ITEM

INTER-OFFICE MEMORANDUM

March 2, 1983

TO:

CITY CLERK

FROM:

CITY ENGINEER

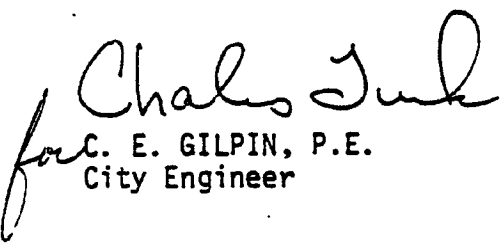
SUBJECT:

RELEASE OF SUBDIVISION BOND

COPIES TO:

CHUCK TURK
WILLIAM J. PURVIS
DOUG PETERSON

On March 2, 1983 the City Commission accepted the improvements for ALTO MESA 1 - UNIT 1 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 Agreement with Nevada Savings & Loan be released to the Subdivider.

for 
C. E. GILPIN, P.E.
City Engineer

AGENDA*City of Las Vegas*

0070

March 2, 1983

Page 16

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 RELEASE OF CONSTRUCTION CONTRACT

All work has been completed in accordance with contract plans and specifications and the work has been inspected.

1. Bid No.: 82.3550.46
 Contractor: Desert Construction, Inc.
 For: Huntridge Lighting - Special Improvement District 442

Notice of Completion: February 7, 1983
 Release Date: March 14, 1983

Lurie -
 APPROVED as recommended
 Items A, B, C, D & E.
 Unanimous

Clerk to notify &
 Staff to proceed

*E. ACCEPTANCE OF RIGHT OF WAY ITEMS

1. Easement
 From: City of Las Vegas
 To: Las Vegas Valley Water District, a Quasi Municipal Corporation
 For: Portion of NE-1/4, Sec. 2, T20S, R60E Vacated portion of Craig Rd.

APPROVED
 See Above

Staff to proceed

2. Grant Deed
 From: Bivins Construction Co., Inc., a Nevada Corporation
 To: City of Las Vegas
 For: Portion of Government Lot 3, Sec. 30, T20S, R62E Pecos Road (1/3/83)

F. REPORTS/ACTION

1. Request from Las Vegas Convention and Visitors Authority for an Encroachment Agreement at 850 Las Vegas Blvd. North (Cashman Field).

Lurie -
 APPROVED
 Unanimous

Staff to proceed

APPROVED AGENDA ITEM

0071

City of Las Vegas

AGENDA DOCUMENTATION

Date: February 16, 1983

TO: The Board of City Commissioners

FROM: DONALD E. DONOVAN, P.E.
DEPUTY CITY MANAGER

SUBJECT: REQUEST FROM LAS VEGAS CONVENTION & VISITORS AUTHORITY FOR AN ENCROACHMENT AGREEMENT AT 850 LAS VEGAS BLVD. NORTH (CASHMAN FIELD)

PURPOSE/BACKGROUND

A request has been received from the Las Vegas Convention & Visitors Authority for an Encroachment Agreement to allow landscaping in the public right-of-way on Maryland Parkway adjacent to the new Cashman Field Complex.

Landscaping is proposed in the existing strip of public right-of-way north of the pavement on Maryland Parkway. This area is a full slope which runs from Harris Ave. to the center entrance of the Cashman Field Complex. From the center entrance to Sagman St. the proposed landscaping will be a strip between the sidewalk and the property line.

The proposed landscaping will consist of Gazania (ground cover) and trees with a permanent automatic irrigation system.

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

FISCAL IMPACT

None.

RECOMMENDATIONS

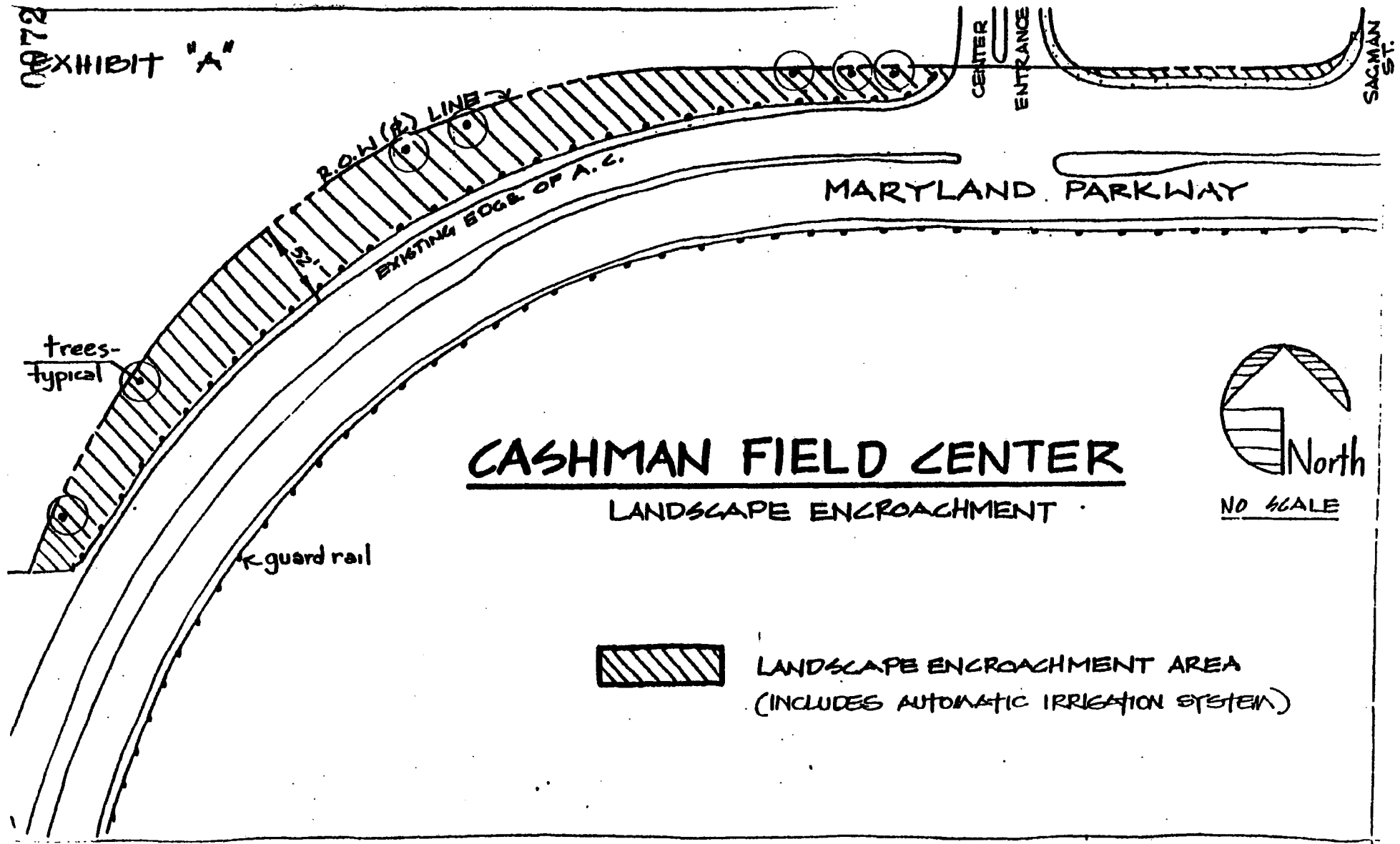
The Director of Public Services recommends that the City Commission approve the Encroachment Agreement and authorize the Mayor, on behalf of the City, to execute the Agreement.


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

Agenda Item 3/2/83

IV (h). F. 1.

0972
EXHIBIT "A"



Las Vegas Convention Center, Las Vegas, Nevada 89114 (702) 733-2332

February 10, 1983

Mr. Donald E. Donovan, Director
Department of Public Services
City of Las Vegas
400 East Stewart Avenue
Las Vegas, Nevada 89101

Re: Cashman Field
Landscape Encroachment

Dear Mr. Donovan:

We request permission for a landscape encroachment onto City of Las Vegas right-of-way along Maryland Parkway at Cashman Field, as indicated on Exhibit "A". Your prompt action on this matter will be most appreciated.

Sincerely,

Gene Stephens

Gene Stephens *E. W. Walker*
Director of Facilities

DJ:bjl

AGENDA*City of Las Vegas*

0074

March 2, 1983
Page 17

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)F. REPORTS/ACTION (Continued)

2. Request from Central Telephone Co.
for an Encroachment Agreement at 601
East Fremont Street.

Lurie -
APPROVED
Unanimous

Staff to proceed

3. Request from Nevada C & M Corp. to
allow a sewer connection to the City
sewer from property located in the
unincorporated area of Clark County.
(Abeyance)

STRICKEN FROM AGENDA
PER APPLICANT'S
REQUEST

APPROVED AGENDA ITEM



0075

City of Las Vegas

AGENDA DOCUMENTATION

Date: February 16, 1983

TO: The Board of City Commissioners

FROM: DON J. SAYLOR
DEPUTY CITY MANAGERSUBJECT: REQUEST FROM CENTRAL TELEPHONE CO. FOR AN ENCROACHMENT AGREEMENT
AT 601 E. FREMONT ST.PURPOSE/BACKGROUND

A request has been received from Central Telephone Co. (Centel) for an Encroachment Agreement to allow a Permanent Encroachment of the existing building at 601 E. Fremont St.

This building was formerly the Sears & Roebuck store. When Sears sold it to Centel they added a brick facing to the entire building. The brick now encroaches into the public right-of-way 0.20 feet maximum on 6th St. and 0.17 feet maximum on Fremont St.

The applicant is requesting approval of this Encroachment Agreement to secure its right to encroach into the City's right-of-way which will facilitate the sale of the property.

The applicant has signed the Encroachment Agreement (permanent type) and paid the \$10.00 fee.

FISCAL IMPACT

None

RECOMMENDATIONS

The Director of Public Services recommends that the City Commission approve the Encroachment Agreement and authorize the Mayor, on behalf of the City, to execute the Agreement, subject to the applicant securing liability insurance in an amount determined by the City Attorney.


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

Agenda Item 3/2/83

IV (h). F. 2.

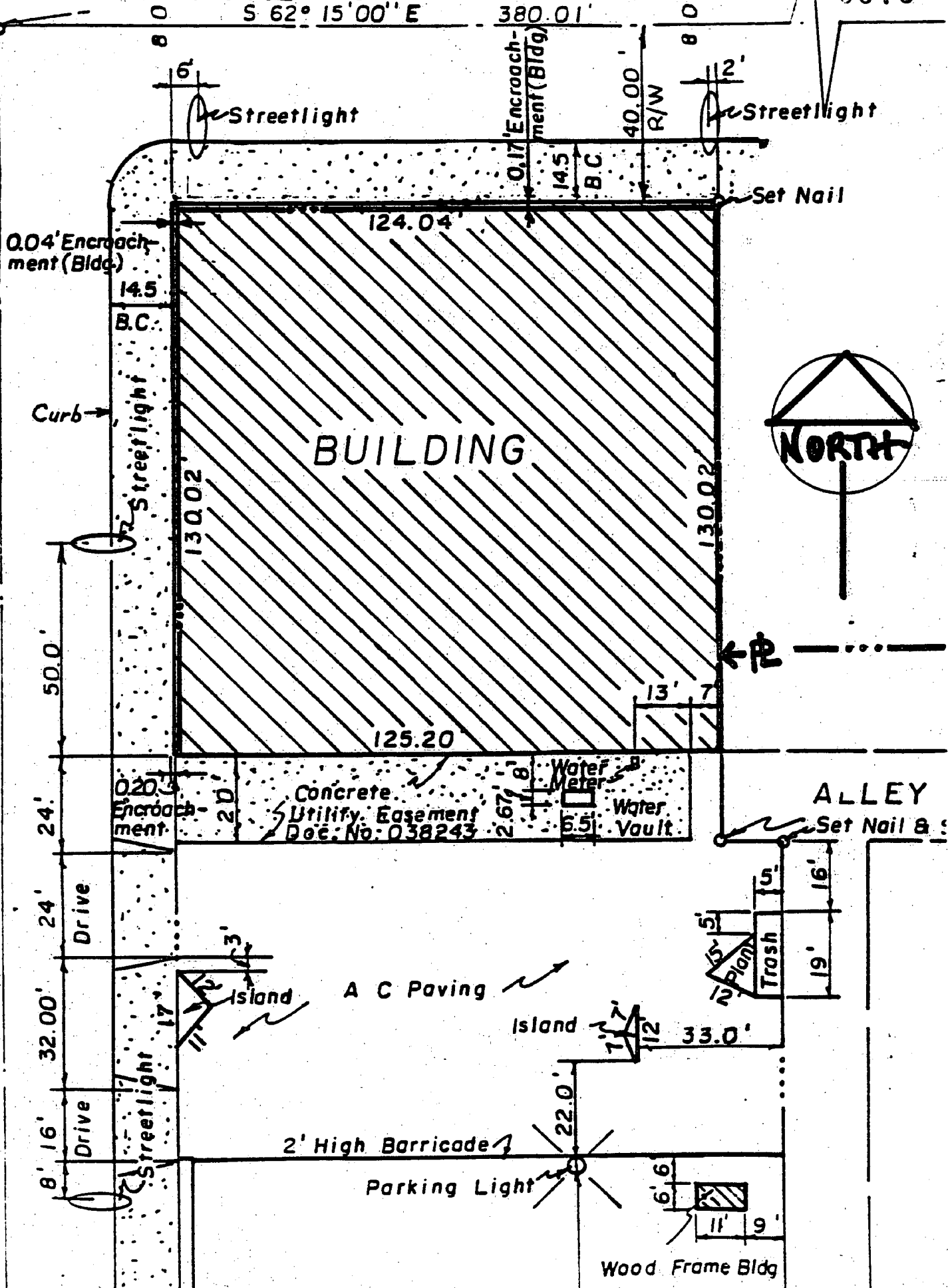
FREMONT

STREET 0076

S 62° 15' 00" E

380.01'

SIXTH STREET



A Centel Company
Las Vegas, NV 89152
Telephone 702 382 7171

CENTEL

February 2, 1983

City of Las Vegas
Dept. of Building & Safety
400 East Stewart
Las Vegas, Nevada 89101

Subject: 601 Fremont Encroachment Agreement

Gentlemen:

Please be advised that a minor encroachment on the City of Las Vegas Right-of-Way has been discovered at Central Telephone Company's 601 Fremont Building. This encroachment was discovered as a result of a professional survey conducted at Centel's request by Karsten T. Bronken, a Registered Professional Engineer and Licensed Land Surveyor in the State of Nevada.

This encroachment presents a potential problem to the pending sale of the 601 Fremont property if not resolved immediately.

Centel urgently requests that this matter receive immediate attention by the City Commission and therefore be resolved as quickly as possible.

Should there be any questions on this matter, please contact Mr. Charles F. Wright at 733-2650.

Yours truly,

F. J. Elsenhans

F. J. Elsenhans
Gen. Network Switching Manager

FJE/AEM/tj

0078

City of Las Vegas

AGENDA DOCUMENTATION

Date: February 25, 1983

TO: The Board of City Commissioners

FROM:  DONNA J. SAYLOR
DEPUTY CITY MANAGERSUBJECT: REQUEST FROM NEVADA C & M CORP. TO ALLOW A SEWER CONNECTION TO THE CITY SEWER FROM
PROPERTY LOCATED IN THE UNINCORPORATED AREA OF CLARK COUNTY (ABEYANCE)PURPOSE/BACKGROUND

A request has been received from Nevada C & M Corp. to allow a sewer connection for a proposed Recreational Vehicle Park located at 4001 E. Sahara Avenue in the unincorporated area of Clark County.

The applicant has signed the Sewer Connection Agreement, Annexation Petition and paid a portion of the connection fee (\$8,354.75).

The Annexation Petition proposes to connect 43 spaces and a laundry building to the existing City of Las Vegas 27" sanitary sewer line in Sahara Avenue.

This property is not contiguous to the City Limits.

FISCAL IMPACT

\$18,428.75. The applicant has agreed to pay the full connection fee of \$18,428.75 at this time and will pay the City service charge plus 50% until annexation.

RECOMMENDATIONS

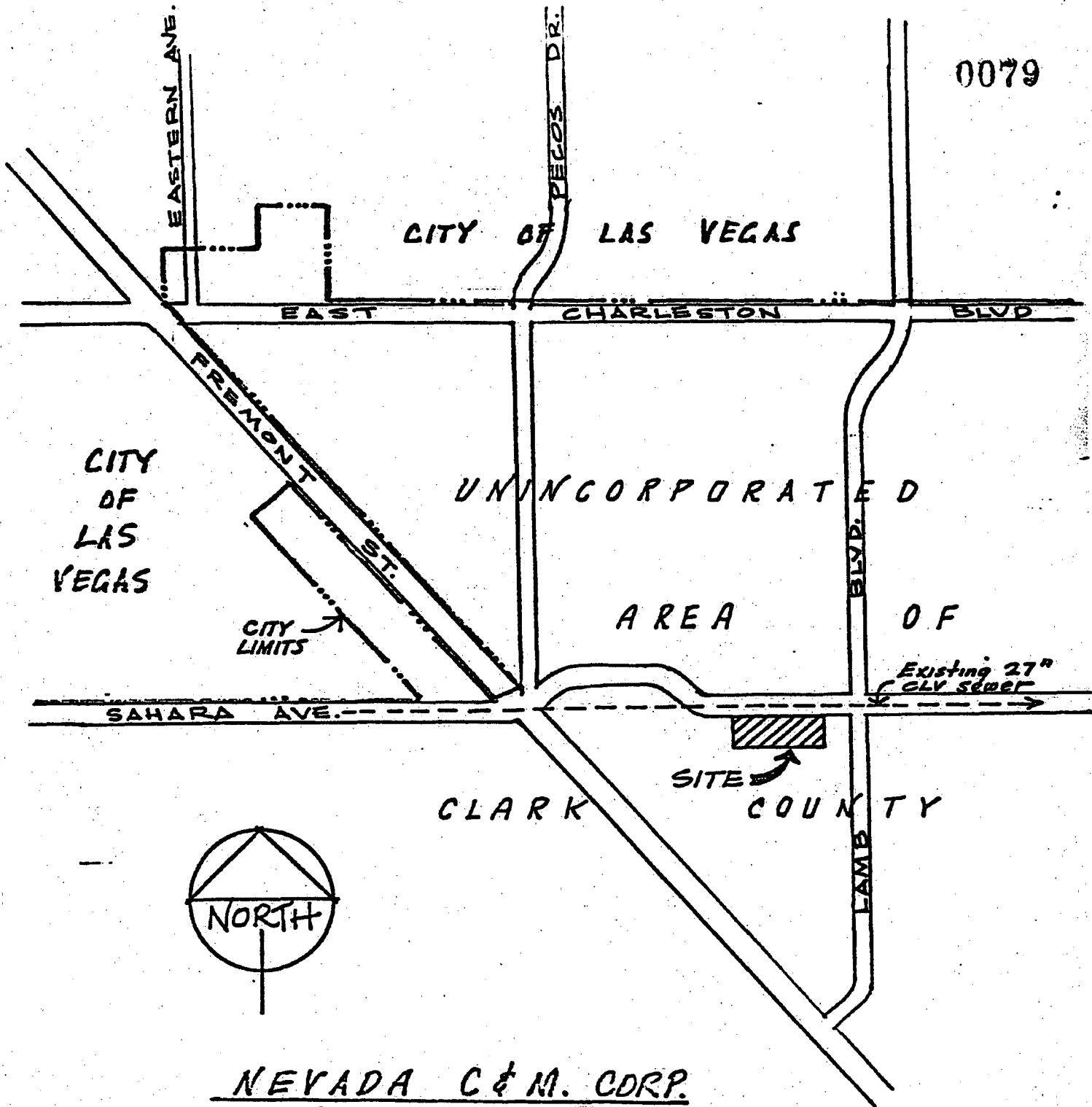
The Director of Public Services recommends that the Board of City Commissioners approves the Sewer Connection Agreement and authorizes the Mayor, on behalf of the City, to execute the agreement, subject to the following conditions: (1) Approval of the connection by the Clark County Sanitation District, (2) Applicant paying the full connection fees at time of connection.


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

Agenda Item 3/2/83

IV (h) F. 3.

0079



NEVADA C & M. CORP.
4001 E. SAHARA

Director of Public Services
City of Las Vegas

I hereby request connection to the City sewer system for my property
located at the above address. Thank you very much.

sincerely,

Clifford J. Mehling Pres.

Clifford J. Mehling

AGENDA*City of Las Vegas*

March 2, 1983

0081

BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

Page 18

PHONE 386-6011

ITEM

Commission Action

Department Action

V. GEORGE F. OGILVIE - CITY ATTORNEY

A. Appeal of Work Card Denial (Abeyance from
2/16/83)
Sigrid Brunhild BurghauseWITHDRAWN BY
APPELLANTB. Appeal of Work Card Denial
Roger Glen GraysonLevy - (Item V-B)
Appeal GRANTED,
allowing Mr. Grayson
to become employed
at the Showboat
Hotel, subject to
the City Clerk
receiving letters
from Mr. Kelly andCity Clerk to
notify.Appellant was
present.C. Appeal of Work Card Denial
Walter Lee BealsModica stating their
awareness of appellant's record.
Motion carried with
and Christensen voting "No."

Mr.

Lurie - (Item V-C)
DENIED
UnanimousCity Clerk to
notify.Appellant was
not present.D. Approval of Assignment of Lease Re:
Las Vegas SpeedromeChristensen -
APPROVED Assignment
Unanimous

Staff to proceed

Atty. Allen Hardin
appeared to
represent
Mr. Rogriguez, Sr.
and Mr. Rodriguez,
Jr.

3930 Palos Verdes
Las Vegas, Nevada 89109
February 28, 1983

Mrs. Carol Ann Hawley
City Clerk
City of Las Vegas
400 East Stewart Avenue
Las Vegas, Nevada 89109

Dear Mrs. Hawley:

I wish to withdraw my appeal of the denial of my work card
from the City Commission meeting agenda of March 2, 1983
because the job I had anticipated getting has been filled.

Thank you for your cooperation.

Sincerely yours,

Sigrd Brunhild Burghause
Sigrd Brunhild Burghause

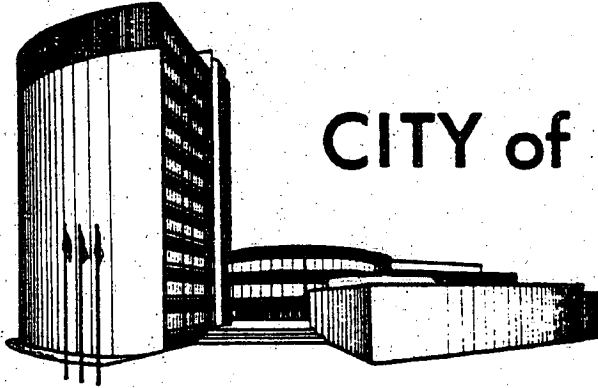
SBB

V. A.

MAYOR BILL BRIARE
COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
WILLIAM U. PEARSON

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



0083

CITY of LAS VEGAS

February 22, 1983

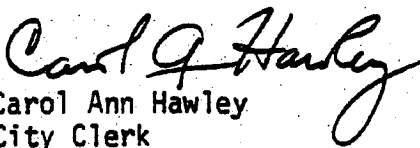
Ms. Sigrid Brunhild Burghause
3930 Palos Verdes
Las Vegas, Nevada 89109

Dear Ms. Burghause:

As you are aware, the Board of City Commissioners held your appeal on your work card denial in abeyance until their meeting of March 2, 1983 in order that you could provide them with a copy of a letter from Mr. Herbert Pastor of the Golden Goose Casino indicating his awareness of your record.

Please be present at 10 A.M. on Wednesday, March 2, 1983 in the Commission Chambers and bring your letter.

Sincerely yours,


Carol Ann Hawley
City Clerk

CAH/lmo

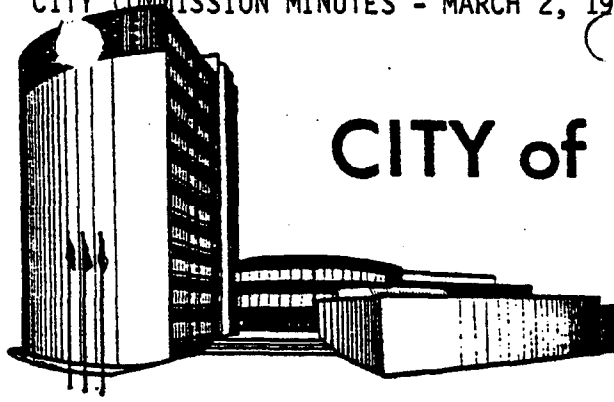
ITEM V-A



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

February 10, 1983

Mr. Roger Glen Grayson
1500 East Karen Avenue, #325
Las Vegas, Nevada 89109

Dear Mr. Grayson:

I am in receipt of your formal appeal to the Board of City Commissioners regarding the denial of a work card. Please be advised that this matter will be heard on Wednesday, March 2, 1983 at the regularly scheduled City Commission meeting. This matter will be heard sometime between 10 A.M. and 12 Noon. I would advise you to be present at 10 A.M. and wait your turn. This meeting will be conducted in the Commission Chambers at 400 East Stewart Avenue.

Please bring to the appeal hearing, if at all possible, a letter from your employer acknowledging he is aware of your record.

Sincerely,

LINDA M. OWENS
Acting City Clerk

LMW/lah

ITEM V-B

CC: CITY ATTORNEY, METROPOLITAN POLICE DEPARTMENT, BUSINESS ACTIVITY



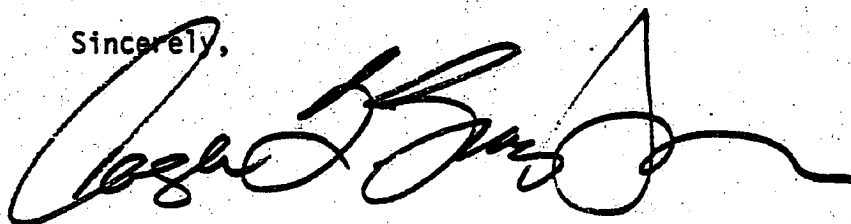
February 10, 1983

Ms. Carol Ann Hawley
City Clerk
400 East Stewart Avenue
Las Vegas, Nevada 89101

Dear Ms. Hawley:

This letter constitutes my formal appeal of denial of a work card by the Metropolitan Police Department. I wish to appeal this denial before the Board of City Commissioners.

Sincerely,

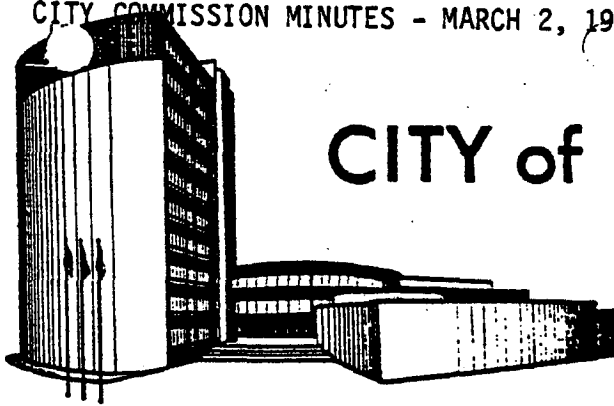
A handwritten signature in black ink, appearing to read "Roger Glen Grayson", with a large, stylized flourish at the end.

Roger Glen Grayson
1500 East Karen Avenue, #325
Las Vegas, Nevada 89109

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

0086

February 11, 1983

Mr. Walter Lee Beals
217 West Washington Avenue
Las Vegas, Nevada 89106

Dear Mr. Beals:

I am in receipt of your formal appeal to the Board of City Commissioners regarding the denial of a work card. Please be advised that this matter will be heard on Wednesday, March 2, 1983 at the regularly scheduled City Commission meeting. This matter will be heard sometime between 10 A.M. and 12 Noon. I would advise you to be present at 10 A.M. and wait your turn. This meeting will be conducted in the Commission Chambers 400 East Stewart Avenue.

Please bring to the appeal hearing, if at all possible, a letter from your employer acknowledging he is aware of your record.

Sincerely,

A handwritten signature in cursive script that reads "Carol Ann Hawley". The signature is written in black ink and is positioned above the typed name and title.

CAROL ANN HAWLEY
CITY CLERK

CAH/lah

ITEM V-C

CC: CITY ATTORNEY, METROPOLITAN POLICE DEPARTMENT, BUSINESS ACTIVITY



February 11, 1983

Ms. Carol Ann Hawley
City Clerk
400 East Stewart Avenue
Las Vegas, Nevada 89101

Dear Ms. Hawley:

This letter constitutes my formal appeal of denial of a work card by the Metropolitan Police Department. I wish to appeal this denial before the Board of City Commissioners.

Sincerely,



Walter Lee Beals
217 West Washington Avenue
Las Vegas, Nevada 89106

City of Las Vegas

AGENDA DOCUMENTATION

Date: Feb. 25, 1983

TO: The Board of City Commissioners

FROM: *James P. O'Connell*
CITY ATTORNEY

SUBJECT: Approval or Assignment of Lease Re: Las Vegas Speedrome

PURPOSE/BACKGROUND

In November of 1980, the City entered into an agreement which leased the property known as the Las Vegas Speedrome to Terry Ainsworth and Harold Ellis. Those two people operated the Speedrome together for approximately one year, but their association in such operation was marked with difficulties in working together, and the City received numerous complaints concerning the operation and the working relationship between Mr. Ainsworth and Mr. Ellis.

In an attempt to resolve these difficulties, Mr. Ainsworth, with the approval of the City, assigned his rights, duties and liabilities under the lease to Alexander G. Rodriguez and Alexander G. Rodriguez, Jr., effective on or about December 16, 1981. We are advised that, as a practical matter, the Rodriguez family, Senior and Junior, has had the total responsibility of the operation, promotion and maintenance of the Speedrome facility since that assignment, and it is now Mr. Ellis' desire to be disassociated entirely from the project. This office has reviewed the proposed assignment, and it appears to be in order.

If the Assignment is approved, the two Rodriguezes will be responsible for the lease and for the operation of the Speedrome, and Mr. Ellis will be relieved of any future obligation in connection therewith.

FISCAL IMPACT

None

RECOMMENDATIONS

It is recommended that the Board of Commissioners approve the Assignment as set forth above.

DISPOSITION

Approved ☐
Disapproved ☐
Held ☐

Status Due: _____

Agenda Item

V-D

A G R E E M E N T

Agreement made 9 Feb, 1983, between HAROLD ELLIS of 2073 LAS VEGAS BLVD. N., Las Vegas, Clark County, Nevada, herein referred to as assignor, and ALEXANDER G. RODRIGUEZ and ALEXANDER G. RODRIGUEZ, JR., of 6445 Alta Drive, Las Vegas, Clark County, Nevada 89107. herein referred to as assignees.

R E C I T A L S

1. Assignor entered into a lease, as lessee therein, on November 5, 1980, with the City of Las Vegas, herein referred to as lessor.

2. At the time of entering into the above lease, a co-lessor was TERRY AINSWORTH.

3. On or about December 16, 1981, lessee, TERRY AINSWORTH assigned his rights, duties and liabilities under the subject lease to ALEXANDER G. RODRIGUEZ and ALEXANDER G. RODRIGUEZ, JR., assignees herein, said assignment having been approved by the City of Las Vegas as lessor.

4. Assignor herein, HAROLD ELLIS, desires to assign, and assignees herein, ALEXANDER G. RODRIGUEZ and ALEXANDER G. RODRIGUEZ, JR., desire to assume the rights, duties and liabilities of assignor, HAROLD ELLIS, under the aforementioned lease.

5. In consideration of the sum of FIFTEEN THOUSAND DOLLARS (\$15,000.00), assignor, HAROLD ELLIS assigns the lease described as Las Vegas Speedrome, to assignees, ALEXANDER G. RODRIGUEZ and ALEXANDER G. RODRIGUEZ, JR., effective upon approval by lessor, for the balance of the term of years provided in the lease. The lease commenced on January 1, 1981, and ends December 31, 1990.

6. Assignees shall assume all rights and duties required of assignor under the lease including all payments required thereby and shall comply with all terms and conditions of the lease.

///

CONSENT OF LESSOR

City of Las Vegas, lessor in the above-described lease, consents to the assignment and transfer of the lease, including all terms and conditions thereof, to assignees, and does accept said assignees in the place and stead of assignor; lessor does not waive any rights against assignor that lessor has under up to the date of approval of this assignment.

HOLD HARMLESS

Assignees, ALEXANDER G. RODRIGUEZ and ALEXANDER G. RODRIGUEZ, JR., agree to save and hold harmless assignor, HAROLD ELLIS, from any obligations arising under the terms of the subject lease after the effective date of the terms of this Agreement.

IN WITNESS WHEREOF, the parties have executed this assignment at Las Vegas, Clark County, Nevada, the day and year above written.

Harold Ellis
HAROLD ELLIS, Assignor

ATTEST:

Carol Ann Hawley
CAROL ANN HAWLEY, City Clerk

William H. Brisco
CITY OF LAS VEGAS-Lessor

Mayor

(Title)

Alexander G. Rodriguez
ALEXANDER G. RODRIGUEZ, Assignee

Alexander G. Rodriguez, Jr.
ALEXANDER G. RODRIGUEZ, JR., Assignee

March 2, 1983

AGENDA*City of Las Vegas*

BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

Page 19

ITEM

Commission Action

Department Action

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

- E. Regional Transportation Commission Supplemental Cooperative Agreement No. R-233-77-030 which increases the maximum amount to be spent on the purchase of right-of-way for Rainbow Boulevard between Sahara Avenue to Charleston Boulevard.

Lurie -
APPROVED Agreement
Unanimous

Staff to proceed

- F. Regional Transportation Commission Supplemental Cooperative Agreement No. 103a covers the construction of a traffic signal at 13th Street and Carson Avenue.

Lurie -
APPROVED Agreement
Unanimous

Staff to proceed

G. Special Improvement District No. 449

Step No. 5A - Resolution Making a Provisional Order

6A - Notice of Public Hearing

Improvements: Include the installation of sewer laterals from the existing sewer main to the front property line adjacent to vacant properties.

Location: Along both sides of Bonanza Road between Sandhill Road and Lamb Boulevard

Lurie -
ADOPTED Resolution
and APPROVED Notice
of Public Hearing.
Unanimous

Staff to proceed

City of Las Vegas

AGENDA DOCUMENTATION

Date: Feb. 25, 1983

TO: The Board of City Commissioners

FROM: *[Signature]*
CITY ATTORNEY

SUBJECT: Supplemental Cooperative Agreement No. R-233-77-030

PURPOSE/BACKGROUND

Some years ago, the State of Nevada entered into a Cooperative Agreement with the member agencies of the Clark County Regional Transportation Commission whereunder the State, on behalf of and with the funds of the Regional Transportation Commission, would acquire the necessary rights-of-way for Rainbow Boulevard from Sahara Avenue northerly to Charleston Boulevard. The right-of-way acquisition costs were limited in that agreement to \$300,000, with the proviso that, if the acquisition costs exceeded that amount, the State and the Regional Transportation Commission would renegotiate the \$300,000 limit.

It has now been determined that the total acquisition costs are in the amount of \$327,659.15 for an overage of the limit in the amount of \$27,659.15, and the Supplemental Cooperative Agreement before you provides for reimbursement to the State by the Regional Transportation Commission in that amount.

The proposed Supplemental Cooperative Agreement has been approved by the Regional Transportation Commission.

FISCAL IMPACT

None

RECOMMENDATIONS

It is recommended that Regional Transportation Commission Supplemental Cooperative Agreement No. R-233-77-030 be approved and that the Mayor be authorized to execute the same on behalf of the City of Las Vegas.

DISPOSITIONApproved ☐
Disapproved ☐
Held ☐

Status Due: _____

SUPPLEMENTAL COOPERATIVE AGREEMENT*Supplemental*
Agreement No. 8233-77-030

This Supplemental Agreement, made and entered into by and between the COUNTY OF CLARK, a political subdivision, and the CITY OF LAS VEGAS, a municipal corporation, the CITY OF NORTH LAS VEGAS, a municipal corporation, and the CITY OF HENDERSON, a municipal corporation, and the STATE OF NEVADA, acting by and through its DEPARTMENT OF TRANSPORTATION, hereinafter called the STATE.

WHEREAS, the parties of this Agreement have previously entered into a cooperative agreement wherein the STATE agreed to acquire the rights-of-way for a portion of Federal-aid Secondary Route 829 (now designated as SR 153, Rainbow Boulevard) from Sahara Avenue northerly to Charleston Boulevard, a distance of approximately 1.03 miles, in Clark County, Nevada, in fee title in the name of the STATE on behalf of the Regional Street and Highway Commission (now known as the Regional Transportation Commission); and

WHEREAS, the amount of THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$300,000.00) was established as a limit for the project; and

WHEREAS, it was agreed that in the event that this amount was insufficient to acquire all the necessary rights-of-way for Federal-aid Secondary Route 829 (SR 153, Rainbow Boulevard) that the additional cost would be approved by the STATE and the Regional Street and Highway Commission (Regional Transportation Commission) and paid by the Regional Street and Highway Commission (Regional Transportation Commission); and

WHEREAS, the total costs for acquisition of the rights-of-way for Federal-aid Secondary Route 829 (SR 153, Rainbow Boulevard) are in the amount of THREE HUNDRED TWENTY-SEVEN THOUSAND SIX HUNDRED FIFTY-NINE AND 15/100 DOLLARS (\$327,659.15), of which TWO HUNDRED NINETY-SEVEN THOUSAND AND NO/100 DOLLARS (\$297,000.00) has heretofor

been billed to and reimbursed by the Regional Street and Highway Commission (Regional Transportation Commission) leaving an unpaid balance of THIRTY THOUSAND SIX HUNDRED FIFTY-NINE AND 15/100 DOLLARS (\$30,659.15), of which THREE THOUSAND AND NO/100 DOLLARS (\$3,000.00) will be chargeable under the terms and conditions of the original agreement, leaving a balance of TWENTY-SEVEN THOUSAND SIX HUNDRED FIFTY-NINE AND 15/100 DOLLARS (\$27,659.15) not previously allotted.

WITNESSETH:

NOW, THEREFORE, in consideration of the covenants, conditions, agreements, and promises of the parties hereto, it is mutually understood and agreed that the amount of the original agreement be increased by the sum of TWENTY-SEVEN THOUSAND SIX HUNDRED FIFTY-NINE AND 15/100 DOLLARS (\$27,659.15) to a revised amount of THREE HUNDRED TWENTY-SEVEN THOUSAND SIX HUNDRED FIFTY-NINE AND 15/100 DOLLARS (\$327,659.15) in order to provide the funds to enable the Regional Street and Highway Commission (Regional Transportation Commission) to reimburse the STATE for the costs incurred in acquiring the rights-of-way for Federal-aid Secondary Route 829 (SR 153, Rainbow Boulevard).

IN WITNESS WHEREOF, the parties have caused this document to be executed by the appropriate officers of the parties hereto the day and year as shown.

Date of Commission Action:

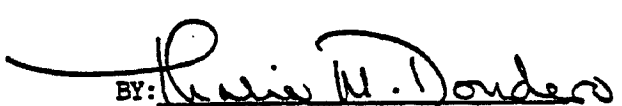
February 1, 1983

ATTEST:


LORETA BOWMAN, County Clerk

CLARK COUNTY, NEVADA

BY:


THALIA M. DONDERO
Chairman

Date of Commission Action:

March 2, 1983

ATTEST:

Carol Ann Hawley
CAROL ANN HAWLEY, City Clerk

Date of Council Action:

March 3, 1983

ATTEST:

Esther V. Borden
ESTHER V. BORDEN, City Clerk

Date of Council Action:

February 22, 1983

ATTEST:

Dorothea V. Vandenberg
DOROTHEA VANDENBERG, City Clerk

Approved as to Legality and Form

William H. Raymond
Deputy Attorney General
Asst. Chief Counsel
Department of Transportation

Eugene F. Weight, Jr.
EUGENE F. WEIGHT, JR., P.E.
District One Engineer

CITY OF LAS VEGAS

BY: William H. Briare
WILLIAM H. BRIARE
Mayor

CITY OF NORTH LAS VEGAS

BY: James K. Seastrand
JAMES SEASTRAND
Mayor

CITY OF HENDERSON

BY: Leroy Zike
LEROY ZIKE
Mayor

STATE OF NEVADA, DEPARTMENT OF
TRANSPORTATION

BY: E. Stone
E. STONE, Director

APPROVED:

BY: Eldredge T. Porch
ELDRIDGE T. PORCH
Chief Right-of-Way Agent



0096

City of Las Vegas

AGENDA DOCUMENTATION

Date: Feb. 25, 1983

TO: The Board of City Commissioners

FROM: *James R. Quinn*
CITY ATTORNEY

SUBJECT: Regional Transportation Commission Supplemental Cooperative Agreement No. 103a -- Installation of Traffic Signal at Intersection of Thirteenth Street and Carson Avenue

PURPOSE/BACKGROUND

In October of 1982, the participating members of the Regional Transportation Commission approved and executed a cooperative agreement for the installation of traffic signals at various intersections within the City of Las Vegas. Re-evaluation of the project reveals that the scope of the project provided for in said agreement now requires adjustment.

The Supplemental Cooperative Agreement before you substitutes a traffic signal at the intersection of Thirteenth Street and Carson Avenue for the signal which was proposed for the intersection of Jones Boulevard and Smoke Ranch Road, because of cost considerations.

FISCAL IMPACT

None

RECOMMENDATIONS

It is recommended that Regional Transportation Commission Supplemental Cooperative Agreement No. 103a be approved and that the Mayor be authorized to execute the same on behalf of the City of Las Vegas.

DISPOSITIONApproved ☐
Disapproved ☐
Held ☐

Status Due: _____

Agenda Item

V-F

*103a

SUPPLEMENTAL COOPERATIVE AGREEMENT

THIS AGREEMENT made and entered into by and between the City of Las Vegas, a municipal corporation hereinafter called "THE CITY," the County of Clark, a political subdivision, the City of North Las Vegas, a municipal corporation, and the City of Henderson, a municipal corporation.

WHEREAS, pursuant to Chapter 373 of the Nevada Revised Statutes, a project thereunder to design and install traffic signal devices and related equipment at the locations indicated on Exhibit "A", attached hereto, including minor related intersection improvements, being located at various locations primarily within "THE CITY" and partially within the County of Clark and the City of North Las Vegas, has been approved by the Regional Transportation Commission; and

WHEREAS, pursuant thereto, October, 1982, a Cooperative Agreement was entered into between the City of Las Vegas, the County of Clark, the City of North Las Vegas, and the City of Henderson; and

WHEREAS, reevaluation of the project and recent financial conditions of the participating governmental entities has shown that the scope of the project now requires adjustments.

W I T N E S S E T H

NOW THEREFORE, in consideration of the covenants, conditions, agreements, and promises of the parties hereto, it is mutually understood and agreed as follows:

1. Section 2 of the Agreement shall be changed to read as follows:
2. The design, construction, and contract administration of the project shall comply with the requirements as set forth in the current "Policies and Procedures" of the Regional Transportation Commission of Clark County.

CITY COMMISSION MINUTES - MARCH 2, 1983

0098

2. Exhibit "A" of the Agreement shall be changed as follows:

Delete 3. Jones Boulevard and Smoke Ranch Road

Add 3. Carson Avenue and 13th Street

APPROVED AS TO LEGALITY:

Melvin R. Whipple
MELVIN R. WHIPPLE
Deputy District Attorney

Date of Commission Action:

January 18, 1983

CLARK COUNTY

By: Thalia M. Dondero
Thalia M. Dondero, Chairman

ATTEST:

Loretta Bowman
LORETTA BOWMAN, County Clerk

Date of Council Action:

February 22, 1983

CITY OF HENDERSON

By: Leroy Zike
LEROY ZIKE, Mayor

ATTEST:

Dorothy Wendenbrink
DOROTHY WENDENBRINK, City Clerk, CMC

Date of Council Action:

February 16, 1983

CITY OF NORTH LAS VEGAS

By: James Seastrand
JAMES SEASTRAND, Mayor

ATTEST:

Esther Borden
ESTHER BORDEN, City Clerk

Date of Commission Action:

March 2, 1983

CITY OF LAS VEGAS

By: William H. Briare
WILLIAM H. BRIARE, Mayor

ATTEST:

Carol Ann Hawley
CAROL ANN HAWLEY, City Clerk

0099

City of Las Vegas

AGENDA DOCUMENTATION

Date: February 22, 1983

TO: The Board of City Commissioners

FROM: George F. Ogilvie
City AttorneySUBJECT: RESOLUTION MAKING A PROVISIONAL ORDER AND NOTICE OF HEARING
FOR SPECIAL IMPROVEMENT DISTRICT NO. 449.PURPOSE/BACKGROUND

S.I.D. NO.

449

STEP NO.

5A - Resolution Making a Provisional
Order

6A - Notice of Public Hearing

IMPROVEMENTS

Improvements include the installation
of sewer laterals from the existing
sewer main to the front property
line adjacent to vacant properties.

LOCATION

Along both sides of Bonanza Road
between Sandhill Road and Lamb
Boulevard.FISCAL IMPACT

NONE

RECOMMENDATIONSIt is recommended that the Board of City Commissioners take the
appropriate steps to adopt this Resolution.DISPOSITIONApproved ☐
Disapproved ☐
Held ☐

Status Due: _____

R E S O L U T I O N

A RESOLUTION MAKING A PROVISIONAL ORDER TO THE EFFECT THAT THE WORK OF IMPROVEMENT OF CERTAIN STREETS AND PARTS THEREOF WITHIN THE PROPOSED LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 449 SHALL BE DONE.

WHEREAS, the Board of Commissioners of the City of Las Vegas, in the County of Clark and State of Nevada, has directed the City Engineer to file with the City Clerk, who is also the Clerk of said Board of Commissioners, certain preliminary estimates of costs, and estimates of maximum benefits; all in connection with the installation of street improvements within that certain area of said City hereinafter described; all pursuant to Chapter 271 of Nevada Revised Statutes, and all laws supplemental thereto; and

WHEREAS, the City Engineer, on the 28th day of February, 1983 filed at the Office of the Clerk of said City and of said Board of Commissioners, in connection with said improvements and with its proposed Las Vegas, Nevada, Special Improvement District No. 449 the following:

A. Preliminary plans showing typical sections of the contemplated improvements, the type or types of material, and preliminary estimates of the costs of such improvements;

B. Preliminary estimates of the total cost of each type of construction, said estimates being made in a lump sum or by unit prices, and, further, including in said estimates without limiting the generality of the foregoing, the advertising, appraising, engineering, printing, and such other expenses as in the judgment of said Engineer are necessary or essential to the completion of such work of improvement, and the payment of the costs thereof;

C. Assessment plats showing the areas to be assessed and the amount of maximum benefits estimated to be assessed against

1 each lot or parcel of property in the assessment district, such
2 estimates being computed on the basis that each lot or parcel of
3 property to be assessed shall be assessed a portion of the aggre-
4 gate dollar amount being levied against the entire district
5 according to the length, size and number of sewer laterals to be
6 installed to serve said lot or parcel; and

7 WHEREAS, the Board of Commissioners has examined said
8 plans, assessment plats, typical sections of contemplated im-
9 provements, preliminary estimates of costs, and estimates of
10 maximum benefits, so filed with said Clerk, and has found, and
11 does hereby declare the same to be satisfactory in all respects;

12 NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COM-
13 MISSIONERS OF THE CITY OF LAS VEGAS, NEVADA, at a regular meeting
14 thereof held on the 2nd day of March 1983, at 10:00 o'clock A.M.,
15 that the Board of Commissioners shall and hereby does accept said
16 plans, assessment plats, typical sections of contemplated im-
17 provements, preliminary estimates of costs, and the estimates of
18 maximum benefits to be assessed against each tract or parcel of
19 land in the assessment areas.

20 BE IT FURTHER RESOLVED that said Board of Commissioners
21 shall, and hereby does, PROVISIONALLY ORDER THAT:

22 SECTION 1. That street improvements shall be installed
23 within that certain area of the City hereinafter described, all
24 as more particularly hereinafter set forth and as described in
25 said plans herein accepted, reference to which is hereby made --
26 and which are available for public examination at the office of
27 said City Clerk, and at a total estimated cost of \$16,217.00 in-
28 cluding engineering, legal and incidental expenses.

29 SECTION 2. The amounts to be assessed shall be made
30 upon all lots and parcels of property benefitted, proportionately
31 to the benefits received and shall be assessed against the property
32 abutting said improvements on the basis that each lot or parcel

1 of property to be assessed shall be assessed a portion of the
2 aggregate dollar amount being levied against the entire district
3 according to the length, size and number of sewer laterals to be
4 installed to serve said lot or parcel. The portion of the costs
5 to be assessed against, and the maximum benefits estimated to be
6 conferred upon each lot or parcel of property shall be as stated
7 in the aforesaid assessment plat.

8 Regardless of the basis used by apportioning assessments,
9 in case of wedge or "V" or other irregularly shaped tracts, an
10 amount apportioned thereto shall be in proportion to the special
11 benefits to be derived.

12 SECTION 3. The area comprising said streets to be
13 improved and said property to be assessed (i.e., all of said
14 assessment units), shall be designated "Las Vegas, Nevada, Special
15 Improvement District No. 449."

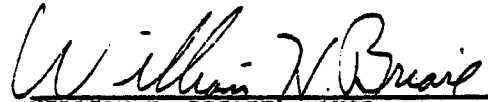
16 SECTION 4. On Wednesday, the 6th day of April 1983, at
17 the hour of 2:00 o'clock P.M., at the Commission Chambers in
18 City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, or any
19 time prior to said date and time at the Office of the City Clerk
20 in City Hall in said City, the owners of the property to be
21 assessed, or any other person interested therein, may file writ-
22 ten protests or objections, and may appear before the Board of
23 Commissioners at said time and place and be heard as to the pro-
24 priety of making such improvements, as to the cost thereof, as to
25 the manner of payment therefor, and as to the amount thereof to be
26 assessed against the property to be so improved. Twenty (20)
27 day's notice in writing of such time and place shall be given
28 to such property owners, which shall be served by the City Clerk
29 by mailing a copy of such notice, postage prepaid, as first-class
30 mail, to the last known address of each last known owner of pro-
31 perty within each assessment unit whose property will be assessed
32 for the costs of such improvements, such names and addresses of

1 such property owners being those appearing on the local property
2 assessment rolls for (ad valorem) taxes on file in the Office of
3 the County Assessor of Clark County, Nevada, wherein said property
4 is located. Notice shall also be given by the City Engineer by
5 posting a copy of such notice in three public places at or near
6 the site of the proposed work in each assessment unit at least
7 twenty (20) days prior to said hearing. Proof of such mailing
8 and posting shall be made by the affidavit of the City Clerk or
9 of the City Engineer as the case may be, such proof to be filed
10 with the City Clerk; provided, however, that the fact that the
11 person to whom any such notice is addressed does not receive the
12 same shall not invalidate or affect the legality of the notice
13 given thereby and shall not invalidate or affect the legality
14 of any assessment nor any other of the proceedings hereunder.
15 Notice of the time and place of such hearing shall also be given
16 by publishing a copy of such notice in the Las Vegas Review
17 Journal a newspaper published in the City of Las Vegas, Nevada,
18 and of general circulation in said City of Las Vegas, once each
19 week for three consecutive weeks, by three weekly insertions, the
20 first publication to be at least fifteen (15) days prior to the
21 date of the protest hearing. Not less than fourteen (14) days
22 shall intervene between the first publication and the last publi-
23 cation. Such service by publication shall be verified by the
24 affidavit of the publisher and filed with said City Clerk. Said
25 notice shall be in the form as indicated in Exhibit "B", attached
26 hereto and by reference made a part hereof.

27 SECTION 5. That the City Clerk and the City Engineer
28 are hereby authorized to advertise at least once a week for three
29 consecutive weeks by three weekly insertions in the Las Vegas
30 Review Journal a newspaper of general circulation in the City of
31 Las Vegas; provided that not less than fourteen (14) days shall
32 . . .

1 intervene between the first publication and the last publication;
2 provided that the last publication shall be at least five (5)
3 days prior to the receipt of bids; and provided that no contract
4 shall be awarded until after the aforesaid hearing and until
5 after the creation of said District by ordinance.

6 INTRODUCED, PASSED, AND ADOPTED this 2nd day of March
7 1983.

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11 WILLIAM H. BRIARE, MAYOR

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13 ATTEST:

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16 CAROL ANN HAWLEY, CITY CLERK

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1 NOTICE OF HEARING ON THE IMPROVEMENT OF CERTAIN STREETS AND PARTS
2 THEREOF AND PROPOSED ASSESSMENTS WITHIN THE PROPOSED LAS VEGAS,
3 NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 449.

4 NOTICE IS HEREBY GIVEN to the property owners within
5 the proposed Las Vegas, Nevada, Special Improvement District
6 No. 449, and to all interested persons that:

7 The Board of Commissioners of the City of Las Vegas,
8 Nevada, has provisionally ordered that street improvements shall
9 be installed within that certain area of the City hereinafter
10 described, all as more particularly set forth:

11 The improvements include the installation of sewer
12 laterals from the existing sewer main to the front property line
13 adjacent to vacant properties along both sides of Bonanza Road
14 between Sandhill Road and Lamb Boulevard, to include the necessary
15 installation, removal and relocation of any and all utilities and
16 appurtenances that are deemed necessary to complete same, as more
17 particularly shown on the plats, diagrams and plans of the work
18 and the locality as filed in the Office of the City Clerk.

19 All of the plats, diagrams and plans on file in the
20 Office of the City Clerk are deemed by the City Engineer and the
21 City to be essential to the construction of said improvements.

22 It is estimated that said estimated total cost shall
23 be apportioned as follows:

<u>Assessment Unit No.</u>	<u>Total Cost</u>	<u>Estimated Amount of Special Assessments</u>
I	\$16,217.00	\$16,217.00

27 The amounts to be assessed shall be made upon all lots
28 and parcels of property benefitted, proportionately to the
29 benefits received and shall be assessed against the property
30 abutting said improvements on the basis that each lot or parcel
31 of property to be assessed shall be assessed a portion of the
32 aggregate dollar amount being levied against the entire district.

1 according to the length, size and number of sewer laterals to be
2 installed to serve said lot or parcel. The portion of the costs
3 to be assessed against, and the maximum amount of benefits esti-
4 mated to be conferred upon each lot or parcel of property shall
5 be as stated in the aforesaid assessment plat.

6 Regardless of the basis used by apportioning assessments,
7 in case of wedge or "V" or other irregularly shaped tracts, an
8 amount apportioned thereto shall be in proportion to the special
9 benefits derived.

10 The areas to be assessed within each district which the
11 Board proposes to so have improved are as follows:

12 Those parcels of land in the City of Las Vegas, County
13 of Clark, State of Nevada, described as follows:

14 The parcels of land adjoining Bonanza Road on the
15 North and South from Sandhill Road to Lamb Boulevard,
16 to include those County Tax Parcels as listed or as
17 may be subsequently divided or chaged by the Office
18 of the County Assessor as follows:

19 UNIT I

20 060-210-011
21 060-210-013
22 060-210-014
23 060-210-028
24 060-210-030
25 060-290-022
26 060-290-032
27 060-290-033
28 060-290-034
29 060-290-047
30 060-290-056

31 The proposed improvements will result in no substantial
32 change in the existing street elevations or grades.

33 All persons interested are hereby advised that the plans,
34 plats, typical sections, preliminary estimates of the total cost,
35 the description of the property to be assessed, the portion of the
36 cost to be assessed thereagainst and the maximum amount of benefits
37 estimated to be conferred on each piece of property are on file
38 in the Office of the City Clerk and may be inspected by any pro-
39 perty owner, or other interested persons, during regular office

1 hours.

2 On Wednesday, the 6th day of April, 1983 at 2:00 o'clock
3 P.M., in the Commission Chambers at City Hall, 400 East Stewart
4 Avenue, in the City of Las Vegas, or at any time prior to said
5 date and time, at the Office of the City Clerk at City Hall, in
6 said City, the owners of the property to be assessed, or any
7 other persons interested therein, may file written protests or
8 objections, and may appear before the Board of Commissioners
9 at said time and place and be heard as to the propriety and ad-
10 visability of making such improvements, as to the costs thereof,
11 as to the manner of the payment therefor, and as to the amount
12 thereof to be assessed against the property to be so improved.

13 The Board of Commissioners requests that any property
14 owner or other interested persons wishing to make protest or ob-
15 jection, make such protest or objection in writing at the Office
16 of the City Clerk at least three days before the time set for
17 hearing as aforesaid. Those persons shall have the right within
18 thirty (30) days after the Board of Commissioners has finally
19 passed on such protest or objection to commence an action or suit
20 in any Court of competent jurisdiction to correct or set aside
21 such determination, but thereafter all actions or suits attacking
22 the validity of the proceedings and the amount of benefits shall
23 be perpetually barred. If the owners of more than one-half of
24 the area to be assessed for the improvements shall file written
25 objection thereto, the particular improvements shall not be ordered
26 installed, unless pursuant to NRS 271.305(7)(b)(1), the munici-
27 pality shall pay one-half or more of the total cost of the entire
28 project with funds derived from other than the levy of assessments,
29 in which event the Board of City Commissioners may order the
30 improvements installed in spite of more than 50% protest.

31 After such hearing, said Board of Commissioners shall
32 make a determination as to the advisability of so improving said

1 streets and parts thereof, shall determine the kind and character
2 of such improvements so to be made, and shall enter into a contract
3 with the responsible bidder submitting the lowest bid for the
4 doing of such work and the furnishing of all necessary materials,
5 in response to a duly advertised invitation for construction bids.

6 After the making of such contract, said Board of Com-
7 missioners shall determine what portion of the cost of such work,
8 including incidentals, shall be paid by the property specially
9 benefitted, and the assessments shall be levied in accordance with
10 the laws of the State of Nevada. In no event shall the assess-
11 ments exceed the estimated benefits to the property assessed.
12 The Board of Commissioners shall provide that the assessments
13 may be payable without interest or demand, at the election of
14 the owner, or in ten substantially equal annual installments of
15 principal. The Board of Commissioners shall also provide the time
16 and terms of payment of such assessments, and the rate of interest
17 per annum upon deferred payments thereof, which rate shall not
18 exceed by more than 1% the 'Bond Buyer's' Index of 20 Municipal
19 Bonds which was most recently published before the date on which
20 the ordinance levying the assessments is adopted, and shall fix
21 penalties to be collected upon delinquent payments.

22 By order of the Board of Commissioners of the City of
23 Las Vegas, Nevada.

24 Dated this 2nd day of March, 1983.
25
26

27 Carol Ann Hawley
28 CAROL ANN HAWLEY, CITY CLERK
29
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31
32

AGENDA*City of Las Vegas*

0109

March 2, 1983

BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

Page 20

PHONE 386-6011

ITEM

Commission Action

Department Action

VI. REPORTS FROM RECOMMENDING COMMITTEES

- A. BILL NO. 83-5 - PERMITS THE USE OF "RAZOR WIRE" IN SECURITY FENCING SIX FEET OR MORE ABOVE GRADE OR GROUND IN COMMERCIAL AND INDUSTRIAL AREAS AND AROUND PUBLIC BUILDINGS AND TOWNHOUSE AND CONDOMINIUM DEVELOPMENTS.

Committee: Commissioners Christensen and Lurie

1st Publication: R-J - 2/23/83

Committee Recommendation:

Referred back to Commission as a whole without recommendation.

- B. BILL NO. 83-6 - AMENDS MASTER PLAN OF STREETS AND HIGHWAYS TO DESIGNATE A PORTION OF RANCHO DRIVE TO FREEWAY STANDARDS WITH LIMITED ACCESS.

Committee: Commissioners Lurie and Christensen

1st Publication: R-J - 2/23/83

Committee Recommendation:

Adoption at 3/2/83 City Commission meeting.

Levy -
ABEYANCE
Motion carried with
Christensen and
Lurie voting "No."

FAVOR:

Barry Becker, Greens Homeowners' Assoc.
Atty. John P. Fadgen, Forest Pardy &
City Towing
Richard Kostelac, Ingram Supply Co.
Gail Gibson, M. J. Gibson, Inc.
Garry Hutchison, Ahern Renters Center
Jelindo Tiberti, Tiberti Fence Co.
Allan Gasho, Spanish Oaks
Ernie Becker, 4401 W. Washington St.

OPPOSITION:

William Stampf
Paul Anderson, Springhurst

Lurie -
Second Reading and
Bill ADOPTED.
Unanimous

Clerk to proceed
with second
publication.

APPROVED AGENDA ITEM

Ashley Hall

*City of Las Vegas*AGENDA DOCUMENTATION

Date: February 9, 1983

TO:
The Board of City CommissionersFROM: *John Edward Roethel*
John Edward Roethel
Deputy City Attorney

SUBJECT: Bill No. 83-6

Amends Master Plan of Streets & Highways to designate a portion of Rancho Drive to freeway standards with limited access

PURPOSE/BACKGROUND

This bill amends the Master Plan of Streets and Highways provided for in LVMC 13.12.030. This amendment involves the extension of the Rainbow Expressway and provides for designating Rancho Drive out to a point approximately one-half mile north of Kyle Canyon Road as a limited access freeway.

This bill also provides for corresponding street deletions and realignments to effect such a freeway designation.

This amendment to the Master Plan of Streets and Highways was approved by the Board of Commissioners at a public hearing on May 20, 1981. The Board of Commissioners also approved a resolution for designation and design of a portion of U. S. 95 as a freeway at its meeting of August 18, 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

VI - B

AFFIDAVIT OF POSTING

(Posting required under the provisions of NRS CHAPTER 241)

STATE OF NEVADA

COUNTY OF CLARK

ss

CITY OF LAS VEGAS

Tom Young
Penny Thayer, an employee of the City of Las Vegas, Nevada being first duly sworn, deposes and says that on the 17th day of Feb., 83, at the hour of 9:45 AM there were posted copies of a NOTICE, the attached of which is a true and correct copy, of an INFORMATION MEETING before various RECOMMENDING COMMITTEES relative to proposed ordinances, to be held at the hour of 4:00 P.M. on Wednesday, February 23, 1983, in the City Manager's Conference Room, 10th Floor, 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).

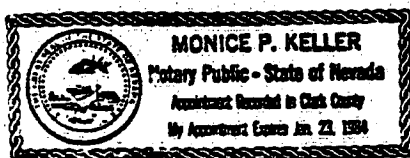
Penny Thayer
 SIGNATURE

GS-1223
 DEPARTMENT OF DIVISION

Subscribed and sworn to before me this

17th day of February, 1983

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



AFFIDAVIT OF MAILING

CITY COMMISSION MINUTES - MARCH 2, 1983

0112

(Mailing required under the provisions of NRS CHAPTER 241)

STATE OF NEVADA)
)
COUNTY OF CLARK) ss

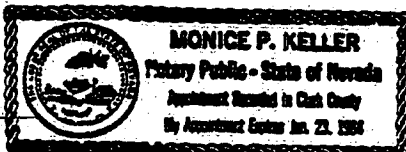
LINDA OWENS, an employee of the City of Las Vegas, Nevada being first duly sworn, deposes and says that on the 16th day of February, 1983, a copy of a NOTICE OF INFORMATION MEETING before various RECOMMENDING COMMITTEES relative to proposed ordinances, to be held at the hour of 4:00 P.M., on Wednesday, February 23, 1983, in the City Manager's Conference Room, 10th Floor, 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).

Linda M. Owens
SIGNATURE (an employee in the Office
of the CITY CLERK)

Subscribed and sworn to before me this

17th day of February, 1983

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



N O T I C E

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., Wednesday, February 23, 1983 in the City Manager's Conference Room, 10th Floor, City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

- A. BILL NO. 83-5 - PERMITS THE USE OF "RAZOR WIRE" IN SECURITY FENCING SIX FEET OR MORE ABOVE GRADE OR GROUND IN COMMERCIAL AND INDUSTRIAL AREAS AND AROUND PUBLIC BUILDINGS AND TOWNHOUSE AND CONDOMINIUM DEVELOPMENTS.
Committee: Commissioners Christensen and Lurie
- B. BILL NO. 83-6 - AMENDS MASTER PLAN OF STREETS AND HIGHWAYS TO DESIGNATE A PORTION OF RANCHO DRIVE TO FREEWAY STANDARDS WITH LIMITED ACCESS.
Committee: Commissioners Lurie and Christensen
- C. BILL NO. 83-7 - ESTABLISHES EXEMPTIONS FROM BUSINESS LICENSING REGULATIONS FOR COMMUNITY THEATRES AND EMPLOYEES OF LICENSED BUSINESSES.
Committee: Commissioners Lurie and Christensen
- D. BILL NO. 83-9 - ANNEXATION NO. A-8-82(A). PROPERTY LOCATED ON THE NORTHEAST CORNER OF VEGAS DRIVE AND MOUNTAIN TRAIL, PETITIONED BY: DAN L. AND JUDY GARDNER, ACREAGE: ONE THIRD ACRE APPROXIMATELY, ZONED: C-2 (COUNTY CLASSIFICATION) C-1 (CITY EQUIVALENT)
Committee: Commissioners Lurie and Christensen

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

February 24, 1983

TO:

FILE

FROM:

CAROL ANN HAWLEY
CITY CLERK

SUBJECT:

RECOMMENDING COMMITTEE MEETING
PROPOSED NEW BILLS
FEBRUARY 23, 1983

COPIES TO:

All Agenda Books for 3/2/83 City Comm. Mtg.
City Attorney
Community Planning and Development
Building & Safety
Public Services
Fire ServicesMetro
Business Activity

MEETING HELD:

4:00 P.M., February 23, 1983, City Commission Chambers,
Plaza Level, City Hall. Meeting adjourned at 5:15 P.M.

PRESENT:

Commissioner Lurie
 Commissioner Christensen
 Commissioner Levy
 Deputy City Manager Don Saylor
 Deputy City Attorney John Roethel
 Harold Foster, Director, Community Planning and Development
 Clay Hymer, Director, Building and Safety
 Gene Donovan, Director, Public Services
 Sam Cooper, Fire Chief
 Ned Barker, Fire Marshal
 Carol Ann Hawley, City Clerk
 Linda Owens, Deputy City Clerk
 Jerry Ralya, Las Vegas Sun
 James Kastelic, Las Vegas Review-Journal
 Jack Pavelle, Homeowner
 Carl Volkmar, Homeowner
 Olga Scheel, Homeowner
 Ty Greene, Homeowner
 Paul A. Anderson, Homeowner
 Jelindo Tiberti II, The Tiberti Company
 Garry A. Hutchison, Ahern Renters Center, Inc.
 John P. Ahern, Ahern Renters Center, Inc.
 Robert F. Lynch, Homeowner
 Bill Sistek, Department of Business Activity
 Allan Gasho, Spanish Oaks Subdivision
 John Allen, Spanish Oaks Subdivision
 Erner Becker, Developer
 Barry Becker, The Greens Homeowners Association

RECOMMENDING COMMITTEE MEETING
FEBRUARY 23, 1983
PAGE 2

- A. BILL NO. 83-5 - PERMITS THE USE OF "RAZOR WIRE" IN SECURITY FENCING SIX FEET OR MORE ABOVE GRADE OR GROUND IN COMMERCIAL AND INDUSTRIAL AREAS AND AROUND PUBLIC BUILDINGS AND TOWNHOUSE AND CONDOMINIUM DEVELOPMENTS.

Committee: Commissioners Christensen and Lurie

Deputy City Manager Don Saylor stated "razor wire" is not currently allowed in the city. This bill will allow "razor wire" in public buildings, commercial and industrial areas, and with the approval of the City Planning Commission, around townhouse and condominium developments provided the lowest strand is 6 feet or more above grade or ground.

Barry Becker, The Greens Homeowners Association, appeared in favor. Children were climbing over the block wall and causing damage in the development. However, since the installation of "razor wire" the children have not been trespassing in the development.

Deputy City Manager Don Saylor said that everyone who has "razor wire" installed on their property in the city will have to take it out if this bill is not approved.

Allan Gasho, General Manager of Spanish Oaks, 2201 Spanish Oaks Drive, appeared in favor. They use this type of fencing for security purposes.

Commissioner Levy suggested an amendment could be made to this bill that property owners on both sides of the block wall would have to agree to the installation of the "razor wire."

Jelindo Tiberti II, The Tiberti Company, appeared in favor. They install "razor wire" and informed the City staff that there are only two manufacturers of this type of fencing in the nation and they refer to it as "razor ribbon."

John Ahern, Ahern Renters Center, Inc., appeared in favor. He has not had his business burglarized since the installation of "razor wire" around his property.

John Allen, Spanish Oaks, appeared in favor. They have not had any burglaries in Spanish Oaks since they installed "razor wire."

Carl Volkmar, homeowner, appeared stating this serves as a psychological deterrent for persons contemplating climbing over the wall.

Deputy City Attorney John Roethel stated that "razor wire" can be no less than 6 feet above grade or ground measured from either side of the property.

Paul Anderson, Chairman of the Board of Springhurst Townhomes, appeared in protest. This type of wire has an ugly appearance and deflates the values of the surrounding homes.

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Olga Scheel, 3014 El Camino (Springhurst), appeared in opposition. "Razor wire" is dangerous, destroys the beauty of the city, could hurt the economic growth of the city and establishes a precedent which could be detrimental to the city. She suggested that if this is approved, it could be installed on the side of the wall so the adjacent property owners would not be able to see it.

Committee did not make a recommendation on this bill, but requested representatives from The Metropolitan Police Department and Fire Services to appear at the March 2, 1983 City Commission meeting to give their opinion of this wire. The public was invited to attend the regularly scheduled City Commission meeting on March 2, 1983 to provide further input into this bill.

B. BILL NO. 83-6 - AMENDS THE MASTER PLAN OF STREETS AND HIGHWAYS TO DESIGNATE A PORTION OF RANCHO DRIVE TO FREEWAY STANDARDS WITH LIMITED ACCESS.

Committee: Commissioners Lurie and Christensen

No one appeared in opposition to this bill. Committee recommended adoption at 3/2/83 City Commission meeting.

C. BILL NO. 83-7 - ESTABLISHES EXEMPTIONS FROM BUSINESS LICENSING REGULATIONS FOR COMMUNITY THEATRES AND EMPLOYEES OF LICENSED BUSINESSES.

Committee: Commissioners Lurie and Christensen

Bill Sistek, Department of Business Activity, stated the procedures outlined in this bill were inadvertently omitted from the ordinance during the recent recodification of the City Code, but the Department of Business Activity have been following the procedures. Committee recommended adoption at 3/2/83 City Commission meeting.

D. BILL NO. 83-9 - ANNEXATION NO. A-8-82(A). PROPERTY LOCATED ON THE NORTHEAST CORNER OF VEGAS DRIVE AND MOUNTAIN TRAIL, PETITIONED BY: DAN L. AND JUDY GARDNER, ACREAGE: ONE THIRD ACRE APPROXIMATELY, ZONED: C-2 (COUNTY CLASSIFICATION) C-1 (CITY EQUIVALENT).

Committee: Commissioners Lurie and Christensen

No one appeared in opposition to this bill. Committee recommended adoption at 3/2/83 City Commission meeting.

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A. BILL NO. 83-5 - PERMITS THE USE OF "RAZOR WIRE" IN SECURITY FENCING SIX FEET OR MORE ABOVE GRADE OR GROUND IN COMMERCIAL AND INDUSTRIAL AREAS AND AROUND PUBLIC BUILDINGS AND TOWNHOUSE AND CONDOMINIUM DEVELOPMENTS.

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COMMISSIONER LURIE:

At this time I'll turn the meeting over to Commissioner Christensen who is the Chairman of Bill No. 83-5.

COMMISSIONER CHRISTENSEN:

This is the Bill that permits the use of "Razor Wire" in security fencing in certain instances and so forth, and before we start, I'd like to have Don Saylor read the original ordinance so that we know where we're all standing at the present time -- so what changes would be made and what they would refer to and so forth.

DON SAYLOR:

The present Code states that the following types of fences shall not be installed, maintained, or allowed to remain in the City: The fence with a sharp pointed pickets, posts or stakes. A fence with a electrified apparatus. A fence with sharp pieces of glass, nails, etc., and a fence either entirely of barbed wire and posts or other fencing with barbed wire on top. However, the ordinance does provide for an exception. Barbed wire will be allowed as top strands on a security fence or on public buildings in commercial and industrial areas and with the approval of the Planning Commission as to each development, around townhouses and condominium developments; provided, however, that the lower strand is six feet or more above grade or the adjacent ground level. When "Razor Wire" came about, we asked for an opinion from the attorney's office as to whether or not "Razor Wire" and barbed wire were sufficiently synonymous so that the ordinance in the exception covered the "Razor Wire" also. The Attorney's opinion was that it did not. The proposed amendment before you simply adds to the exception, barbed wire and certina or "razor" wire will be allowed as top strands on a security fence around public buildings, in commercial and industrial areas and, with the approval of the Planning Commission as to each development, around townhouses and condominium developments; provided, however, that the lower strand is six feet above the grade. So the proposed change simply allows "razor" wire, which I have some here in case anybody doesn't know what it is, to be used in the same manner as barbed wire.

COMMISSIONER CHRISTENSEN:

Okay. Is there anyone here that wants to speak in favor of the ordinance first?

BARRY BECKER:

My name is Barry Becker and I'm here representing the Greens Homeowners Association and my address is 50 South Jones, Suite 101, Las Vegas, Nevada. I'm here to speak in favor of this. We have a particular situation at the Greens where we're security, brand new development surrounded by a six foot block wall with controlled access with electronic gates and a guard on duty 16

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BARRY BECKER:

hours a day. The back of our project backs up to Western High School on Bonanza and we have had for the past two years a tremendous amount of school children using our subdivision as a shortcut to and from school, and they not only were going over our walls as a shortcut, but they were also coming through the R-1 subdivision to the east and going through many of those peoples backyards, climbing over their walls onto our project and then over the wall to Western. We have had many problems during the lunch hour with the kids using the shortcut over our walls to Jack In the Box and Albertson's, buying their lunch, and then loitering around in the subdivision, breaking into the people motorhomes and having lunch in there and different things. So we finally went to the barbed wire and surrounded the project with the barbed wire and they just totally ignored it. They just tore it down. They cut it. They found ways to jump over it. So on the particular areas, the corners and down by the single-family homes, where people were coming through other people's yards, we put the razor ribbon on the corners and then on the one area where the R-V parking area was in the Greens and also behind the Jack In The Box. The razor wire was successful. They have gone over it. They have broken it in some instances but the razor wire keeps the kids out and I think that the way the ordinance is that with the approval of the Commission -- the new ordinance that we should be allowed to have razor wire if we can show a reason for it and we certainly had a reason. We think it's going to be a temporary one once that entire project is developed. It won't be as easy for the kids to walk through and they'll be homes right next to all of these areas of the wall. So we view it as a temporary thing in our case, but I certainly think that if it's the only method that we could use to stop the trespassing -- I think it's something that the people in the City of Las Vegas should have to use. Prior to putting up the barbed wire or the razor wire, we had spoke with the principal of the school to see if his security could help us out at all, but we really couldn't get much help there and also their security is limited. Once the child steps off the curb of the school property, they're no longer responsible and have any authority over them. We also tried to work with Metro but they just -- and they did bring a uniformed officer in on occasion to sit near those areas so when they hopped over the fence, they could send them back. They couldn't provide us with protection on a continual basis so the razor wire was the only alternative and the only thing that seems to do the job. So I urge your support of the ordinance to be passed on to the City Commission for approval.

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COMMISSIONER CHRISTENSEN: Thanks, Barry.

COMMISSIONER LURIE: You have the razor wire up now. That must be illegal. Is that correct? Have you been cited?

BARRY BECKER: We have. We were unaware of the fact that it was illegal when we installed it and --

COMMISSIONER LURIE: Why, you read the ordinance? The ordinance says barbed wire and not razor wire or certina wire. Why did you go ahead and put it up without coming through the proper City channels?

BARRY BECKER: The recommenation for razor wire came from an employee of the County that lives there in the Greens Association and he had mentioned once we had put the barbed wire up -- he says, "The barbed wire won't do any good, you've got to put the razor wire up. That's what we have done in our County yards and that stopped the problem." I had just called the fence company and requested that it be done. We did not check the ordinances prior to that. That was our error. We were not intentionally trying to violate the law.

COMMISSIONER LURIE: I know you don't intentionally try to do it but you try to bypass it sometimes. What about these citations that we have outstanding with the illegal wire that's presently up and, for instance, if the City doesn't approve this ordinance, then what happens to these individuals that have put this wire up? Will they be told to bring them to court? Have to take it down, or appeal it to us?

DON SAYLOR: They've all been issued citations, Commissioner. We stayed the action on the citations pending action on this Bill. If this Bill does not pass, we will then have to action to have all of the razor wire removed from every place in the City.

COMMISSIONER LURIE: In the City, or from condominium, townhouse or residential areas?

DON SAYLOR: The way the ordinance now reads. Razor wire is not allowed anyplace in the City.

COMMISSIONER LURIE: If we wanted to make it legal in sections, like industrial sections, or like warehousing areas, you can split this ordinance up into two parts, is that correct?

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- DON SAYLOR: Definitely. This ordinance provides that you can have barbed wire and razor wire around public buildings, commercial and industrial areas and with the approval of the Planning Commission, around townhouse and condominium developments. Now if the Committee wishes to amend it and recommend that razor wire say, for example, only be allowed around commercial and industrial areas, you could do that.
- COMMISSIONER CHRISTENSEN: May I ask another question, Don? Has the County been cited?
- DON SAYLOR: As far as I know. Clay, do you know on that one?
- CLAY HYMER: Yes, they have.
- DON SAYLOR: As far as I know, every installation in the City with razor wire has a citation on it.
- COMMISSIONER CHRISTENSEN: Then we've been no respecter of persons or anything on it. Everybody's that's using it has been cited that's in the City.
- COMMISSIONER LURIE: Okay.
- COMMISSIONER CHRISTENSEN: Just thought it was a good question. Anybody else, in favor?
- ALLAN GASHO: Yes, sir. I'm Allan Gasho, General Manager of Spanish Oaks Homeowners Complex, 2201 Spanish Oaks Drive. I would like to voice my opinion in favor of "razor wire" and I would like to submit pictures of the wire that had been installed. Prior to your question, Commissioner, I got a notice of correction it didn't say violation, it just said a notice of correction.
- COMMISSIONER CHRISTENSEN: That's the first thing we put out.
- ALLAN GASHO: Since Friday afternoon at 4:00 o'clock and Monday morning, I'd like you to view these pictures of the damage that's been done. As I voiced my opinion with the Planning Commission with the appropriate plot plans and everything else, it's basically for security purposes and it was recommended by Metro. Metro did say the best thing to do was to put up a razor wire. In 1979 Building Code that I reviewed, razor wire is not addressed. It addresses spikes, glass, points, spikes on top of walls and things like that. Granted it may be ugly to people, but my primary responsibility as the manager is the

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- ALLAN GASHO: security of the homeowners and I have 385 houses in there, 86 acres, and it's very tough, even with the 24 hour security patrol, to maintain it.
- COMMISSIONER LURIE: How many burglaries have you had in Spanish Oaks when you didn't have the wire up on the fence? What type of crime problem do you have within that walled community of the 86 acres?
- ALLAN GASHO: Yes, sir. I've had 12 since the first of December through the 12th of January that are documented. One of them was assault with a deadly weapon. One that ended up with 30 stitches and they all come over the wall. Metro verified it. They found the knife. That was just the one case.
- COMMISSIONER LURIE: So, all 12 of these incidents were at that south wall where people have come over the wall --
- ALLAN GASHO: The south wall and the southeast corner, yes.
- COMMISSIONER LURIE: And that one section by the south wall, is that the area that's mostly the problem area where most of the burglaries take place?
- ALLAN GASHO: That wall and unfortunately by the Springhurst area where they park a car right on the curb, stand on the car and get over the wall and that was confirmed twice by Metro. Tire marks, footprints on the wall.
- COMMISSIONER LEVY: Could you put this between your single-families -- single-family area that's I think on the west or northwest of your property?
- ALLAN GASHO: Northwest of the property? I put it on the firegates, yes, sir that the kids were using for ladders.
- COMMISSIONER LEVY: Because I would resent if I lived in a single-family to have that -- if that would be in my backyard.
- ALLAN GASHO: Well, sir, Spanish Oaks is a single-family.
- COMMISSIONER LEVY: I'm talking about the other single-families outside of your Spanish Oaks.
- ALLAN GASHO: There's only area that has it. Our north wall and our northwest wall is all backed up by single-family residences, so we don't have to worry about that. It's the south and southeast corner that's our biggest problem.

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COMMISSIONER LEVY:

But, I mean, in other words, if we pass this ordinance, you'd certainly have the ability to do that.

ALLAN GASHO:

No, I wouldn't do it.

COMMISSIONER LEVY:

You'd have the ability to do it I said.

ALLAN GASHO:

Yes, sir, I would have the ability but I would not do it because it's backed up by single-family housing right behind us and that would mean they'd have to come through two yards rather than park their car, jump over a fence --

COMMISSIONER CHRISTENSEN:

If this ordinance passed, he couldn't do that unless it cleared the Planning Commission anyway because they have to approve each application.

ALLAN GASHO:

Yes, sir, and the only thing I applied for with the Planning Commission was the south and southeast corner.

COMMISSIONER LEVY:

That's the kind of stuff that bothers me, you know, when -- I think I've talked with Commissioner Lurie -- we were talking about this ordinance and one of the things that I felt was might be an amendment to this ordinance, both sides of the fence, the owners might have to approve it. That would be certainly one consideration. In other words, don't forget whatever you do on your side of the fence or on top of the fence is what's being done to the people on the other side of the fence.

COMMISSIONER CHRISTENSEN:

Is that provided it's residential or are you talking about all applications?

COMMISSINER LEVY:

Well, first of all --

COMMISSIONER LURIE:

I think he's talking all applications.

COMMISSIONER CHRISTENSEN:

Because the other side of the fence in many instances would be a street, a public right-of-way and the other side of the fence could be commercial property. There's all kinds of variations of that.

ALLAN GASHO:

Yes. The area that I'm talking about, sir, according to the City is public streets.

COMMISSIONER LEVY:

Not Springhurst?

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- ALLAN GASHO: According to the Water District, it is.
- COMMISSIONER LEVY: Well, yes, but there's units right on the other side. I don't think --
- ALLAN GASHO: I agree with you.
- COMMISSIONER LEVY: In other words, I think, as I've indicated, what you do to your fence is being done to both sides of the fence and I was wondering if those people shouldn't have something to say about it too. After all, most times they split the fence, or somebody puts up the fence and both people have to live with that.
- ALLAN GASHO: Well, also in my petition that I put in to the Planning Commission I had 20 or 22 homeowners that backed up to that particular area that were all in favor of it.
- COMMISSIONER LEVY: I'm just saying -- I'm not -- and I'm sure that Planning Commission probably would have approved it if we had this ordinance. All I'm saying is that -- if I lived behind you, I think I should have something to say about it also.
- ALLAN GASHO: And, then again, it works both ways. It keeps them from coming in from my side and keeps them from coming out on their side and if it has been identified as Metro -- as the primary area, my concern is for the people that live in Spanish Oaks.
- COMMISSIONER LEVY: I'm not sure you understand.
- ALLAN GASHO: I understand what you're saying, sir.
- COMMISSIONER CHRISTENSEN: Is there anyone on the places where -- the areas where you used it?
- ALLAN GASHO: Sir.
- COMMISSIONER CHRISTENSEN: Are there anyone on the areas where you have used it back up directly to the property, without a street in between the fence and where they are?
- ALLAN GASHO: Yes, sir, there are.
- COMMISSIONER CHRISTENSEN: Where?

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COMMISSIONER LEVY: The apartments.

ALLAN GASHO: Well, the apartments -- no, we don't have it back there, but the fence is high enough. It's about an 8 foot fence. There's the street. Then there's a berm that comes down with a retaining wall --

COMMISSIONER CHRISTENSEN: I'm aware of that, but I'm talking about in the areas where you have it used it.

ALLAN GASHO: Where I have used it, I submit the pictures as evidence of people trying to get through.

COMMISSIONER CHRISTENSEN: No, you misunderstand me. Where you have used it, have you used it in any areas where there is not a street, the other side of the fence? In other words where the fence divides two pieces of property with no street by it?

ALLAN GASHO: No, sir. There's two areas in the apartment complex behind Spanish Oaks that there is a drainage area behind it where the drain has been broken out so they can crawl underneath and they would hop on top of the dumpster and come over and then they would have to walk 10 or 12 feet or so on the fence wall. We put it on top of the drainage area where we knew they were coming over.

COMMISSIONER LEVY: What about on Oakey?

ALLAN GASHO: Yes, sir, we have it on Oakey.

COMMISSIONER LEVY: Isn't that going to be a single-family right there -- that vacant lot by the entrance.

ALLAN GASHO: I don't know, sir. If that's a single-family, then we'll take it down, but right by Oakey and by the residences that are right on that corner, there is a wrought iron fence that backs up to a housing development right behind it. On Oakey, we put it there. Yes, we did.

COMMISSIONER CHRISTENSEN: What you're saying is that your security problem doesn't exist where there's a home backs up against it. Where your security problem starts is where there's a street next to your fence or vacant property next to your fence primarily, or a crash gate, or something like that?

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- ALLAN GASHO: Yes, sir, like on the south wall, they have the Collins Complex where they have the credit unions and all that, there's a street that runs behind it and there's nothing back there. It's very easy to hop over and unfortunately, I didn't take pictures --
- COMMISSIONER CHRISTENSEN: Obviously, if they stand on top of the car and go over your wall -- they couldn't do that if the car had to be parked in somebody's backyard.
- ALLAN GASHO: Yes, sir.
- COMMISSIONER LURIE: Have you checked with your insurance agency to find out the liability on installing this wire on the wall, whether for yourself, or the people who live on either side of the fence?
- ALLAN GASHO: Their biggest concern is that it has to be within the Code, 6 feet above the ground. There would be no different than barbed wire or anything else -- well straight barbed wire or concertina barbed wire. Why the ordinance says certina, I don't understand because the appropriate name is concertina.
- COMMISSIONER CHRISTENSEN: That's correct.
- COMMISSIONER LURIE: What's it called?
- COMMISSIONER CHRISTENSEN: It's concertina wire. It comes -- the name is derived from a concertina, a musical instrument, you know, you stretch it that way.
- COMMISSIONER LURIE: So this word, certina is wrong? It's a con?
- COMMISSIONER CHRISTENSEN: Yes, it should say concertina wire.
- ALLAN GASHO: Yes, some good lawyer would probably have it that way.
- COMMISSIONER LURIE: The cer. That's the way our good lawyers here spelled it, certina. Okay. Do you want these?
- ALLAN GASHO: No, it was just for your evidence. If you don't want them, I'll take them back.
- COMMISSIONER LURIE: We'll put them in for the record.
- ALLAN GASHO: Okay, any other questions, gentlemen?
- COMMISSIONER CHRISTENSEN: I don't have any others.
- ALLAN GASHO: Thank you.

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COMMISSIONER CHRISTENSEN: Anyone else? Yes, sir.

JELINDO TIBERTI: I'm Jelindo Tiberti from Tiberti Fence Company and I just wanted answer any questions if you had any questions for us. We're installers of razor ribbon.

COMMISSIONER LURIE: You ought to be in favor.

JELINDO TIBERTI: We are in favor of it. We supplied your sample if there's any question --

COMMISSIONER CHRISTENSEN: Are we correct, when we say that should be concertina wire?

JELINDO TIBERTI: This is razor ribbon. Concertina wire is basically a larger roll -- it's like 3 foot rolls and it's used on ground -- basically on ground or in between two fences for prisons and stuff like that. It's not used for any type of barbed wire or razor ribbon users.

COMMISSIONER CHRISTENSEN: It's used on beaches for invasions and stuff like that.

DON SAYLOR: We used it in WWI.

JELINDO TIBERTI: That's your concertina wire. This is all razor ribbon.

COMMISSIONER CHRISTENSEN: You're dating yourself, Saylor.

JELINDO TIBERTI: This is all razor ribbon. It's not the same.

COMMISSIONER LEVY: Thank you.

COMMISSIONER LURIE: So, we need to change razor wire to razor ribbon for the ordinance? If there's a difference, then it should be clarified if we're going to have it in the ordinance.

COMMISSIONER CHRISTENSEN: Well, you've got to be careful because if you just took it by title, then you could make something and call it exacto knife wire and it wouldn't fit the ordinance either, so, you'd have to be careful of that.

JELINDO TIBERTI: There's two manufacturers of this in the nation and -- there's two manufacturers in the nation and one's back east, I don't know the name of it, and American Fence in Arizona. They both call it razor ribbon. So this type of wire is razor ribbon, not razor wire.

COMMISSIONER CHRISTENSEN: Yes, that's a registered trademark, according to this -- razor ribbon --

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JELINDO TIBERTI: I guess you could call it razor wire.

COMMISSIONER CHRISTENSEN: They could change it.

JELINDO TIBERTI: Both companies do call it razor ribbon. Okay.

COMMISSIONER LURIE: Thanks.

JOHN ROETHEL: I have a question.

COMMISSIONER LURIE: Oh, yes. The attorney would like to ask you a question.

JELINDO TIBERTI: Sure.

JOHN ROETHEL: Since we're trying to clarify the language and make sure we understand what we want to cover here, is there any necessity to even have concertina wire in the ordinance?

JELINDO TIBERTI: No, sir.

JOHN ROETHEL: Is that a registered trademark, do you know?

JELINDO TIBERTI: Concertina wire? No, I do not think so.

JOHN ROETHEL: Is concertina wire -- you see different types of barbed wire, you see where it's two or three strands separated and strung out in a straight line and you also see barbed wire that's in a loop pattern. Is that the concertina wire?

JELINDO TIBERTI: That's the concertina wire.

JOHN ROETHEL: Alright.

DON SAYLOR: That's not a tradename, that's just a descriptive phrase for it.

JELINDO TIBERTI: Right.

DON SAYLOR: And, I think he's saying that razor ribbon is a tradename.

JELINDO TIBERTI: Well, from my understanding, it is not a tradename. It could be. I'm saying, there's two manufacturers in the nation of it and I think in the world.

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COMMISSIONER CHRISTENSEN: Your brochure here has a R in a circle after razor ribbon which indicates that that's a registered trademark.

JELINDO TIBERTI: Okay. Like I was trying to say, both companies in the nation that make it -- there's two separate manufacturers and they both call it razor ribbon, so I don't know.

COMMISSIONER CHRISTENSEN: One's infringing then.

JELINDO TIBERTI: That's right, so I don't know what they actually call it.

JOHN ROETHEL: Do you recommend that the ordinance just provide for either barbed wire or razor ribbon type wire.

COMMISSIONER CHRISTENSEN: I think type would cover it.

JELINDO TIBERTI: Correct. It would be used in the same instances. Wherever barbed wire is used, we feel that razor ribbon could be used. To us it's the same. You're trying to get the same effect -- there's a barrier there.

COMMISSIONER CHRISTENSEN: Anybody else in favor?

JOHN AHERN: I'm John Ahern on West Bonanza Road. I have a business there. There's definitely a need for some kind of security in the type of business that we have and we found out from experience that the block wall fence is not that type of security. It even provides a good place for people to hide so that they can jump over it quick and they can be out of sight longer. Along the front, where the street is it's not a real great big problem because there's usually traffic on it, policemen going by and we're not bothered by that. On the sides, they just jump over the fence and get inside and we've had a lot of loss of small engines and stuff. They come in and take small engines off our equipment and just set it over the fence to some of their buddies on the outside and jump back over the fence and they're gone. We've even seen them go over the back fence in the back. The back side has a wire fence with barbed wire on the top. We happened to observe one party go over the top of that one day. Go from our side over into the freeway side and jump in a car real quick and go on his way. And, of course, if they do it in the daytime, they do it at night too. So, we have put up the ribbon wire. Contrary to what it might be thought of, it is not a sharp wire like a razor would be -- it's

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JOHN AHERN:

got little sharp points on it, but it's not a thing that would cut. It would stick into them and we found that it does stop them from going in. We can't get the type of security on the outside fences that we would get on a building on the inside like we get an alarm coded company and set up a security system for our building from the inside and it's very effective. It's not possible to do that on fencing because birds, and the leaves, and everything makes it so that it doesn't work. And, then too, there's another point, this is about as much protection for those people that are trying to get in as it is for us. At the present time, we have guard dogs inside and if young people happen to go over the fence and get in there with those dogs, they could be hurt pretty badly. This fence seems to keep them out and I feel it's just as much for protection for them as it is for us. Most cases we think that it's young people that are out on a lark, probably not people that are very serious about thefts, but they still cost us a lot of money and so we're in favor of it. Any kind of permit or anything that might be required, we'd be very happy, of course, to comply. We have installed the wire on our side. It doesn't extend over into our neighbor's side. We've talked to our neighbors and they seem to be in favor of it. They feel that it's also a protection for them.

COMMISSIONER LEVY:

I can understand in an industrial areas and your type of situation, I have no problem with it.

JOHN AHREN:

Well, we have neighbors living right next to us, and we frankly haven't had any problems with these neighbors. They're very nice to us and we get along very well and they've even indicated the desire to have it there.

COMMISSIONER LEVY:

Well, I'm sure that they're getting ready to move.

COMMISSIONER LURIE:

That whole area there is transitioned and industrial, all along Bonanza.

COMMISSIONER CHRISTENSEN: Anyone else?

JOHN ALLEN:

My name is John Allen. I'm chief security officer for Spanish Oaks. Since December '81 until the end of January -- or '82 rather to the end of January '83, we've had 10 very serious burglaries there-- one which involved bodily harm to a lady. In each case, the intruders came over the wall. We have definite proof of this. Today, the only thing that has acted as a good deterrent is the razor wire.

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- COMMISSIONER LURIE: So what you're saying is that since you had the razor wire up, you haven't had any incidents?
- JOHN ALLEN: Not a thing.
- COMMISSIONER LURIE: And that's been up for how long?
- JOHN ALLEN: Two months.
- COMMISSIONER LURIE: Two months.
- JOHN ALLEN: I know it looks hideous but it's better than having people cut up.
- COMMISSIONER LURIE: Well, we have a lot of neighborhoods in town -- I guess we just turn every neighborhood into the same thing -- put up barbed wire and concertina wire and -- maybe that's what we have to go to to cut down on the burglaries in the neighborhoods and the robberies and everything.
- COMMISSIONER CHRISTENSEN: We've already had to go to that.
- COMMISSIONER LURIE: It's a shame.
- COMMISSIONER CHRISTENSEN: Anyone else? I'm curious, Don, that this also prohibits this in industrial areas and Mr. Ahren is the only one that's really spoken and I have seen this on a lot of industrial areas along Industrial Road. Are those people uninterested or -- it's hard to figure?
- COMMISSIONER LEVY: I've heard from some of them and they've personally indicated they're in favor of them. I'm sorry they're not here today, but I think --
- COMMISSIONER CHRISTENSEN: Yes, sir.
- JELINDO TIBERTI: I can tell you about Roberts Roof & Floor and some of those others. They're waiting for -- to see what happens. I don't know why they haven't shown up. I guess they don't feel like they're supposed to show up for these types of meetings.
- COMMISSIONER CHRISTENSEN: Does the County allow this?
- JELINDO TIBERTI: Yes, from what we understand, yes. We're not too sure.
- COMMISSIONER LEVY: I've seen it in the County.
- COMMISSIONER CHRISTENSEN: Have we checked into that, Don, as far as the County Code?

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- COMMISSIONER CHRISTENSEN: I think one of the things we ought to know is whether the County allows it because there's a lot of people in this community that don't know the difference between City and County and it'll be very, very confusing if we're different.
- JELINDO TIBERTI: We haven't had any complaints from the County. We asked them if we could and they said --
- COMMISSIONER LEVY: The County says no, from our expert witness over here.
- JELINDO TIBERTI: The only thing -- we called them on this too and they said as long as it's the same as the rules of the barbed wire, so we didn't get a direct answer yes, it's permitted in the County, but from what we --
- COMMISSIONER CHRISTENSEN: I see. They're letting it mean the same as barbed wire.
- JELINDO TIBERTI: Yes, sir.
- COMMISSIONER CHRISTENSEN: Okay. I think we've got some people that are in opposition apparently, so maybe we ought to hear from them now.
- CARL VOLKMAR: My name is Carl Volkmar. I'm halfway in opposition and halfway in favor. I have no objection to this wire in industrial areas. I would like to help correct some of the semantics that are involved here. In the late 60's and early 70's, the Army was instrumental in developing what they call razor wire. Their designation is general purpose barbed tape obstacle. So technically it would be a barbed tape.
- COMMISSIONER CHRISTENSEN: That sounds like a government description.
- CARL VOLKMAR: I have a copy here from a technical manual I have on barbed wire which I think will help you with all the designations.
- COMMISSIONER CHRISTENSEN: Give that to our attorney so that he can check that out.
- CARL VOLKMAR: Concertina refers to being rolled up.
- COMMISSIONER CHRISTENSEN: Right.
- CARL VOLKMAR: You can have barbed wire concertina. You can have barbed tape concertina or you can have just plain wire concertina. I think you'll find, as a preface, I've been on the security committee for the Las Vegas International Country Club off and on for about the

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CARL VOLKMAR:

last 7 years. I'm presently on it again. My understanding is that walled areas, including Las Vegas International Country Club, has significantly lower crime rates than the surrounding areas that aren't walled even though they don't have barbed wire on the top. Our experience has been and lately we've had a number of burglaries -- our experience has been that they didn't come over the wall. We have no definite proof that anybody came over the wall. Apparently they drive through and con the gate guard. For that reason, I think this wire in residential areas is -- walled residential areas is superfluous. In this report that I've given you, they indicate that the breaching techniques -- just using a blanket over it, you can get over it in an average mean time of 10 seconds and they use Army personnel that got over it in about 4 seconds and a little bit better.

COMMISSIONER LEVY:

Are you saying, Carl, that all this does is keep the honest people out?

CARL VOLKMAR:

In a walled community, yes, that's my opinion. It serves as a psychological deterrent. I have no question with that. However, I think in residential walled communities or residential communities, it also serves as a psychological distraction. I just don't think it's appropriate anymore than glass on the top of the wall. I would like to ask one question about this exception. You indicate that the lower strand is 6 feet or more above grade or the adjacent ground level. Is there a distinction on either side of the fence?

COMMISSOIONER LEVY:

Whatever side is basically what they're saying.

CARL VOLKMAR:

Okay. I don't think they say that.

COMMISSIONER LEVY:

That's my interpretation of it.

- CARL VOLKMAR:

If they say that, fine, but I know there's some areas where --

COMMISSIONER LURIE:

We'll get an interpretation. What side do you measure? The side --

JOHN ROETHEL:

It looks to me like since it says that the lower strand is 6 feet or more above grade or the adjacent ground level that you would have to be at least 6 feet above whichever one's higher. Either or -- It can be no less than 6 feet, measured from either side.

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COMMISSIONER CHRISTENSEN: Let's take Spanish Oaks for an example where their fence is on top of a berm. The top of the berm is not necessarily the grade, but it is the ground level of where the fence is. The grade is somewhat below that because it's built on top of a berm. I think that's why that's written that way.

CARL VOLKMAR: I would suggest that you allow this and not allow it in residential areas. You know, if they want to stick that stuff up under industrial projects and it works fine. Thank you. Any questions?

COMMISSIONER CHRISTENSEN: How about interior areas?

CARL VOLKMAR: In residential? I don't think it's appropriate under any circumstances in residential areas. It strikes me as incongruous that we have editorials in the newspapers that will try to protect some 4 year old from splattering his brains on a motorcycle and we don't seem to be concerned that we're going to hang some 12 year old on this stuff, because if you'll remember back when you were 12 years -- I know I was when I was 12 years old, any fence was something to get over, and the more difficult it was, the more sure you could be that I was going to be on the other side, one way or another. Thank you.

PAUL ANDERSON: My name is Paul Anderson and I represent myself as a resident of the City of Las Vegas and also as the Chairman of the Board of Springhurst Townhouses. First of all, forgive me if I fumble, everytime I get up to speak, my body goes through severe disfunctions so I --

COMMISSIONER CHRISTENSEN: We're just normal folks, like you and I.

PAUL ANDERSON: I apologize. First of all, thank you for allowing us to speak and we thank Mr. Lurie for his letter to us in response to our letter to the Commission and also a thank you to your staff. Every question we've had where we've called, they've been very helpful and very kind. They've been very pleasant to deal with about this question. Our main points are and you've heard it well stated by some of the folks here already, and also by some of -- you gentlemen have stated some of the things we're mainly concerned about. We have heard from the fence people themselves and from the people from Spanish Oaks and particularly at the Planning Commission meeting last week and half ago. They mainly described this fence as mean, vicious, frightening and threatening and we heartily agree. It's ugly. We've heard this word constantly stated and we agree with that. In this particular case, we've also

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PAUL ANDERSON:

heard that it can be ineffective, both the gentleman who spoke just before me and the gentleman who spoke on behalf of the Greens. If a person really wants to get through this, they can. We simply feel that it's just going too far to have barbed wire. The word I use is demeaning. When I think of barbed wire, I think of cattle, I think of prisons, I think of Auschwitz, Viet Nam, something like that. The very nature of it is demeaning, I believe. I can agree that in the remote areas, the industrial properties perhaps it can be appropriate, but in residential areas, I think it would be terrible and even worse perhaps could be -- as the ordinance, as I read it says that you may put it in public buildings. I would hate to see the City compound here surrounded by this. That would be a pretty devastating thing, I would think, for the image of the City of Las Vegas. A couple of questions. Some of you have already broached this. What is the difference between a condominium and a home? We live in a condominium -- Springhurst Condominium -- we consider those our homes. Why does the ordinance pertain only to a condominium complex? If it's going to be approved for a particular group of people, why should it not be approved for anybody who wishes to put up this type of defense if you wish to call it that?

COMMISSIONER LEVY:

Isn't your project a condominium project?

PAUL ANDERSON:

Yes, it is, but I consider it a home. My point is --

COMMISSIONER LEVY:

Sure there your homes.

PAUL ANDERSON:

Right, yet the ordinance seems to differentiate that condominiums may have it, but homes apparently may not. I don't see the distinction between a home and a condominium. I feel our condominium is a home, is the point I'm making.

COMMISSIONER CHRISTENSEN:

Well, the distinction that's been put here is pretty much -- would maybe be clarified if you considered the distinction between single-family detached dwellings as compared to single-family owned dwellings that are governed by an association that have common security and so forth. That's what they're trying to get the difference here.

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PAUL ANDERSON:

I understand what they're trying to get at, but I still feel that a home is a home, and if one person is allowed it, then should not everybody else be allowed the same privilege. I feel none of them should but I'm just raising this question -- point? You already raised this point which is an excellent one and I had it written so I have to repeat it to show that I thought about it, right? -- that a fence has two sides and what if the people on one have a different view then the people on the other side? And that's precisely what is happening in the condition between Spanish Oaks and Springhurst. We live on one side of that fence. We're surrounded basically by three sides by the Spanish Oaks condominium. Our people, who by the way I'm representing-- there are 45 of us, 45 families who live there. I almost -- I asked them not to come because I thought we were going to be upstairs in a small room, otherwise if numbers would have mattered you could have had a lot of folks here.

COMMISSIONER LEVY:

We expect them that's why we moved down here.

PAUL ANDERSON:

I asked them not because of that circumstance. We do live on that side. We're surrounded by the Spanish Oaks development and here's the case where our group would prefer, in fact is adamant, we feel that it is demeaning in the fact we feel that it can deflate your property value significantly to be surrounded by this type of fence and yet you have that group who apparently is in favor of it. I would suggest that if you have two groups, one is for and one is against, in this particular case, the folks who are against must have priority because both people have to agree on some things. We could get into discussion about marriage and a few other things about that one, but we won't. Mr. Gasho was quoted on television and you heard him say it here this afternoon that the police advised him to put that fence up. That's rather curious because I didn't know the police were in the business of developing or planning communities. We also called the Police Department and asked them that direct question and they absolutely said they are against this type of wire. I'd be curious whether the Commission could get a statement from the Police Department and the Fire Department both as to whether these types of things could be beneficial or hazardous to the performance of their duty.

COMMISSIONER LEVY:

We can hear from Fire when you're through.

PAUL ANDERSON:

Excellent.

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COMMISSIONER CHRISTENSEN: I already have.

PAUL ANDERSON: I would like to hear it because in the case of Spanish Oaks again they have put this wire on their fire gates and I don't know whether it's important whether the firemen can get through in or out of that with that material on top of the fence, perhaps they can. I really don't know. Our call to the Police Department absolutely refutes the statement of Mr. Gasho that they are in favor of this type of wire around condominiums. The other things that one of you gentlemen has already brought up -- I'm terribly curious as to why if this type of fencing is illegal and apparently it is. We've heard that from your counsel and your planners. Why and how it does exist in the City at this point? It exists in many places.

COMMISSIONER CHRISTENSEN: Well, I think that question was answered.

PAUL ANDERSON: It was answered in terms of the Greens.

COMMISSIONER CHRISTENSEN: Well, let's be realistic. This wire went up. Nobody noticed it and until somebody did, didn't like it, looked in the ordinance and blew the whistle on somebody. I don't know who it was and then the City Building Department determined, yes, it was and went and cited everybody. Now, when they know that they've cited everybody, and the people that have it come in and ask that the ordinance be amended so that they can use it, realistically and sensibly, there's no point pushing the issue any further as long as there's an ordinance introduced until we find out what happens to the ordinance.

PAUL ANDERSON: I understand what you're saying.

COMMISSIONER CHRISTENSEN: Then, they'll have to take it down. I think that's a pretty clear answer.

PAUL ANDERSON: I think that perhaps it was our call. They were commencing to put the fence around our complex when we --

COMMISSIONER CHRISTENSEN: Could very easily have been, but something triggered it and I have no fight with that. That's the way we find out about a lot of things. The citizens point out that something is illegal and we check it and sure enough it is and then we have to put a stop to it and it's nice we have citizens that watchdog our codes. That's perfectly proper.

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PAUL ANDERSON:

The other thing that I would like to mention is that you heard the security guard from Spanish Oaks just now say that since they put the fence up along the back of the credit union complex, they haven't had any burglaries. The fence isn't up around our place right now. I would think that point stands for itself. So perhaps --

COMMISSIONER LEVY:

Has it ever been up on your side?

PAUL ANDERSON:

No, sir. One last point I would like to make, I see people that are interested in bringing you pictures these days. I also brought some pictures if I may show them to you gentlemen? The point of the pictures that we'd like to make is that the fence in the Spanish Oaks Community has been up a little more than a month now, I believe. I could be in error on that. I think it's a little more than a month, month and a half, but can you see how the strands are hanging below 6 feet. That's me standing there. I have the wire at my chest. There are other cases where you see the wire is bent upwards and outwards and all types of things. At the Planning Commission meeting, Mr. Bugbee the Chairman stated that he walked around our compound and had assumed that none of our condominiums faced any area that would be fenced. The last 4 pictures that I present to you were taken from the front door of units in our complex and you see they directly face that fence. The other point is that many of our condominiums are two story and although we don't face -- most of them do face inward toward the pool area -- you still do have -- in my case where I have a study that is in the second story bedroom that looks down on the Spanish Oaks. We just took those pictures to show that we do indeed face directly, not all of our units, but some of them onto where they propose to fence. And, lastly I have to take that one last picture of me standing -- I stand about 6 foot and you see my arm's up and you see how tall that fence is. Obviously, it's a great deal higher than 6 foot from anybody who wishes to seek ingress from our side of the property.

COMMISSIONER LEVY:

I also notice one thing else. All this wire is on your side of the property, not on their side.

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PAUL ANDERSON:

I believe they tried to put it in the middle, but you're right it does dip and skew in all directions. It doesn't seem to be very stable.

COMMISSIONER LEVY:

Well, in other words, it falls mostly on your side of the property.

PAUL ANDERSON:

Those are my main points and appreciate the opportunity to present them. I'd be glad to try and answer any questions you may have. Thank you.

COMMISSIONER LURIE:

That's good. Thank you.

OLGA SCHEEL:

My name is Olga Scheel and I'm opposed to the wire and I'm representing myself and I would like to express my views. Some of the views have been expressed, however, everyone has his day in court and I guess this one is mine.

COMMISSIONER LEVY:

Do you have your address?

OLGA SCHEEL:

Yes. 3014 El Camino Avenue.

COMMISSIONER LURIE:

You live in Springhurst?

OLGA SCHEEL:

Yes, I do. I oppose the use of the razor wire for 4 reasons. Number 1, it's dangerous. Number 2, it's destroys the beauty of Las Vegas. Number 3, it could hurt economic growth of Las Vegas and it establishes a precedent which could be detrimental to our City. As far as being dangerous is concerned, children -- it's dangerous to children because they could scale walls with slant boards or handle loose wires. It's dangerous for the police who might have to be scaling the wires, and I understand in the Police Academy, they're taught to scale 6 foot walls and if the wire is on 6 foot walls and the wall is not very well lighted I think that we might have some danger there. The firemen also scale walls and the criminals also scale walls. Although I'm not particularly fond of criminals, if a criminal is injured, we have to pay for his hospitalization or his return to health. And, last but not least, it's also dangerous to animals. It destroy the beauty of Las Vegas. If we have many condominiums complexes or public buildings or whatever with wire -- with barbed wire, we look like an armed camp. I think that our Beautification Committee tries to make Las Vegas more beautiful. By putting up barbed wire or razor wire, I think we destroy the beauty. It could hurt the economic growth of Las Vegas.

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OGLA SCHEEL:

If I were industry considering Las Vegas as a possible site, I could be turned off by the number of communities that are surrounded by barbed or razor wire. I also feel that delegates who are perhaps seeking a convention site might be turned off by the sight of a great deal of wire. And, last but not least, I think Las Vegas could become a laughing stock of the United States because we could become an armed camp. And, I said my 4th reason was that it establishes a precedent detrimental to our City. I won't repeat myself, but Paul Anderson I think brought out the point that a condominium complex -- there's very little difference between a condominium complex and a home. If we allow wire in the condominium complexes and townhouses, I don't think there's very much to prevent us from allowing wire around a private residence. But, I think the bottom line is that I do not believe it will solve the problem. As I understand it, the problem is burglary and I do not think the wire will solve it because I'm sure that almost anyone can snip the wire and scale it. I have a couple -- that's the formal part of my presentation. I do have some questions. I don't expect that you would answer them, but I would like for you to think about it. Are there any other cities in the United States who are using razor wire, and if there are, has it been effective and has it done the job that was expected? Number 2, do you as a Recommending Committee, have a policy statement from the Las Vegas Police, from the Las Vegas Fire Department, or from the Las Vegas Beautification Committee. I think these people should be considered. And, again, I have the question of if it is illegal, why is it in 19 locations, but I think Commissioner Christensen answered this? I'm wondering too if the ordinance isn't a little bit inconsistent or ambiguous. The ordinance now prohibits walls with glass, or nails embedded on the top or on the side, and I assume that it's because it's dangerous and yet are we about to permit barbed -- excuse me, razor wire, which in my opinion, much more dangerous than the glass or the nails.

COMMISSIONER CHRISTENSEN:

The difference between those two items is that when you're referring to -- I think they even point out sharp pieces such as glass, nails, etc. placed or embedded on the top or sides -- you don't see those. Most of the opposition to this is it's unsightly. This you see, so you're smart enough not to go over the wall when you see this on it. It's a whole lot different then if you go over a wall that's got nails on the top.

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COMMISSIONER CHRISTENSEN: It's a little like -- there's court cases with set guns that if you suspect a burglar, you can't set a trap so that when he trips a wire it shoots him because that makes you liable. However, you can stand inside your doorway with a loaded shotgun and when he comes through the door say, "Get out or I'll shoot you"; that's not, because he knows then. That's the difference between the nails and the glass on top. You can't see that. You're unaware of it being present.

OGLA SCHEEL: When I came to Las Vegas to live 3 years ago, I was amazed, absolutely amazed, at the number of walled communities. I don't really understand -- I was told that the walls were there for privacy. I really cannot understand this. They don't have those in New York. They don't have those in New York City. They don't have them in the midwest. They don't have them in New England. Those are the places with which I'm familiar and what is there so private that the Las Vegas have to keep behind walls. I really don't understand that. I don't. I really don't understand it.

COMMISSIONER CHRISTENSEN: I must have said that a 150 times during City Commission meetings because I hate them too.

OGLA SCHEEL: Oh, this is the first one I've attended.

COMMISSIONER LURIE: That's why we were laughing because Paul always --

OGLA SCHEEL: I guess I'm what I'm saying is other people in the United States -- other people in the United States separates their properties by small fences, hedges, trees, or whatever, why are the Las Vegas different? I suspect now that this has been said before -- perhaps the Commission should review the ordinance which allows 6 foot and higher walls and if it's something that is a custom from the past, should we continue to have it in the future? Okay, you never criticize without making some recommendation and I would like to make a few recommendations. I think we should explore other methods to reduce crime. I think we should consider, or Spanish Oaks, or whoever wants, should consider Neighborhood Watch, which I understand has been very effective in some communities. I think they should consider increased private security guards who patrol their complexes and as a final measure -- maybe like the walls of Jericho, we should tear down those walls and allow Metro, the professionals, to do their job of protecting the citizens and the things that belong to

EXCERPT - RECOMMENDING COMMITTEE MEETING - FEBRUARY 23, 1983

A. BILL NO. 83-5 - PERMITS THE USE OF "RAZOR WIRE" IN SECURITY FENCING SIX FEET OR MORE ABOVE GRADE OR GROUND IN COMMERCIAL AND INDUSTRIAL AREAS AND AROUND PUBLIC BUILDINGS AND TOWNHOUSE AND CONDOMINIUM DEVELOPMENTS.

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OGLA SCHEEL:

the citizens. And last and important if the Recommending -- and very important -- if the Recommending Committee feels the need for razor wire, then razor wire should be installed, not on top of the wall, but hidden from the view of the people who don't want it and have it on the side of the community that wants the wire, and in closing, I do want to say that I have as a house guest my nephew who served in Viet Nam. We talked about the razor wire and he said that he picked up the body of a young Vietnamese boy who had gone through razor wire and he lasted only 50 feet beyond the wire. He bled to death and died at that point. Thank you very much.

COMMISSIONER CHRISTENSEN:

Anyone else? I'd like to just -- you've asked us several rhetorical questions and several questions that we asked previously and I would still ask them again before this is heard at the City Commission level and that's what the County's position is because I'm besieged by calls every day by people living in the County that don't know that they live in the City and ask me to do something to help them, thinking that the City is everywhere where there are houses in this Valley. The lady makes a -- asks a good question about the police. If we doubled the Police Department, it would double our cost which is now half of our total budget which would mean a very, very, excessive increase in taxes. I wonder who would support that, and when you talk about what's pretty and what's ugly I think we've already gone past all that. One of the least pretty things I think anyone will ever witness without bodily harm is to come home to your house and find your front door kicked in and everything you own in a pile in the middle of your floor, and your furniture broken, your drapes pulled down and so forth, and in some cases, they haven't even stolen anything, they've just painted everything or sliced up your furniture or what have you. It's caused us to do several things. Beauty is in the eye of the beholder. I don't think razor wire or barbed wire is pretty, but I'm not real wild about every house looking like a cage either with bars on the doors and windows. And, the best business in town today is putting bars on doors and windows on people's houses to keep people out. There's nothing worse than when you are going door-to-door in a City Commission District to invite people to a Town Meeting, which we do every budget year, and be met at 4 out of 5 houses by a vicious dog. I know people don't look to good after they've gone through a piece of barbed wire, but have you ever looked at somebody that's just been attached by a vicious dog? I'm neither in favor nor

EXCERPT - RECOMMENDING COMMITTEE MEETING - FEBRUARY 23, 1983

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COMMISSIONER CHRISTENSEN: against this ordinance. That's why we're having a public hearing. I was asked to introduce it, which I did, so it would get a public hearing, but I think there are a lot of things in this community that are ugly and I think this ordinance -- the people -- the advocates of this ordinance are primarily trying to trade maybe a little unsightliness on the fence for a little more sightliness in their house and a little more freedom to move about without having a dog tied to their arm, or being afraid to go out at night, or being afraid to leave their home for fear they'll come back and find it gone, or all those things, so anyway there's questions to be answered on both sides that probably defy answering, but I think the lady's question is a good question. Some of the lady's questions are good questions and I would appreciate it if our staff could find the answers before the City Commission meeting. One being, the other communities that use it and whether or not there are any other communities using it and whether or not it's effective, and whether or not the County allows it, either by winking at the ordinance or by specifically allowing it in the ordinance, or by attorney's opinion that it's the same as barbed wire in the ordinance or whatever, or if they don't allow it. And, I think those questions need to be answered before we could really consider this at the City Commission level. Barry, something further?

BARRY BECKER:

Our situation at the Greens isn't a situation where we're anticipating people coming over the fence by parking on the outside. We have an absolute problem where we have 25 to 30 high school youths going over the fence everyday, three times a day. In other words, it's not something that -- I agree with almost everything that's said. It's unsightly. We've got 75 more units we'll be building there. We certainly don't like having the barbed wire up there during our sales program to tell everybody there's a problem here. We just had no other alternative. We pay our taxes through our property taxes for the school system and that pays their security guards. We also pay for Metro through our property taxes with the County and the City taxes. We solicited their help. They just can't be there at three locations, three times a day every day, and we also have our own security and one security guard can't handle two or three youths of high school age and adult size coming over the wall. Either you shoot them or you put up the razor ribbon. Those are the only two ways to stop them. We've tried absolutely everything. I'm not advocating that everybody

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A. BILL NO. 83-5 - PERMITS THE USE OF "RAZOR WIRE" IN SECURITY FENCING SIX FEET OR MORE ABOVE GRADE OR GROUND IN COMMERCIAL AND INDUSTRIAL AREAS AND AROUND PUBLIC BUILDINGS AND TOWNHOUSE AND CONDOMINIUM DEVELOPMENTS.

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BARRY BECKER:

be allowed to have it. The way the law is written -- the amendment to the ordinance is that it goes in front of the Commission and I certainly would agree with what Mr. Levy had mentioned that if the people on the other side are opposed to it, then it shouldn't be granted, but where the other side is Washington Boulevard, the other side is Western High School and they're not doing -- they are the problem. The kids coming and going from their school -- are giving absolutely no assistance, I think special consideration should be given and I think there should be some place in the ordinance a way for those obvious particular problems to be solved. I'm not trying to anticipate someone robbing the Greens 5 times a year or once a year. We know that they come through from September through June, three times a day, every single school day of the week and so there is a problem for some residential areas and I think the burden of proof would have to be on the people requesting this type of wire, but there should be some way of being able to protect their property.

COMMISSIONER LURIE:

Why don't you come in for a permit and raise the fence? Put up an 8 foot fence, or why don't you go before the School Board and ask the School Board for some assistance up at Western High School?

COMMISSIONER LEVY:

I can't believe that they won't help you.

COMMISSIONER CHRISTENSEN:

Does Western High School have a fence?

BARRY BECKER:

No.

COMMISSIONER CHRISTENSEN:

Does any of the high schools have fences?

DON SAYLOR:

Well areas are fenced in. Like on Western, it's fenced around three sides, but all of the exposure along Bonanza is open and the kids have free excess.

COMMISSIONER LURIE:

I recognize the problem. I picked my daughter up the other day at Bonanza High School. When those kids get out, it's a mass exodus and you-know where Spanos is and the fence there. They do just --

COMMISSIONER CHRISTENSEN:

I know. I live next to the Water District fence and my own kids used to go to Hyde Park Junior High School directly across two fences. Right out of my backyard, through the Water District and on the other side and there's three strands of barbed wire on top.

EXCERPT - RECOMMENDING COMMITTEE MEETING - FEBRUARY 23, 1983

0144

A. BILL NO. 83-5 - PERMITS THE USE OF "RAZOR WIRE" IN SECURITY FENCING SIX FEET OR MORE ABOVE GRADE OR GROUND IN COMMERCIAL AND INDUSTRIAL AREAS AND AROUND PUBLIC BUILDINGS AND TOWNHOUSE AND CONDOMINIUM DEVELOPMENTS.

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COMMISSIONER LURIE: But you don't think an 8 foot fence is going to keep them from going over?

COMMISSIONER CHRISTENSEN: No, because they're going to stand on each other's shoulders.

BARRY BECKER: I think an 8 foot fence is just as unsightly as the barbed wire and it's much more expensive and I think our problem's going to be a temporary one.

COMMISSIONER LURIE: That's the key right there, expense.

COMMISSIONER CHRISTENSEN: It's ugly. It stands up too high. You get no light through it. You can't see anything.

BARRY BECKER: I think ours is temporary and once we've finished our project, I think this could come down and I certainly wouldn't be opposed to an annual review to see if it stays or comes down.

COMMISSIONER LURIE: I'd like somebody here from Metro at the City Commission meeting to give their views, as Paul mentioned, on their feelings towards cutting down crime in neighborhoods or R-1's backing up to high density. Get some of their feelings -- they can even touch the Neighborhood Watch Program if they want. Spanish Oaks is a unique situation there. I believe, too, that 90% of the homeowners at Spanish Oaks all have dogs and all have burglar alarm systems, but they don't have animals, they have dogs.

ALLAN GASHO: They're lap dogs actually.

COMMISSIONER LURIE: But those are the ones that I'm afraid of is those little lap dogs. The big one I can see it coming. The little one -- as Paul mentioned, you knock on the door, you can see that big one, but that little one that comes out from behind a tree that's the one you can't --

-JELINDO TIBERTI: If you don't mind, I'd like to echo Mr. Becker's statement that something has to be done about security. Metro can't be there all around -- like we have 86 acres and two guards one permanent at the front gate and one roving, and there's no way you can handle it. The fence was described mean, frightening and vicious. I never said that in the Planning Commission meeting, but it's true and maybe that keeps you from coming in. Stuff on the edge not sharp --

COMMISSIONER LEVY: I've heard of people from Spanish Oaks talked about trying to get out. They didn't like it either.

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A. BILL NO. 83-5 - PERMITS THE USE OF "RAZOR WIRE" IN SECURITY FENCING SIX FEET OR MORE ABOVE GRADE OR GROUND IN COMMERCIAL AND INDUSTRIAL AREAS AND AROUND PUBLIC BUILDINGS AND TOWNHOUSE AND CONDOMINIUM DEVELOPMENTS.

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JELINDO TIBERTI: Well, I haven't heard it, sir. We're only on two sides of Springhurst. The Palms Apartment Complex is on the third side, and the fire gates are crashable. They're built that way so they can drive right through.

COMMISSIONER LURIE: Well, we've got a problem.

JELINDO TIBERTI: Pardon.

COMMISSIONER LURIE: We have a problem.

JELINDO TIBERTI: Yes, sir. I have a problem and thank you for your consideration.

COMMISSIONER CHRISTENSEN: What do you want to do?

COMMISSIONER LURIE: As far as I'm concerned, no recommendation. My recommendation would be, no recommendation at this time. We do this once in a while. We just go back to the Board at our regular scheduled meeting and we don't have a recommendation to make to the Board. We let each Board member evaluate the situation on their own, the Chairman will give a report of what transpired. They'll get a copy of the minutes of the testimony that was presented today and then they'll have to make their own decision.

COMMISSIONER CHRISTENSEN: If that's your suggestion in the form of a motion, I'll accept it and that's what we'll do.

COMMISSIONER LURIE: That's it, but I would also like to request of staff to provide us with the information that was requested by --

COMMISSIONER CHRISTENSEN: I think I already did.

COMMISSIONER LURIE: Okay.

JELINDO TIBERTI: Is it possible that -- are you just concerned about the condominiums and from what I understand condominiums and townhouse question?

COMMISSIONER CHRISTENSEN: No, we're concerned about all of them.

JELINDO TIBERTI: Okay.

COMMISSIONER CHRISTENSEN: You see, I for one personally -- some others have expressed the opinion that they no problem with it in industrial areas. I for one personally would rather see some of our industrial areas look a little nicer too,

EXCERPT - RECOMMENDING COMMITTEE MEETING - FEBRUARY 23, 1983

A. BILL NO. 83-5 - PERMITS THE USE OF "RAZOR WIRE" IN SECURITY FENCING SIX FEET OR MORE ABOVE GRADE OR GROUND IN COMMERCIAL AND INDUSTRIAL AREAS AND AROUND PUBLIC BUILDINGS AND TOWNHOUSE AND CONDOMINIUM DEVELOPMENTS. PAGE 30

COMMISSIONER CHRISTENSEN: and I think sometimes when you travel through town and you go through an industrial area it doesn't need to look that bad. If the community is convinced, that this is an unnecessary thing in a residential area, it should be unnecessary in a lot of other areas too.

COMMISSIONER LURIE: We have problems with a lot of industrial areas, especially, as Commissioner mentioned, along Industrial Road. We get a lot of these vagrants and these bums that I call them cart people that go along the street by your office, and they cut that fence, or they go over that fence. They find a place to sleep. They burglarize the yards. They sell the different things they take from Mr. Ahern's yard to the junk dealers and we have a situation that's a real problem. In some areas I think the razor wire is needed to protect the businesses in those areas, along with the dogs that you keep there. I have a problem in residential areas in using this type of wire. So, that's where we have some discussion and the Board will probably be discussing this -- the meeting is at March the 2nd at 10 o'clock in the morning. We'll probably get to this item around 10:30, 11 o'clock and I'm sure they'll be some additional discussion if you'd like to come back and add anything that maybe you left out that you would like for the other members of the Board to know, but they will get a transcript of this meeting today.

COMMISSIONER CHRISSETENSEN: But I know the Mayor well enough, and I agree with him, that to repeat everything that we've already heard is really immaterial so if it's not something new, I don't know that he'll have much of a public hearing on it because we already held that.

END OF EXCERPT

AGENDA*City of Las Vegas*

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PHONE 386-6011

ITEM

Commission Action

Department Action

VI. REPORTS FROM RECOMMENDING COMMITTEES (Cont'd)

- C. BILL NO. 83-7 - ESTABLISHES EXEMPTIONS FROM BUSINESS LICENSING REGULATIONS FOR COMMUNITY THEATRES AND EMPLOYEES OF LICENSED BUSINESSES

Committee: Commissioners Lurie and Christensen

1st Publication: R-J - 2/23/83

Committee Recommendation:

Adoption at 3/2/83 City Commission meeting.

Lurie -
Second Reading and
Bill ADOPTED.
Unanimous

Clerk to proceed
with second
publication

- D. BILL NO. 83-9 - ANNEXATION NO. A-8-82(A). PROPERTY LOCATED ON THE NORTHEAST CORNER OF VEGAS DRIVE AND MOUNTAIN TRAIL, PETITIONED BY: DAN L. AND JUDY GARDNER, ACREAGE: ONE THIRD ACRE APPROXIMATELY, ZONED: C-2 (COUNTY CLASSIFICATION) C-1 (CITY EQUIVALENT)

Committee: Commissioners Lurie and Christensen

1st Publication: R-J - 2/23/83

Committee Recommendation:

Adoption at 3/2/83 City Commission meeting.

Lurie -
Second Reading and
Bill ADOPTED.
Unanimous

Clerk to proceed
with second
publication

APPROVED AGENDA ITEM

Ashley Hall

0148

City of Las Vegas

AGENDA DOCUMENTATION

Date: February 10, 1983

TO: The Board of City Commissioners

FROM: *G. F. Ogilvie*
GEORGE F. OGILVIE,
CITY ATTORNEY

SUBJECT: Bill No. 83-7 -- Establishes exemptions from business licensing regulations for community theatres and employees of licensed businesses

PURPOSE/BACKGROUND

During the redrafting of the City's ordinances in preparation for their recent codification, a provision which previously exempted community theatres and employees of licensed businesses from the imposition of a business license tax was inadvertently omitted. It is the recommendation of this office that these exemptions be reinstituted.

FISCAL IMPACT

N/A

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

0149

City of Las Vegas

AGENDA DOCUMENTATION

Date: January 31, 1983

TO: The Board of City Commissioners

FROM: John Edward Roethel
Deputy City AttorneySUBJECT: Bill No. 83-9
Annexation No. A-8-82(A)PURPOSE/BACKGROUND

The proposed ordinance annexes certain real property located at the northeast corner of Vegas Drive and Mountain Trail. The annexation process has now been completed in accordance with the NRS and the final date of annexation (March 11, 1983) is set by this ordinance.

The following is pertinent information:

Annexation No.:	A-8-82(A)
Property Located:	Northeast corner of Vegas Drive and Mountain Trail
Petitioned By:	Dan L. & Judy Gardner 3916 Vegas Drive Las Vegas, Nevada 89106
Acreage:	One Third Acre Approximately
Zoned:	C-2 (County classification) C-1 (City equivalent)

FISCAL IMPACTRECOMMENDATIONS

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 - D

AGENDA*City of Las Vegas*

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March 2, 1983

ITEM**Commission Action****Department Action****VIII. NEW BILLS TO BE REFERRED TO A STUDY COMMITTEE OR RECOMMENDING COMMITTEE**

- A. Bill No. 83-10 -- Amends Master Plan of Streets and Highways by deleting therefrom Torrey Pines between Rancho Drive and Craig Road

Sponsored by: Commissioner Ron Lurie

First Reading and Referred - Christensen and Levy

3/7/83 Agenda Recommending Committee

- B. Bill No. 83-11 -- Annexation No. A-7-82(A)

Property Located: Southwest corner of Buckskin Avenue and Tenaya Way

Petitioned by: James C. Smith and Kayola Smith Trust

Acreage: Approximately 20.17 acres

Zoned: R-E (County classification)
N-U (City equivalent)

Sponsored by: Commissioner Ron Lurie

First Reading and Referred - Christensen and Levy

3/7/83 Agenda Recommending Committee

- C. Bill No. 83-12 -- Amends Sexually Oriented Business Provision Relating to Nude Shows to Include Licensed Liquor Establishments Thereunder.

Sponsored by: Commissioner Al Levy

First Reading and Referred - Levy and Christensen

3/7/83 Agenda Recommending Committee

MORNING SESSION RECESSED AT 11:35 A.M.

AGENDA*City of Las Vegas*

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COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

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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.

AGENDA

CITY COMMISSION MINUTES - MARCH 2, 1983

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ITEM

Commission Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT
DEPARTMENT (CONTINUED)

If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map, or an extension of time up to one year, is not granted for the tentative map, a new tentative map must be filed.

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

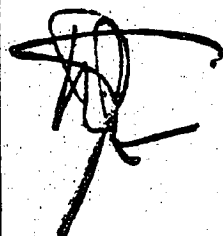
All Vacations shall conform to the following general conditions:

1. Satisfaction of the requirements of the various utility companies.
2. Conformance to code requirements and design standards of all City departments.
3. Vacation shall not be recorded until all of the above conditions have been met.

All Variances and/or Use Permits shall conform to the following general conditions:

1. Conformance to the plot plan and elevations;
2. Satisfaction of City Code requirements and design standards of all City departments.

APPROVED: ITEM



City of Las Vegas

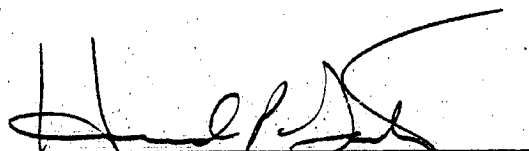
AGENDA DOCUMENTATION

Date: February 18, 1983

TO: The Board of City Commissioners

FROM: DON J. SAYLOR, AICP
DEPUTY CITY MANAGERSUBJECT: COMMUNITY PLANNING AND DEVELOPMENT AGENDA ITEMS
MARCH 2, 1983 CITY COMMISSION AGENDAPURPOSE/BACKGROUNDSUMMARY OF ITEMS - SEE BACKUP MATERIAL

- Item A - Tentative Map - Valley West IX
- Item B - Request for Rolled Curb and Gutter - Willowcrest Unit 1
- Item C - Extension of Time - Z-2-82 - Joyce J. Bonanto
- Item D - Plot Plan Review - Z-34-77 - George Bean
- Item E - Abeyance Item - Zone Change - Z-3-83 - Charles R. McHaffie
- Item F - Variance - V-2-83 - Charles R. McHaffie, Et Ux
- Item G - Zone Change - Z-7-83 - Allen and Brenda Nel
- Item H - Zone Change - Z-6-83 - Darryl and Patti Leavitt
- Item I - Zone Change - Z-9-83 - Bivins Construction Co., Inc.
- Item J - Zone Change - Z-5-83 - Decatur Investment
- Item K - Zone Change - Z-8-83 - Lied Distributing Co. on Behalf of Metropolitan Development

FISCAL IMPACT No Funding RequiredRECOMMENDATIONS See Attachments
HAROLD P. FOSTER, DIRECTORDISPOSITION

Approved ☐
Disapproved ☐
Held ☐

Status Due: _____

Agenda Item

X.

AGENDA

CITY COMMISSION MINUTES - MARCH 2, 1983

City of Las Vegas

March 2, 1983

0154

BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

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PHONE 386-6811

ITEM

Commission Action

Department Action

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

A. TENTATIVE MAP - VALLEY WEST IX

Property generally located on the west side of Odette Lane, south of Charleston Boulevard, N-U Zone (under Resolution of Intent to R-PD8).

Owner/Subdivider: Bailey and McGah

No. of Acres: 30.16 No. of Lots: 117

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

1. Conformance to the conditions of approval for Z-34-81.
2. No vehicular access to Venetian Strada and Peccole Strada from the abutting lots.
3. Approval of the drainage plan by the Department of Public Services.
4. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
5. A waiver be permitted for the length of Block 4 which exceeds design requirements.

Staff Recommendation: APPROVAL

Lurie -
APPROVED as recommended by staff and Planning Commission.
Unanimous

Clerk to notify and Planning to proceed

APPROVED AGENDA ITEM

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

X.

A. TENTATIVE MAP - VALLEY WEST IX

This map substantially conforms to the Subdivision Regulations and is in order to be approved.

PLANNING COMMISSION RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL

AGENDA

CITY COMMISSION MINUTES - MARCH 2, 1983

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COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-5011

ITEM

Commission Action

Department Action

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

**B. REQUEST FOR ROLLED CURB AND GUTTER-WILLOWCREST
UNIT 1**

Request for rolled curb and gutter in lieu of the standard "L" type on Mulcahy Avenue, Stapleton Avenue, Jon Belger Drive, Loganberry Lane and Lomack Court.

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

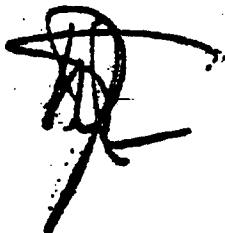
1. "L" type curb at tract entrances on Mulcahy from Roland Wiley Road west to Jon Belger Drive and Jon Belger from Westcliff to Stapleton.
2. Sidewalks adjacent to rolled curb to have 5" thick concrete.

Staff Recommendation: APPROVAL

Lurie -
APPROVED as recommended by staff and Planning Commission.
Unanimous

Clerk to notify and Planning to proceed.

APPROVED AGENDA ITEM



CITY COMMISSION MINUTES - MARCH 2, 1983

0157

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

X.

B. REQUEST FOR ROLLED CURB AND GUTTER - WILLOWCREST UNIT 1

The request is by Al Collins to allow a rolled curb and gutter in lieu of standard "L" type on several streets in an approved R-CL development. The applicant wishes to have rolled curb because the driveways are relatively close together in this small compact lot development and it is more costly to construct. Also, aesthetically the rolled curb looks more uniform than the curb cuts close together. The Department of Public Services has no objection provided "L" type curb is installed for approximately a block on the entry streets from the boundary streets adjacent to the subdivision.

PLANNING COMMISSION RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL

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CITY COMMISSION MINUTES - MARCH 2, 1983

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COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 396-6911

ITEM

Commission Action

Department Action

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

C. EXTENSION OF TIME - Z-2-82 - JOYCE J. BONANTO

Extension of Time on property generally located on the west side of 14th Street, 50' north of Ogden Avenue, R-E Zone (under Resolution of Intent to R-4).

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

1. Extension of Time shall be limited to a one-year time period (expires February 17, 1984).
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

Staff Recommendation: APPROVAL

Lurie -
APPROVED as recommended by staff and Planning Commission.
Unanimous

Clerk to notify and Planning to proceed.

APPROVED AGENDA ITEM

CITY COMMISSION MINUTES - MARCH 2, 1983

0159

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

X.

C. EXTENSION OF TIME - Z-2-82 - JOYCE J. BOMANTO

This is the first request for an extension of time. Economic conditions were indicated as the reason for the delay of this project.

PLANNING COMMISSION RECOMMENDATION: APPROVAL - Subject to a one-year time limit.

STAFF RECOMMENDATION: APPROVAL - Subject to a one-year time limit.

AGENDA

CITY COMMISSION MINUTES - MARCH 2, 1983

City of Las Vegas

March 2, 1983

0160

BOARD OF CITY COMMISSIONERS

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COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6811

ITEM	Commission Action	Department Action
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X. <u>COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)</u>		
--	--	--

D. <u>PLOT PLAN REVIEW - Z-34-77 - GEORGE BEAN</u>		
---	--	--

Plot Plan Review to allow a bathroom addition 3' from the side property line where 5' is required; and a patio cover 13' from the rear property line where 15' is required on property located at 2205 DeOsma, R-PD7 Zone.

Planning Commission recommends APPROVAL (6-1 vote on patio cover and 4-3 vote on bathroom addition), subject to the following conditions:

1. Conformance to the plot plan and elevations.
2. Obtain a building permit for the existing patio cover and bathroom addition as required by the Department of Building and Safety.

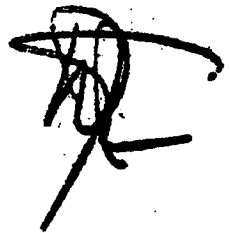
Staff Recommendation: APPROVAL - of the patio cover and denial of the bathroom addition.

Lurie -
APPROVED as recommended by Planning Commission allowing bathroom addition and patio cover, subject to standard conditions.
Unanimous

Clerk to notify and Planning to proceed.

George Bean appeared.

APPROVED AGENDA ITEM



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

X.

D. PLOT PLAN REVIEW - Z-34-77 - GEORGE BEAN

The request for a plot plan review is for a patio cover and a bathroom addition which extends into the setback areas established for this residential planned development. The zoning on this property is similar to R-CL which allows detached single family homes on lots. In this case it is a zero lot line development and this lot abuts an R-1 subdivision to the rear. Both the patio and bathroom are existing and were constructed by the owner without a permit. A correction notice was issued by the Department of Building and Safety. The patio cover is located 13' from the rear property line where 15' is required and the bathroom is 3' from the side property line where 5' is required. The Planning Commission was especially concerned about the side setback which leaves only 3' of access between the home and the side property line for access to the rear yard.

PLANNING COMMISSION RECOMMENDATION: APPROVAL - Subject to obtaining a building permit for these additions.

STAFF RECOMMENDATION: APPROVAL - of the patio cover and denial of the bathroom addition.

AGENDA

CITY COMMISSION MINUTES MARCH 2, 1983

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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)

E. ABEYANCE ITEM - ZONE CHANGE - Z-3-83 - CHARLES R. McHAFFIE

Reclassification of property generally located
on the southeast corner of Cedar Avenue and
28th Street.

From: R-E (Residence Estates)

To: R-4 (Apartment Residence)

Proposed Use: High Density Residential
(Three-Story 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. Approval of a variance to allow the three-
story construction.
3. Dedication of 30' of right-of-way for Elm
Avenue and the 15' radius corners at the
intersection of Elm Avenue and 28th Street
and 28th Street and Cedar Avenue as required
by the Department of Public Services.
4. Install off-site improvements on Elm
Avenue, 28th Street and Cedar Avenue as
required by the Department of Public
Services.
5. Install fire hydrants and water flow as
required by the Department of Fire
Services.

Staff Recommendation: APPROVAL

PROTESTS: 0

Levy -
APPROVED as recom-
mended by staff and
Planning Commission
Items E and F.
Motion carried with
Lurie voting "No."

Clerk to notify
and Planning to
proceed.

Charles R. McHaffie
appeared.

APPROVED AGENDA ITEM



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

X.

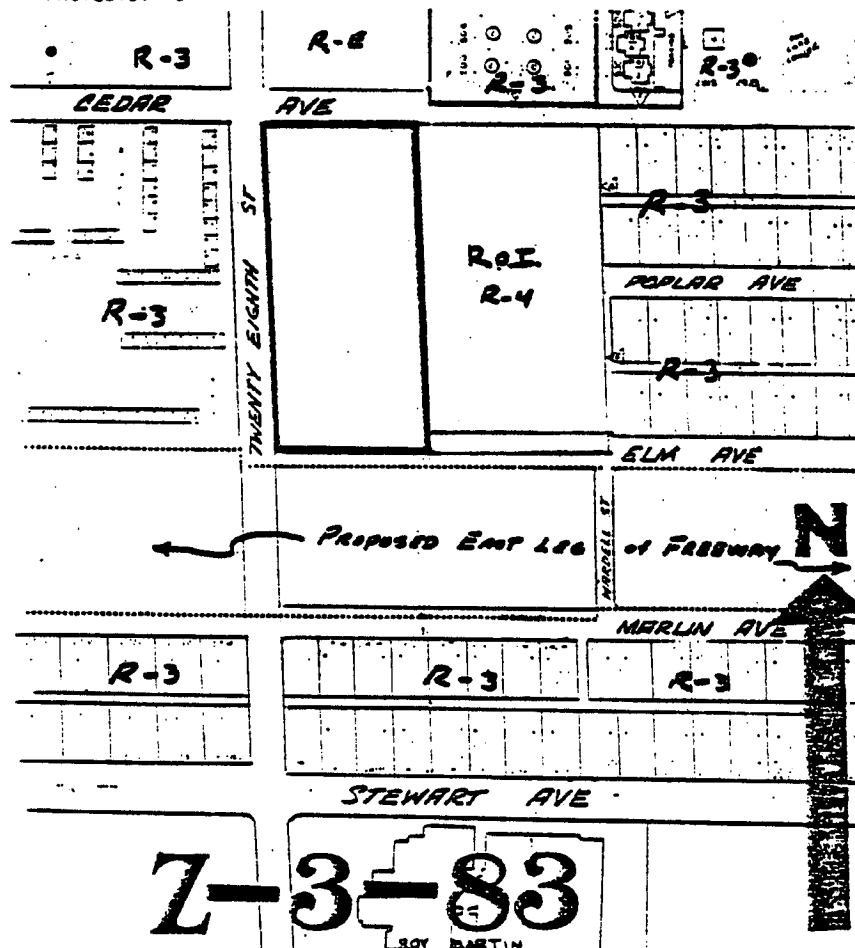
E. ABEYANCE ITEM - ZONE CHANGE - Z-3-83 - CHARLES R. MCHAFFIE

This application was held in abeyance because the applicant was not present at your last meeting. The applicant is requesting this parcel be rezoned from R-E to R-4 to allow a 156-unit apartment project on a 3.9 acre parcel. The density will be at 40 units per acre. The proposed buildings are three stories which requires a variance because two stories is the maximum height allowed. R-4 zoning was approved on this site in 1979 and several extensions of time were granted but the zoning expired in 1982. The previous plan was essentially for the same number of units (155) and was for two-story buildings. The three-story buildings requested in this application will allow for more landscaping and open area. There is approved R-4 zoning on the parcel immediately to the east and most of the surrounding area is zoned and developed on an R-3 basis. It has been the policy of the City to not allow R-4 zoning except in the central city area. The generalized land use map of the Master Plan classifies the area east of the downtown commercial core to Mohave Road between Bonanza Road and Charleston Boulevard as suitable for urban density residential. The urban density residential classification means this area is suitable for R-4 zoning provided it would be compatible with the other uses in the immediate area.

PLANNING COMMISSION RECOMMENDATION: APPROVAL - Subject to a variance being approved to allow the three-story construction.

STAFF RECOMMENDATION: APPROVAL - Subject to variance approval to allow the three-story construction.

PROTESTS: 0



AGENDA

CITY COMMISSION MINUTES MARCH 2, 1983

City of Las Vegas

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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)**

F. VARIANCE - V-2-83 - CHARLES R. MCHAFFIE, ET UX

To allow a three-story apartment building where the maximum building height allowed is two story on property generally located at the southeast corner of Cedar Avenue and 28th Street in Zoning District R-E (proposed R-4).

Board of Zoning Adjustment unanimously recommends APPROVAL, subject to the following conditions:

1. Approval of zoning application Z-3-83.
2. Conformance to the conditions of approval of Z-3-83.

Staff Recommendation: APPROVAL

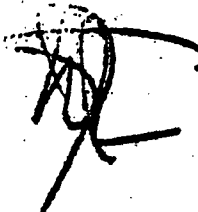
PROTESTS: 0

Levy -
APPROVED as recommended by staff and Planning Commission Items E and F.
Motion carried with Lurie voting "No."

Clerk to notify and Planning to proceed.

Charles R. McHaffie appeared.

APPROVED AGENDA ITEM



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

X.

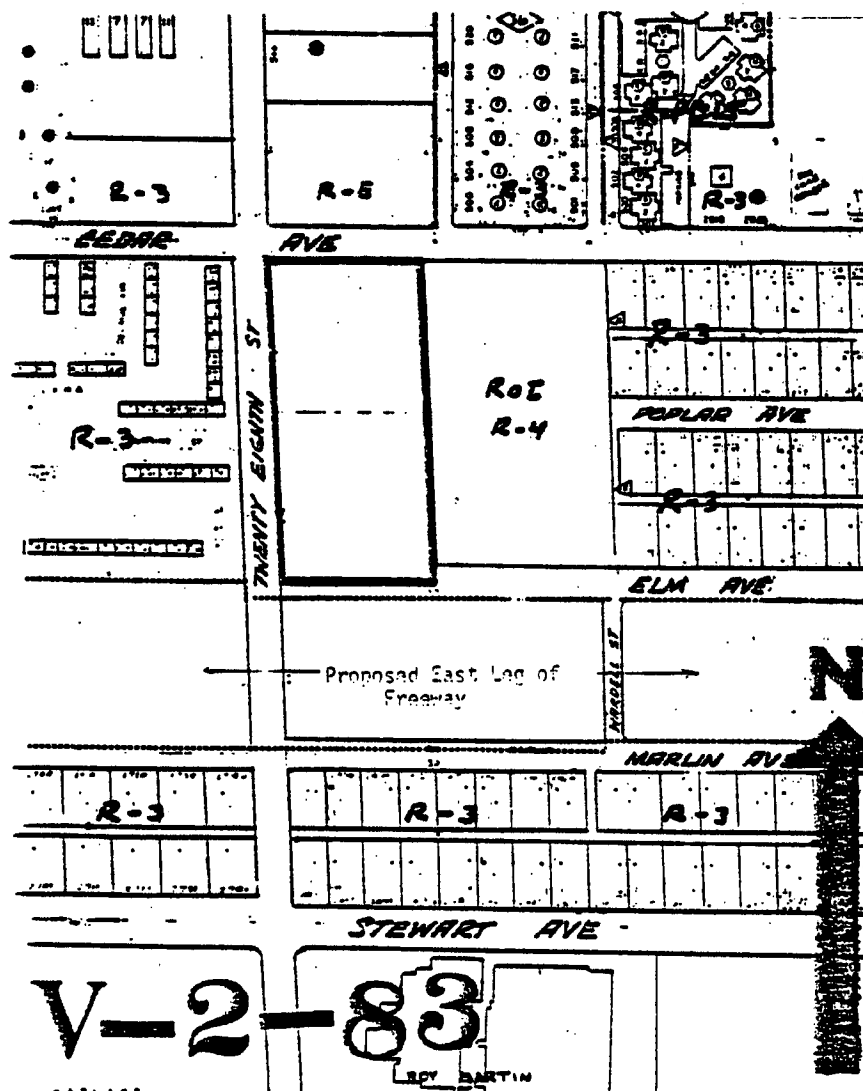
F. VARIANCE - V-2-83 - CHARLES R. McHAFFIE, ET UX

This is the variance application that is required for the three-story apartment buildings as proposed under Item E. At the last meeting you requested this application to be placed on the agenda to be considered with the rezoning of this property. The applicant is proposing three story structures to reduce the amount of building coverage and provide more open space. The surrounding area is predominantly developed with one and two-story apartment buildings. This site abuts the proposed East Leg of the Freeway to the south which will be elevated to a height of approximately 20'.

BOARD OF ZONING ADJUSTMENT RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0



AGENDA

CITY COMMISSION MINUTES MARCH 2, 1983

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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)**

G. ZONE CHANGE - Z-7-83- ALLEN AND BRENDA NEL

Reclassification of property generally located on the northwest corner of Appian Way and Alpine Place.

From: P-R (Professional Offices & Parking) and
R-1 (Single Family Residence) (a portion of the R-1 under Resolution of Intent to R-3 and P-R).

To: P-R (Professional Offices & Parking)
Proposed Use: Offices

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 fire hydrants and water flow as required by the Department of Fire Services.
3. A maximum of 8 (1500 square foot each) medical offices shall be permitted.
4. Approval of the parking and driveway plan by the Traffic Engineer.
5. Provide the City with an agreement to revise the parking plan if Appian Way is vacated.
6. Install street improvements on Alpine Place as required by the Department of Public Services.

Staff Recommendation: APPROVAL

PROTESTS: 0

Lurie -
APPROVED as recommended by staff and Planning Commission, subject to the conditions.
Unanimous
(Christensen excused)

Clerk to notify and Planning to proceed.

APPROVED AGENDA ITEM



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

X.

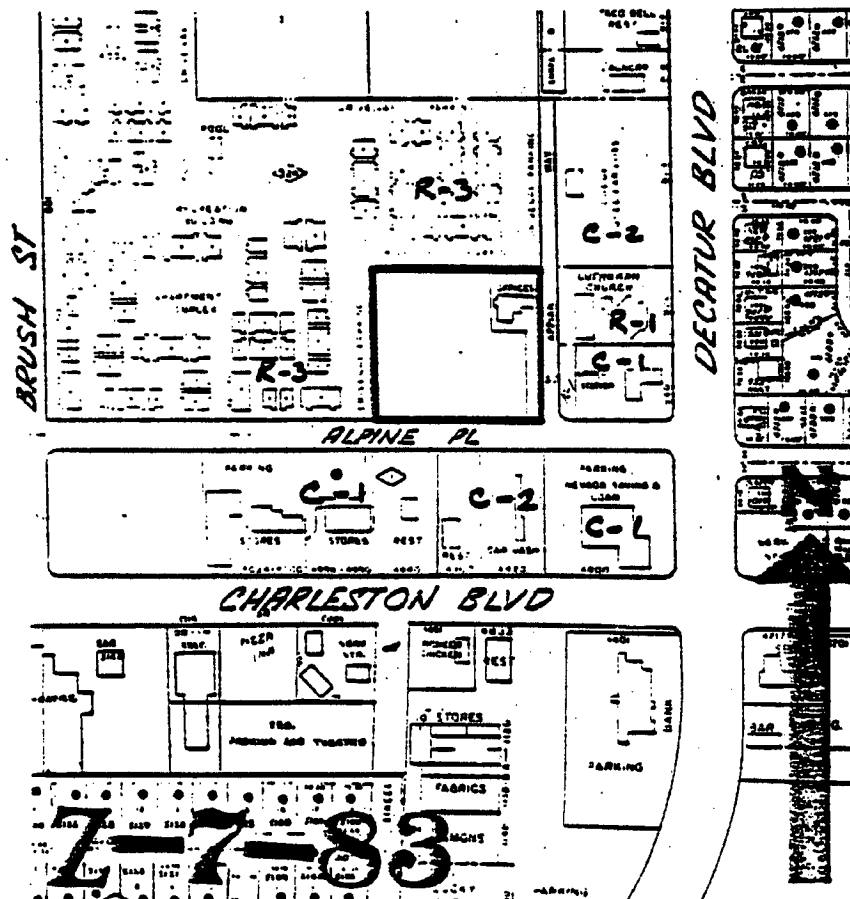
G. ZONE CHANGE - Z-7-83 - ALLEN AND BRENDA NEL

The request is to rezone this entire parcel to P-R for medical and professional offices. A portion of the site is presently zoned P-R and has been used as a dental office. The site abuts commercial and R-1 (used for a church) to the east, commercial to the south and developed R-3 to the west and north. A two-story office complex is proposed that will contain 45,500 square feet. The existing dental office on the northeast portion would be removed. There would be adequate off-street parking provided with a limitation being placed on the approval that a maximum of 8 medical offices be permitted because medical offices require more off-street parking than general business offices. Further, the street to the east of Appian has been vacated on various portions and only a 30' half street remains on the east side. The church is presently using this as secondary access but if the church and the other owners to the east petition to vacate it, more than likely it would be vacated. The parking along the east side of the site is dependant on this 30' street for access. The applicants have agreed to enter into an agreement with the City that if this street is ever vacated to the east, they will move the parking approximately 20' to the west which would remove some landscaping and a driveway would be created where the parking spaces are now located.

PLANNING COMMISSION RECOMMENDATION: APPROVAL - Compatible with the zoning pattern in this area.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0



AGENDA

CITY COMMISSION MINUTES - MARCH 2, 1983

City of Las Vegas

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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)

H. ZONE CHANGE - Z-6-83 - DARRYL AND PATTI LEAVITT

Reclassification of property generally located on the northwest corner of East Charleston Boulevard and Moonlight Drive.

From: R-3 (Limited Multiple Residence)

To: C-1 (Limited Commercial)

Proposed Use: Restaurant

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 a 6' block wall along the north property line measured from the highest adjacent grade.
3. Adequate odor emission control shall be provided as required by the Department of Community Planning and Development.
4. Approval of the parking and driveway by the Traffic Engineer.
5. Install a sidewalk on Charleston Boulevard as required by the Department of Public Services.
6. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Services.

Staff Recommendation: APPROVAL

PROTESTS: 1

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

Clerk to notify and Planning to proceed.

No one appeared in opposition.

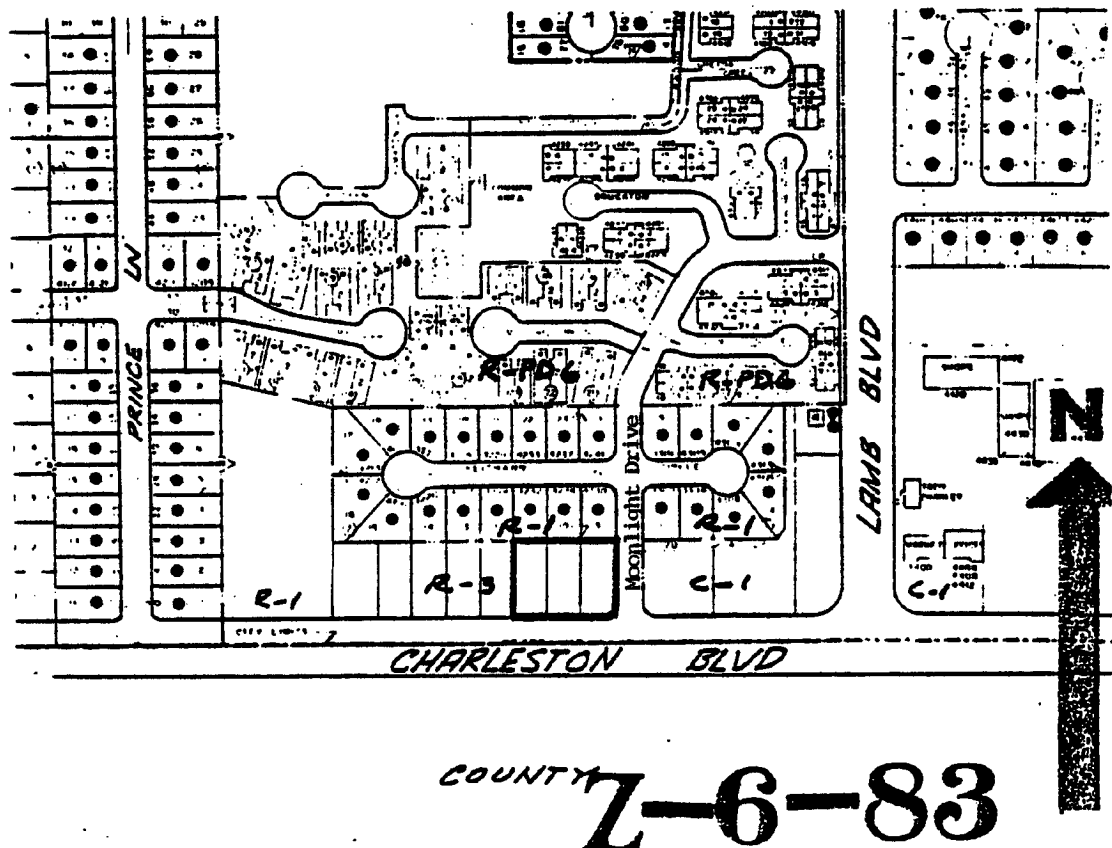
APPROVED AGENDA ITEM

0169

X. *i*

This involves a request for C-1 zoning on the north side of Charleston, one block west of Lamb Boulevard. The applicant is proposing a restaurant on the site. The property backs up to developed R-1 to the north and to the east is commercial with a portion developed at Lamb. To the west is vacant R-3 and to the south is land in the County. The restaurant will be primarily serving pizza and will be known as Mr. Gatti's. The one protestant was concerned about the access from the rear of the site to Moonlight Drive, which he felt may generate additional traffic through the residential area to the north. The only median opening on Charleston is at Moonlight and if the driveway to Moonlight is not permitted, motorists wishing to go east on Charleston would have to go west to the next median opening and then make a U-turn.

PROTESTS: 1



AGENDA

CITY COMMISSION MINUTES - MARCH 2, 1983

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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)

I. ZONE CHANGE - Z-9-83 - BIVINS CONSTRUCTION CO., INC.

Reclassification of property generally located on the northwest corner of Washington Avenue and Sandhill Road.

From: R-1 (Single Family Residence)
To: R-CL (Residential Compact Lot)
Proposed Use: Medium Density Detached
Single Family Dwellings

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. Amend the site plan to a minimum 16' front yard setback for the models that have only a single car garage.
3. Provide fire hydrants and water flow as required by the Department of Fire Services.
4. Provide a 65' wide lot on the west end of Braddock Avenue.
5. Reversion of the portion of Washington Square Unit 7 pertaining to this development to acreage as required by the Department of Public Services.
6. Install street signs at Harrington Avenue and Sandhill Road and Proclamation Avenue and Sandhill Road as required by the Department of Public Services.
7. Approval of the driveways by the Traffic Engineer.

Staff Recommendation: APPROVAL

PROTESTS: 28

Lurie -
ABEYANCE
Motion carried with
Briere voting "No."

3/16/83 Agenda

Applicant was
not present.

No one appeared
in opposition.

APPROVED AGENDA ITEM

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

X.

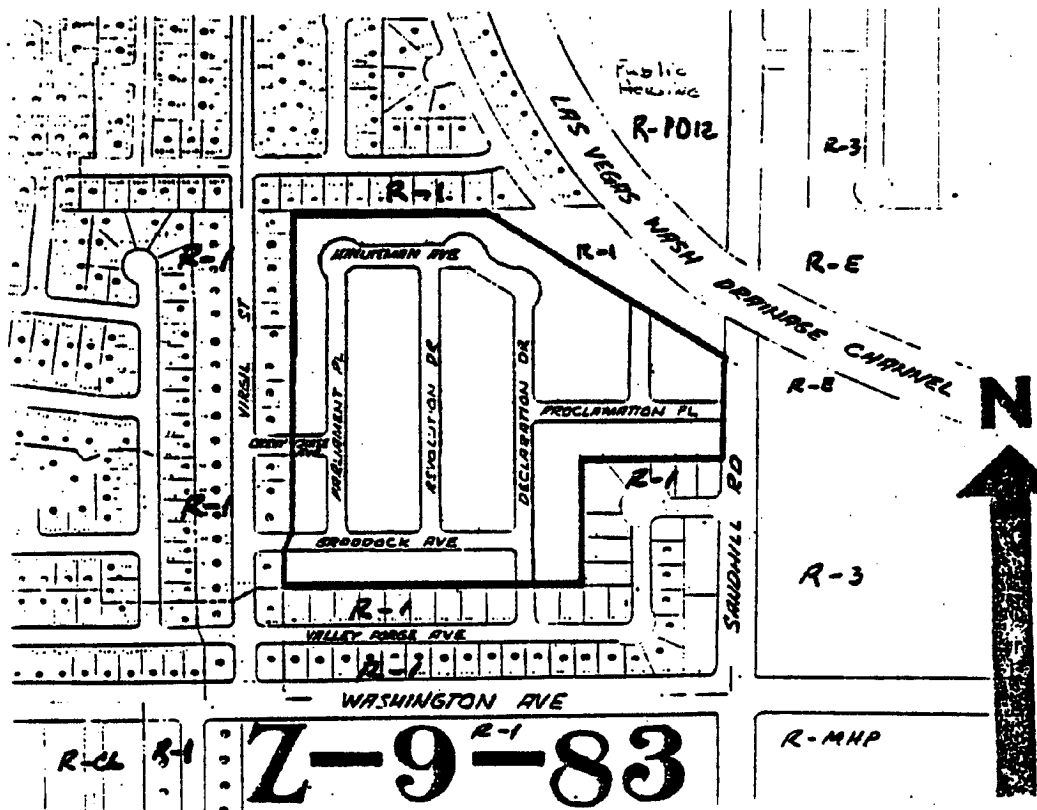
I. ZONE CHANGE - Z-9-83 - BIVINS CONSTRUCTION CO., INC.

The applicant is proposing to develop a major portion of a recorded R-1 subdivision on an R-CL basis. All of the streets have been constructed. The site abuts developed R-1 along the south, west and north sides of the property. The applicant is proposing to develop R-1 sized lots across the street from the existing R-1 and develop the remainder with compact lots approximately 40' x 100' in size that will back up to developed R-1. There is vacant R-3 on the east side of Sandhill and a public housing project to the northeast across the Las Vegas Drainage Channel. To the southwest across Washington is an R-CL development that is being constructed by the applicant. There were several protestants at the meeting who submitted a petition of protest objecting to the smaller size lots in their area.

PLANNING COMMISSION RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 28



AGENDA

CITY COMMISSION MINUTES - MARCH 2, 1983

City of Las Vegas

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BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 356-6011

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ITEM

Commission Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)

J. ZONE CHANGE - Z-5-83 - DECATUR INVESTMENT

Reclassification of property generally located on the southeast corner of Eugene Avenue and Decatur Boulevard.

From: R-1 (Single Family Residence) (a portion under Resolution of Intent to R-3).

To: R-PD35 (Residential Planned Development)

Proposed Use: High Density Residential 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. Application be amended to an R-PD18 for a maximum of 100 units.
3. All ingress and egress for this development shall be from Decatur Boulevard only.
4. Install a sidewalk on Decatur Boulevard as required by the Department of Public Services.
5. Repair any damage done to the existing street improvements as required by the Department of Public Services.
6. Provision of fire hydrants and water flow as required by the Department of Fire Services.

Staff Recommendation: APPROVAL - Subject to the application being amended to an R-PD18.

PROTESTS: 132

Christensen -
DENIED
Unanimous

Clerk to notify

Barry Becker,
50 S. Jones Blvd.,
appeared to
represent Decatur
Investment.

PROTESTS:
Scott Kallsen,
4504 Mark Ave.

Wayne Olson,
5045 W. Lake Mead

Marilyn Bailey,
4871 Stacey Ave.

Ken Harkins,
5201 Eugene Ave.

MEETING RECESSED AT 3:25 P.M.

APPROVED AGENDA ITEM

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

X.

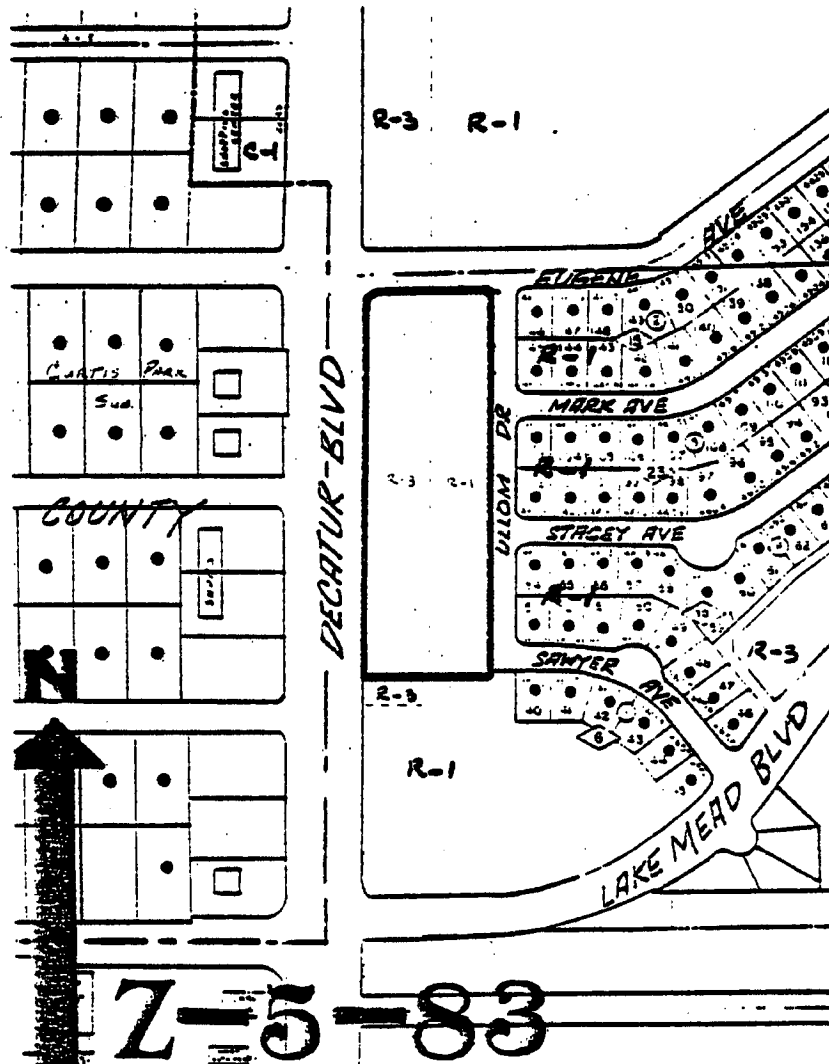
J. ZONE CHANGE - Z-5-83 - DECATUR INVESTMENT

The applicant is proposing a 140-unit apartment project at a density of 35 units per acre on this site that is approximately 6 gross acres in size. The west half of this property that abuts Decatur is presently zoned R-3 and the east half is zoned R-1 that is across from developed R-1. There is vacant R-3 to the north and to the west is the Curtis Park Subdivision that is transitioning to commercial along Decatur Boulevard. To the south is vacant R-1 and R-3. At the time the R-3 was approved on the property involved in this application, a one-story height limitation was imposed and later in 1972 the entire site was approved for C-1 for a shopping center, but the zoning expired. Two-story apartments are proposed with adequate off-street parking and landscaping. The access will be to Decatur and to Eugene Avenue to the north.

PLANNING COMMISSION RECOMMENDATION: DENIAL - The density would exceed the R-3 density (24 units per acre) that is generally the maximum allowed in outlying residential neighborhoods.

STAFF RECOMMENDATION: APPROVAL - Subject to the application being amended to R-PD18 that would allow a maximum of 100 units which would be comparable to R-3 zoning. The requested R-PD35 (35 units per acre) is an R-4 density.

PROTESTS: 132



0174

RECEIVED

MAR 2 11 20 AM '83

CITY

WE, THE UNDERSIGNED, DISAPPROVE OF THE PROPOSED APPLICATION
OF DECATUR INVESTMENT FOR RECLASSIFICATION OF PROPERTY GENERALLY
LOCATED ON THE SOUTHEAST CORNER OF EUGENE AVENUE AND DECATUR
BOULEVARD

FROM: R-1

TO: R-PD35

PROPOSED USE: HIGH DENSITY RESIDENTIAL APARTMENTS

NAMEADDRESS

Donald J. Miller
Stan Pay

4237 Sawyer
4313 SAWYER

Leo A. Smith
Sandra L. Smith

4317 SAWYER
4317 Sawyer

Keturah L. Smith

4328 Sawyer

Sam D. Smith

4232 Sawyer Ave

Chris L. Taylor

4228 Sawyer Ave

David H. Taylor

4224 Sawyer Ave

Barbara G. Taylor

4224 Sawyer Ave
4228 SAWYER AVE.

T. J. Taylor

4228 Sawyer Ave

Patricia H. Taylor

5249 Auburn Ave.

Lee M. Taylor

3365 China Drive

Mary H. Taylor

2627 S. Kent #304

John Taylor

1308 RICARDS CT.

Steven Taylor

3700 LAS VEGAS BLVD SO.

WE, THE UNDERSIGNED, DISAPPROVE OF THE PROPOSED APPLICATION OF DECATUR INVESTMENT FOR RECLASSIFICATION OF PROPERTY GENERALLY LOCATED ON THE SOUTHEAST CORNER OF EUGENE AVENUE AND DECATUR BOULEVARD.

FROM: R-1

TO: R-P035

PROPOSED USE: HIGH DENSITY RESIDENTIAL APARTMENTS

NAME	ADDRESS
Sander E. Shinn	4517 Steacy Ave.
Mrs. C. H. Caswell	4412 Mark Ave
Mrs. Jim Caswell	41005 Mark Ave
Randy Vant	4621 MARK AVE.
Bryte West	4621 MARK AVE
Lynna M. Prindley	4505 W. Eugene Ave
Harry E. Prindley	4505 W. Eugene Ave
Anthony P. Gray	2212 Valley Drive
Wayne Olsen	5045 W Lake Mead Blvd.
C. H. Ryan	4421 Eugene Ave
H. Street	4417 MARK
Karl L. Jones	5106 Rector Ave
Lillian Jones	5106 Rector Ave 6480501
Manuel L. Linares	2232 VALLEY DR.
Luis Linares	2232 Valley DR.
Joe S. Hogewood	4517 EUGENE AVE.
Scott Kell	4504 Mark Ave.

WE, THE UNDERSIGNED, DISAPPROVE OF THE PROPOSED APPLICATION
OF DECATUR INVESTMENT FOR RECLASSIFICATION OF PROPERTY GENERALLY
LOCATED ON THE SOUTHEAST CORNER OF EUGENE AVENUE AND DECATUR
BOULEVARD.

FROM: R-1

TO: R-P035

PROPOSED USE: HIGH DENSITY RESIDENTIAL APARTMENTS

NAME	ADDRESS	Also
James J. Adams	5048 Auburn Ave. 89108	5806 32122r CITY
Henry F. Adams	5048 Auburn Ave 89108	
Albert P. Phillips	4609 Stacy Ave 89108	
Rose Marie Phillips	4609 Stacy 89108	
Marilyn Simpson	4613 Stacy 89108	
Dolores Becker	4529 Stacy 89108	
Shannon Wright	4525 Stacy 89108	
Mr. W. Smith	5405 SAWYER AVE 89108	
Maria W. Smith	5405 Sawyer Ave 89108	
Marilyn Bailey	4871 Stacy Av. 89108	
J. C. Bailey	4871 Stacy av 89108	
Barbara J. Wright	4949 Stacy Ave 89108	
Dorinda F. Wright	4949 Stacy Ave 89108	
Thomas F. Wright	4949 Stacy Ave 89108	
Jane Johnson	5430 Reiter Ave 89108	
James Smith	5076 Auburn 89108 648-1762	

0177

24

WE, THE UNDERSIGNED, DISAPPROVE OF THE PROPOSED APPLICATION
OF DECATUR INVESTMENT FOR RECLASSIFICATION OF PROPERTY GENERALLY
LOCATED ON THE SOUTHEAST CORNER OF EUGENE AVENUE AND DECATUR
BOULEVARD. **Z-5-83**

FROM: R-1

TO: R-P035

PROPOSED USE: HIGH DENSITY RESIDENTIAL APARTMENTS

NAME	ADDRESS
Matt Wiegand	4300 W. Edward Ave
Mr. & Mrs E.E. Russell	4313 Edward Ave.
Mrs Woodrow Young	4321 Edward Ave.
Mrs Woodrow Young	4321 Edward Ave
Mrs. Ma to Buckles	4329 Edward Ave
Edward Whimple	4401 Edward Ave.
Margaret Whimple	4401 Edward Ave.
John Ward	4405 Edward
James H. Wood	4405 Edward Ave.
Gregory Mills	4413 EDWARDS AVE.
Theresa Kiefer	4421 EDWARDS AVE
Esther Siny Elhany	4312 Beth Ave
Lila Spencer	4308 Beth Ave.
Marilyn Rose	2108 Wanda Ct.
James A. Saul	2112 Wanda Ct.
Edward L. Roberts	4232 Beth Ave. L.V. 89108
Ruford V. Dalton	2013 RUTH DR. L.V. 89108
Lee B. M. Hardy	4332 Sawyer Ave L.V. 89108
Candy E. McCurdy	4332 Sawyer Ave L.V. 89108
James H. Manchester	4324 W Sawyer Ave L.V. 89108
Rosalie Man Lester	4324 W. Sawyer 89108
Bill Shy	4320 Sawyer 89108
Don Willer	4320 Sawyer 89108
Joan Bird	4320 Sawyer 89108

WE, THE UNDERSIGNED, DISAPPROVE OF THE PROPOSED APPLICATION
OF DECATUR INVESTMENT FOR RECLASSIFICATION OF PROPERTY GENERALLY
LOCATED ON THE SOUTHEAST CORNER OF EUGENE AVENUE AND DECATUR
BOULEVARD. **Z-5-83**

FROM: R-1

TO: R-PD35

PROPOSED USE: HIGH DENSITY RESIDENTIAL APARTMENTS

NAME	ADDRESS
Julith M. Mason	4355 Edward
Daniel M. Mason	4355 Edward Ave
Robert Cack	4433 W. Lake Mead
Francis O. Drank	4316 Edward 89108
Randy Riggs	4320 Edward Ave. 89108
Dottie Couturier	4324 Edward Ave. 89108
Jerry Miner	4332 Edward, 89108
Patty Miner	4332 Edward 89108
Wanda Longley	4356 Edward 89108
Herold Longley	4301 Beth Ave 89108
John Kornek	4233 Beth Ave 89108
Ed H. Astor	4225 Beth Ave 89108
Jesse Richards	4232 Beth Ave 89108
Thomas R. Clayton	4234 BETH AVE 89108
Grace B. Buff	4216 Sawyer - 89108
George H. Buff	4216 Sawyer 89108
Joseph K. Martin	4225 SAWYER AVE. 89108
Mrs. Joseph K. Martin	4225 Sawyer Ave 89108
Wendy Rusk	4233 Sawyer Ave
Harry Pindexter	4505 Eugene Ave 89108
Lynn Pindexter	4505 Eugene Ave 89108

0179

WE, THE UNDERSIGNED, DISAPPROVE OF THE PROPOSED APPLICATION
OF DECATUR INVESTMENT FOR RECLASSIFICATION OF PROPERTY GENERALLY
LOCATED ON THE SOUTHEAST CORNER OF EUGENE AVENUE AND DECATUR
BOULEVARD. **Z-5-83**

FROM: R-1

TO: R-PD35

PROPOSED USE: HIGH DENSITY RESIDENTIAL APARTMENTS

NAME	ADDRESS
Lloyd E. Cunningham	5144 Reiter, L.V. 648-7206
Beverly Sawin	5144 Reiter, L.V.
Mary Ann Warpenst.	5145 Reiter Ave
M.A. Warpenst. Mrs.	5145 Reiter Ave
Arnell Aragon	5170 Reiter Ave
Karen Gregory	5170 Reiter Ave
Patrick M. Fitzgerald	5223 Reiter 89108
H. M. Townsend	Las Vegas
Ann Townsend	5249 REITER AVE
Joan Fitzgibbon	5249 REITER AVE.
Mary Anne Wehly	5223 Reiter Ave
John L. Hall	5248 Reiter Ave
John L. Hall	5248 Reiter Ave
John L. Hall	5248 Reiter Ave
Marilyn Peterson	5274 Reiter Ave.
Raymond L. Peterson	5274 Reiter Ave
Robert L. Day	5352 Reiter Ave
Katie Harper	5352 Reiter Ave
Ala Lee Hale	5353 Reiter Ave.
Jody Alunewitz	5353 Reiter Ave.
Charlotte M. Wall	5378 Reiter Ave.
John F. Woff	5378 Reiter Ave.
Bergel A. Patterson	5405 Reiter Ave
James L. Parker	5405 Reiter Ave
Chapman	5404 REITER AVE 648-6754
Mickey Schertz	5404 Reiter Ave

WE, THE UNDERSIGNED, DISAPPROVE OF THE PROPOSED APPLICATION
OF DECATUR INVESTMENT FOR RECLASSIFICATION OF PROPERTY GENERALLY
LOCATED ON THE SOUTHEAST CORNER OF EUGENE AVENUE AND DECATUR
BOULEVARD. **Z-5-83**

FROM: R-1

TO: R-P035

PROPOSED USE: HIGH DENSITY RESIDENTIAL APARTMENTS

NAME	ADDRESS
George Manting	2016 Madilane
Paul Mucklow	2012 Madeline
Ken Haley	2101 Madeline
Carolyn Upkey	2101 Madeline
Steve Sherman	2113 Madeline
Donna Thurman	" "
Anna + Martin Mankle	4425 W. Lake Mead.
Mrs & Mr. John M. Connor	4317 W. Lake Mead Blvd.
Mrs & Mr. Spruon Mucke	4309 W. Lake Mead Blvd
Anthony Chelone	2120 Valley Dr. 89108
Eugene Delouis	2120 Valley Dr. 89108
Mrs. + Mrs. Bob Barnett	2108 Valley Dr. 89108
John A. Corvill	2033 Valley Dr. 89108
R. M. Johnson	2008 Valley Dr. 89108
Vassilios T. Darnay	2016 Valley Dr.
Eleonore B. Tappan	2016 Valley Dr.
Edwin Zimmerman	5249 STACEY AVE. 89108
Arleta J. Zimmerman	5249 Stacey Ave 89108

WE, THE UNDERSIGNED, DISAPPROVE OF THE PROPOSED APPLICATION
OF DECATUR INVESTMENT FOR RECLASSIFICATION OF PROPERTY GENERALLY
LOCATED ON THE SOUTHEAST CORNER OF EUGENE AVENUE AND DECATUR
BOULEVARD. **Z-5-83**

FROM: R-1

TO: R-P035

PROPOSED USE: HIGH DENSITY RESIDENTIAL APARTMENTS

NAME	ADDRESS	
R.B. Fuld	4312 Sawyer Ave	
Paula Mc Cay	4300 Sawyer Ave.	
Mary Lyngst	4317 Coran Lane	
James W. Yoder	4304 Coran Ln	
Laraine Yoder	4304 Coran Ln	
John Culbert	4200 Coran Ln.	
Terry Shepherd	1920 Parkchester Dr.	
George Zetarski	4301 Coran Lane	
Robert W. Zetarski	4320 Coran Lane	
Morris Mettinger	5151 Sawyer Ave	648-7933
Eva Mc Mustang	4871 Reiter Ave	
Cecil Mc Mustang	4871 Reiter Ave	646-0872
Carol Desoy	5045 Westlake Mead.	608-6417
Emilia Mae Judd	5028 W. Lake Mead	648-4639
David E. Case	5327 Reiter Ave	648-3103
Hazel Z. Case	5327 Reiter Ave.	648-3103
Wesley Thurston	4945 Stacy Ave	648-2546
Lucas Taylor	4897 Stacy Ave	647-3454
Marilyn Capron	4621 Stacy	648-3162
Vernon Mould	4617 Sawyer Av	648-3534
Robert Peralta	4617 Stacy Ave	648-5853
Genevieve Peralta	4617 Stacy Ave	648 5853

WE, THE UNDERSIGNED, DISAPPROVE OF THE PROPOSED APPLICATION
OF DECATUR INVESTMENT FOR RECLASSIFICATION OF PROPERTY GENERALLY
LOCATED ON THE SOUTHEAST CORNER OF EUGENE AVENUE AND DECATUR
BOULEVARD. **Z-5-83**

FROM: R-1

TO: R-P035

PROPOSED USE: HIGH DENSITY RESIDENTIAL APARTMENTS

NAME	ADDRESS	
Ken Jones	5106 Ruter Ave.	648-0501
Mrs Minnie Berry	4950 Ruter	648-1907
Blair Willey	4975 Ruter	648-7134
Ann Willey	4915 Ruter	648-7134
John P. Farrell	5002 REITER	648-2896
Vaddy Evans	4949 Ruter	648-0405
Edwina Stewart	4898 Ruter Ave	648-0712
Edwina Stewart	4898 Ruter Ave	648-0712
Edwina Stewart	4898 Ruter Ave	648-0712
Peterson Saffron	5105 Auburn	648-4542
Robert J. Saffron	5105 Auburn	" "
George Wilkinson Sr.	5104 Auburn	648-2535
J. Chandler	5146 Auburn	648-5033
Sherry Carroll	5172 Auburn	647-1033
Nancy Killinsworth	5230 Auburn	648-2842
Ken Killinsworth	5230 Auburn	648-4452
Jean Chapman	5260 Auburn	648-1120
D.H. Chapman	5240 Auburn	647-4978
Debra Atkinson	5288 Auburn	648-8181
Brian A. DeLuca	5306 Auburn	647-5717
Barbara M. Mail	5144 Eugene Ave.	648-8916
Theresa Lawson	5301 Auburn	648-3310

WE, THE UNDERSIGNED, DISAPPROVE OF THE PROPOSED APPLICATION
OF DECATUR INVESTMENT FOR RECLASSIFICATION OF PROPERTY GENERALLY
LOCATED ON THE SOUTHEAST CORNER OF EUGENE AVENUE AND DECATUR
BOULEVARD. **Z-5-83**

FROM: R-1

TO: R-P035

PROPOSED USE: HIGH DENSITY RESIDENTIAL APARTMENTS

NAME	ADDRESS	
Mrs Mary Lester	5431 Reiter Ave	648-5405
Mrs Earl W. Trute	5379 Reiter Ave	648-3318
Bill Chism	5301 Reiter Ave	
Joanie Chism	5196 Reiter	648-8943 ✓
Kenneth L. Weaver	5196 Reiter	648-8943
Verna R. Weaver	5196 Reiter	648-8943
Anthony Moschetti	5105 Reiter Dr	647-2942
Lucille Moschetti	5105 Reiter Dr	647-2942
Thelma Jones	5106 Reiter Ave	648-0501
Donald L. Moore	5080 Reiter Ave	648-7557
Susan A. Moore	5080 Reiter Ave	648-7557
Arnold J. Leavitt	5054 Reiter Ave	648-4019
Lawn Leavitt	5054 Reiter Ave	648-4019
R. Cowge	5054 Reiter Ave	648-4019
Patty Cowge	5054 Reiter Ave	648-4019
Henry Vidauri	5028 Reiter	648-4217
Yoko O'Leary	5027 REITER	646-2028
Ladonna Johnson	5053 REITER AVE	648-0500
Rick Johnson	"	"
Lynn Gamin	5300 REITER	648-4910
William G. Gamin	5300 REITER	648-4910
Jan Harns	5326 Reiter	648-7708

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WE, THE UNDERSIGNED, DISAPPROVE OF THE PROPOSED APPLICATION
OF DECATUR INVESTMENT FOR RECLASSIFICATION OF PROPERTY GENERALLY
LOCATED ON THE SOUTHEAST CORNER OF EUGENE AVENUE AND DECATUR
BOULEVARD. **Z-5-83**

FROM: R-1

TO: R-PD35

PROPOSED USE: HIGH DENSITY RESIDENTIAL APARTMENTS

NAME	ADDRESS	PHONE
B. John & Algarda Boyer	5275 Auburn Ave.	648-2017
N.C. Phillips	5213 Auburn	648-9351
E. J. Henson	5171 Auburn	648-7403
Ken & Mary S. 705	5353 Auburn	647-5812
Chen Shipp	5405 Auburn Ave	647-1405
Verda Michael	5431 Auburn Ave	648-1641
W. John D. Skinner Jr	5326 Reiter Ave	648-7708
Judi Sulvester	5173 Eugene Ave	648-7180
Donna Marshall	5375 Eugene	647-4694
Carl E. Partridge	5378 Eugene	648-2527
Lilly J. Partridge	5378 Eugene	648-3688
Pat Davis	5352 Eugene	"
Don Davis	" "	"
Martha & Ray	5317 Eugene Ave	648-7111
Wm. Ray	5317 Eugene Ave	648-7111
Nate W. L. Miller	5320 Eugene Ave	648-2981
William E. Skington	5300 Eugene Ave	648-7008
Berts Skington	5300 Eugene Ave	648-7008
J. Miller	5287 Eugene Ave	648-0339
Margaret Anderson	5274 Eugene Ave	648-5844
Margaret Talley	5279 Eugene Ave	648-8544
Orin Talley	5229 "	"
Kenneth R. Harkins	5201 Eugene Ave.	648-8077
Martha B. Harkins	5201 Eugene Ave.	648-8077
Anna Stanford	5170 Eugene	648-9422
Elmo J. Roberts	5145 Eugene Ave	648-4824

WE, THE UNDERSIGNED, DISAPPROVE OF THE PROPOSED APPLICATION
OF DECATUR INVESTMENT FOR RECLASSIFICATION OF PROPERTY GENERALLY
LOCATED ON THE SOUTHEAST CORNER OF EUGENE AVENUE AND DECATUR
BOULEVARD.

FROM: R-1

TO: R-P035

PROPOSED USE: HIGH DENSITY RESIDENTIAL APARTMENTS

NAME	ADDRESS
Werner Williams	4600 Mark Ave
Jay Williams	4600 MARK AVE
Tom + Bette GEICK Ann Gault	4612 MARK AVE.
Doug + Joyce Harmon	4512 Mark Ave.
Harold E. Winkowski	4505 Mark Ave
Jack R. Winkowski	
Dan + Janet Kellen	4504 Mark Ave.
Clinton R. Simpson	4417 Mark Ave
James E. Baul	4400 Mark Ave
James E. Baul	4400 Mark Ave
John E. Baul	4332 Mark Ave
John E. Baul	4320 Mark Ave
William M. Addington	4320 Mark Ave -
James Baul	4316 Mark Ave
John Baul	4316 Mark Ave
John Baul	4616 Mark Ave
John Baul	2203 Valley Dr
John Baul	2212 Valley Dr
John Baul	2216 Valley Dr.
John Baul	2307 Valley Dr
John Baul	2316 Valley Dr
John Baul	4329 Eugene Ave
John Baul	4608 Mark Ave

WE, THE UNDERSIGNED, DISAPPROVE OF THE PROPOSED APPLICATION
OF DECATUR INVESTMENT FOR RECLASSIFICATION OF PROPERTY GENERALLY
LOCATED ON THE SOUTHEAST CORNER OF EUGENE AVENUE AND DECATUR
BOULEVARD.

FROM: R-1

TO: R-P35

PROPOSED USE: HIGH DENSITY RESIDENTIAL APARTMENTS

NAME	ADDRESS
1. Anita Grant	4621 MARK
2. Mrs. [unclear]	4617 MARK
3. Jackie McElreath	4617 MARK
4. Linda Cummings	4613 MARK
5. [unclear]	4608 MARK
6. Jeff Novacek	4601 MARK
7. Georgia Houshian	4601 MARK
8. [unclear]	4609 MARK
9. Linda Bickel	4517 MARK AVE
10. Jack Nightingale	4513 MARK AVE.
11. [unclear]	4509 MARK AVE.
12. Susan Farnsworth	4505 MARK AVE -
13. Linda Wilson	4421 MARK AVE
14. [unclear]	4417 MARK AVE
15. Paul M. McVie	4425 MARK AVE
16. [unclear]	4321 MARK AVE.
17. [unclear]	4401 MARK AVE
18. [unclear]	4333 MARK AVE.
19. [unclear]	4333 MARK AVE -
20. Robert J. Affertach	4329 MARK AVE.
Callie Affertach	4329 MARK AVE
Ronnie R. Barclay	4329 W. STACY

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1. *Alvin Berg*
2. *Lyle J. Berg*
3. *Michele Kojack*
4. *Cora Bowler*

4321 Stacey 89108
 4321 Stacey 89108
 4333 STACEY 89108
 4405 Stacey Ave.

11. THE UNDERSIGNED, DISAPPROVE OF THE PROPOSED APPLICATION
 OF DECATUR INVESTMENT FOR RECLASSIFICATION, OF PROPERTY GENERALLY
 LOCATED ON THE SOUTHEAST CORNER OF EUGENE AVENUE AND DECATUR
 BOULEVARD.

FROM: R-1

TO: R-PD35

PROPOSED USE: HIGH DENSITY RESIDENTIAL APARTMENTS

5. *Irving Thompson*
6. *Don R. Thompson*
7. *Danica Thompson*
8. *Peggy Edgington*
9. *Nellie Bowsher*
10. *Donald A. Bowsher*
11. *Al Little*
12. *Nora Dietz*
13. *Harry Dietz*
14. *Al Little*
15. *Wendell Little*
16. *Wendell Little*
17. *Clara Little*
18. *Donald Little*
19. *Don Little*
20. *W. W. Spence*
21. *Mary Hunt*
22. *Melvin C. Bowler*

4408 Stacey Ave 89108
 4412 Stacey Ave 89108
 4420 Stacey Ave 89108
 4500 Stacey 89108
 4508 Stacey 89108
 4508 Stacey 89108
 4512 Stacey 89108
 4620 STACEY 89108
 4620 STACEY "
 4624 STACEY AVE 89108
 4629 Stacey Ave 89108
 4613 Stacey Ave LYN 89110
 4601 Stacey Ave.
 4513 Stacey Ave.
 4505 Stacey Ave.
 4501 Stacey Ave
 4409 Stacey.
 4405 Stacey Ave.

1. THE UNDERSIGNED, DISAPPROVE OF THE PROPOSED APPLICATION
 OF DECATUR INVESTMENT FOR RECLASSIFICATION OF PROPERTY GENERALLY
 LOCATED ON THE SOUTHEAST CORNER OF EUGENE AVENUE AND DECATUR
 BOULEVARD.

2-1

R-PD35

PROPOSED USE: HIGH DENSITY RESIDENTIAL APARTMENTS

- | | |
|-------------------------|-----------------------|
| 1. Patricia Brooks | 4608 Mark Ave 89108 |
| 2. Leslie Brant | 4616 Stacey Ave 89108 |
| 3. Donna Dille | 4612 Stacey 89108 |
| 4. Teresa M. Bantz | 4604 Stacey 89108 |
| 5. Richard E. Burkhardt | 4516 Stacey 89108 |
| 6. Charles D. Zimoth | 4504 Stacey 89108 |
| 7. Shirley Price | 4424 Stacey 89108 |
| 8. Carl L. Bonfigli | 4404 Stacey 89108 |
| 9. Elizabeth Phares | 4325 Stacey 89108 |
| 10. Frances V. K. | 4401 Stacey 89108 |
| 11. Marylou Hays | 4413 Stacey 89108 |
| 12. Sheri Burch | 4421 Stacey 89108 |
| 13. Karyn J. Shinn | 4517 Stacey 89108 |
| 14. Jean Hays | 4521 W. Stacey Ave. |
| 15. David King | 4525 Stacey Ave. |
| 16. Valene Davis | 4529 Stacey Ave. |
| 17. Carolyn Daly | 4605 Stacey Ave. |
| 18. Albert P. Phillips | 4609 Stacey Ave. |
| 19. Rose Marie Phillips | 4609 Stacey Ave. |
| 20. Angela H. | 4617 Stacey Ave. |
| Robert Aust | 4320 Stacey Ave. |
| Bob Bruins | 4324 Stacey Ave. |
| Marion Bruins | 4324 Stacey Ave. |
| 21. Jane Burkhardt | 4328 Stacey Ave. |
| 25. Mike Lemois | 4400 Stacey Ave. |

WE, THE UNDERSIGNED, DISAPPROVE OF THE PROPOSED APPLICATION
OF DECATUR INVESTMENT FOR RECLASSIFICATION OF PROPERTY GENERALLY
LOCATED ON THE SOUTHEAST CORNER OF EUGENE AVENUE AND DECATUR
BOULEVARD.

FROM: R-1

TO: R-P035

PROPOSED USE: HIGH DENSITY RESIDENTIAL APARTMENTS

NAME

ADDRESS

Mr. DeBuc	4600 Sawyer
Mr. J. T.	4614 Sawyer
Mr. J. T.	4612 Sawyer
Mr. J. T.	4612 Sawyer
Mr. J. T.	4616 Sawyer
Mr. J. T.	4616 Sawyer
Mr. J. T.	4613 Sawyer
Mr. & Mrs. F. H. Halford	4609 Sawyer Ave
Mr. & Mrs. H. H. H.	4601 Sawyer Ave 89108
Mr. & Mrs. M. D.	4620 Sawyer Ave 89108
Mr. & Mrs. D. S. Mouch	4617 Sawyer Ave. 89108
Mr. & Mrs. Robert Decker	4628 Sawyer Ave. 89108
Mr. & Mrs. B. S. Shurtliff	4605 Eugene Ave - 89108 -
Mr. & Mrs. Homer Robbins	4609 Eugene Ave 89108
Mr. & Mrs. Charlie Schaefer	4601 Eugene Ave, Las Vegas Nev 89108
Mr. & Mrs. Joe L. Hagerwood	4517 Eugene Ave Las Vegas Nev 89108
Mr. & Mrs. Douglas Clark	4513 Eugene Ave Las Vegas Nev 89108
Barbara LaRue	4509 Eugene Las Vegas
Ken & Alice Cunn	4501 Eugene Las Vegas
Archie & Leneva Ryan	4421 Eugene Ave, Las Vegas

AGENDA

CITY COMMISSION MINUTES

MARCH 2, 1983

City of Las Vegas

March 2, 1983 0190

BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 396-6811

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ITEM

Commission Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)

K. ZONE CHANGE - Z-8-83 - LIED DISTRIBUTING CO. ON BEHALF OF METROPOLITAN DEVELOPMENT

Reclassification of property generally located on the southwest corner of Lorenzi Boulevard and Alta Drive.

From: R-1 (Single Family Residence)

To: R-PD18 (Residential Planned Development) and

P-R (Professional Offices & Parking)

Proposed Uses: Offices and Medium High Density Residential (Condominiums)

Planning Commission recommends DENIAL (4-2 vote). If approved, following are the recommended conditions:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit and the application be amended to R-PD9.
2. Approval of the car cover elevations by the Department of Community Planning and Development.
3. Provision of one access to Rainbow Boulevard at the middle median opening for the residential development.
4. Increase the number of parking spaces to conform to the minimum requirements.
5. Approval of the revised plans for the R-PD and the P-R parcels by the Planning Commission.
6. Install street improvements on Alta Drive and Lorenzi Boulevard and sidewalk on Rainbow Boulevard as required by the Department of Public Services.

MEETING RECONVENED AT 3:30 P.M.

Lurie -

DENIED

Motion carried with Christensen and Levy voting "No."

Christensen directed Director of Comm. Planning & Develop. to obtain data from Fire, Police and the School District in regard to zoning matters.

Clerk to notify

G. C. Wallace, consulting engineer, 1100 E. Sahara Ave appeared to represent Metropolitan Development

PROTESTS:
Deborah Brezney, 6901 W. Prairie Way

Margaret Wright, 6948 Erin Circle

Rita Iverson
804 Connie Crt.

Orlando Greco, 916 Rockaway

Paul Grant, 6628 Burgundy Way

Buzz Tracy
417 Lorenzi Blvd

Letter from Assemblyman John DuBois to be made a part of final minutes.

APPROVED AGENDA ITEM

AGENDA

CITY COMMISSION MINUTES MARCH 2, 1983

City of Las Vegas

March 2, 1983

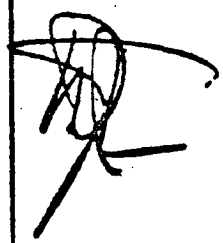
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BOARD OF CITY COMMISSIONERS
COMMISSION CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-4011

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ITEM	Commission Action	Department Action
X. <u>COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)</u>		
K. ZONE CHANGE - Z-8-83 - LIED DISTRIBUTING CO. ON BEHALF OF METROPOLITAN DEVELOPMENT CONTINUED	DENIED See Page 35	See Page 35
7. Dedication of 20' of right-of-way for Alta Drive and the radius corner at Alta Drive and Lorenzi Boulevard as required by the Department of Public Services.		
8. Provide a method of conveying runoff from the culverts under Rainbow Boulevard as required by the Department of Public Services.		
9. Provide fire hydrants and water flow as required by the Department of Fire Services		
10. The driveway entrance to be alley-type curb returns as required by the Traffic Engineer.		
Staff Recommendation: APPROVAL - Amend the R-PD18 portion to R-PD9 and reduce the P-R from 5.4 acres to 3 acres.		
PROTESTS: 360		

APPROVED AGENDA ITEM



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

X.

K. ZONE CHANGE - Z-8-83 - LIED DISTRIBUTING CO. ON BEHALF OF METROPOLITAN DEVELOPMENT

The request is located on the south side of Alta between Rainbow and Lorenzi for a condominium project at 16 units per acre, however, the applicant requested an R-PD18. P-R zoning is proposed on the north portion of the property at the corner of Alta and Rainbow. Approximately 5.4 acres is requested for P-R and 21 acres for the R-PD18. There is R-1 to the east that backs up to Lorenzi Boulevard for the most part with several of the lots siding on Lorenzi near Alta. To the southeast is developed R-3 for the 516 unit Spanos apartment project. To the south is vacant C-1 that extends to Charleston and to the west of Rainbow is vacant R-1 that is owned by the applicant. Further west is developed R-1. To the north is land that was formerly owned by the applicant and has since been sold to Lewis Homes. An application to rezone this property to R-CL at 7 units per acre was denied on this property in 1982 and there were over 400 protestants. Lewis Homes is presently processing subdivision maps to develop some of the property on an R-1 basis. Last week, Lewis Homes filed a rezoning application for R-CL on most of these two parcels and P-R at the northeast and northwest corners of Alta and Rainbow.

The applicant is proposing to construct 336 units on the R-PD18 portion of this property. The units would be developed in clusters around a swimming pool and landscaped area with parking on the periphery. All of the buildings would be two-story eightplexes and the development would be enclosed with a block wall with all access proposed to Lorenzi Boulevard. The General Plan recommends a design population for each neighborhood and recommends a certain amount of medium density residential. This site is located in a neighborhood bounded by Rainbow, Charleston, Jones and Alta Drive. The design population for this neighborhood is 5,150 and the recommended amount of medium density residential is 34 acres. If this site is developed on an R-1 basis as presently zoned, the neighborhood population would be approximately 6,350 which exceeds the design standards by approximately 300. If the requested R-PD18 zoning is approved for 336 units, it would yield over 2 1/2 times the density as R-1 and the resulting neighborhood population of approximately 6,800 to 6,900 would exceed the designed population that much further. Additionally, the recommended amount of land for medium density residential use is approximately 34 acres and if this application is approved, 21 acres would be added at this density exceeding the design standards by 18 acres.

At the Planning Commission meeting the applicant's representative quoted the provisions of the General Plan relating to the designed population for residential planning districts (R-PD) which are on a square mile basis. The General Plan sets forth some criteria for R-PD's, but recommends that the design standards on a neighborhood basis be utilized because it includes many factors other than population capacity and it is these neighborhood standards that we have been applying to rezoning applications since the Plan was adopted in 1975. A neighborhood is defined as 320 acres or a half square mile. The applicant's representative combined the two neighborhoods and was able to show that the population was within the designed amount, however, this approach results in the population in one neighborhood being substantially exceeded based on using the lower density of an adjoining neighborhood.

A two-story office building containing 115,000 square feet is proposed on the north portion of this property. The building is rather massive being approximately 250' x 350' in size and appears to be somewhat out of character with the predominately one-story single family homes in the area. The site plan indicates one driveway would be to Alta and two are proposed to Lorenzi Boulevard across from the R-1. The 288 parking spaces to be provided would only allow this building for general office use and would prohibit medical offices that would require additional parking.

PLANNING COMMISSION RECOMMENDATION: DENIAL - Contrary to the recommendations of the General Plan and the predominant R-1 zoning pattern in the area.

STAFF RECOMMENDATION: APPROVAL - With the R-PD18 portion being amended to an R-PD9 that would allow 200 units and the P-R be reduced both in terms of the size of the site and size of the building. It is recommended this site be reduced from 5.4 acres to approximately 3 acres.

PROTESTS: 360

SEE ATTACHED LOCATION MAPS

**SHOPPING
CENTER**

UNIT 6-D

R-1

Lewis Homes is
requesting
R-CL
(14.4 acres)

P-R
3.1 ac.)

ALTA

R-1

C-1

R-1

R-CL
(5 ac.)

↓ P-R
(2.6 ac.)

P-R
(5.4 ac. net)

R-PD18
(20.9 ac.
gross)

C-1

R

R-3

R-1 CHARLESTON

BLVD.

7-8-83

ALTA ST.

JOHN DuBOIS
Assemblyman
District 2
Clark County

2047 Westwind Road
Las Vegas, Nevada 89102
Telephone 871-1831



COMMITTEES
Vice Chairman
Legislative Functions
Member
Ways and Means
Commerce

Nevada Legislature

SIXTY-SECOND SESSION

February 25, 1983

Mayor William H. Briare
Las Vegas City Commission
400 Stewart Avenue
Las Vegas, Nevada 89101

B. H.
Dear Mayor Briare:

This letter is in opposition to the proposed reclassification of property in the vicinity of Alta Drive and Rainbow Boulevard. Lied Distributing Company, on behalf of Metropolitan Development Corporation is applying for rezoning from R-1 to R-PD18 and P-R.

I do not reside in this neighborhood. However, it is in my Assembly District, and the homeowners association representing in excess of 300 families living in this area have asked me to intervene in their behalf.

To fully comprehend the concern of these citizens, one must visualize the total Charleston Heights area. With the exception of commercial buildings along Charleston Boulevard, all of this vast area consists of single family dwellings. Over the years this unique residential area has been a model for intelligent, consistent and disciplined city zoning.

The proposed rezoning of the Lied property would dissect the eastern and western portions of Charleston Heights with residential structures completely alien to the existing homes, destroy its continuity, and reverse the zoning integrity that has been preserved for nearly three decades. Furthermore, the proposed P-R zoning for professional offices would be the first zoning change from residential use on Alta Drive.

As you are aware, Lewis Homes recently requested reclassification from R-1 to RCL for property adjacent to the Lied property. On October 20, 1982 your commission unanimously denied their application. In my opinion, this action sets a clear-cut precedent to deny the application of Metropolitan Development Company. In effect, the Las Vegas City Commission has already established the kind of zoning most desirable for this property.

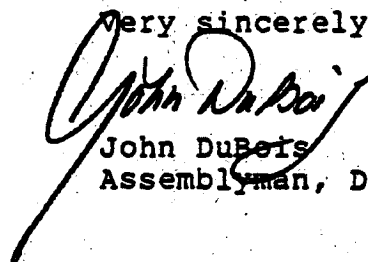
0196

Page two

The residents of Charleston Heights are not anti-development. But they do object to spot zoning which tends to disintegrate an existing style of living. For the first time in the long-established tradition of this unusual area, the rezoning from R-1 to R-PD18 and P-R would significantly alter the master plan preserved for many years by many previous City Commissions.

I respectfully urge you to concur with the February 22nd decision of the City Planning Commission and again deny this application.

Very sincerely yours,



John DuBois
Assemblyman, District 2

JD:ph

6901 Alta Drive
Las Vegas, NV 89128 0197
February 17, 1983
2-8-83

Mayor Greer
Commissioner Greer
Commissioner Gray
Commissioner Christensen
Commissioner Pearson
Las Vegas City Planning Commission
Las Vegas City Hall
400 E. Stewart
Las Vegas, NV 89101

Parking at 6:45 a.m. along Lorenzi

Dear Sirs:

As a homeowner on Alta just West of Rainbow,
subject to the proposed zoning change for the property
described as a portion of E $\frac{1}{2}$, SE $\frac{1}{4}$ of Section 34 Township
20 South, Range 60 East, MDM, from its current status R-1
to R-PD 18 and P-R. The plans indicate slightly
more than 2 parking spaces per condominium and one
space for Motor Homes, Travel Trailers, Boats, or Tow
Wheel Drives. For every condo that has 1 person and
1 vehicle, there probably will be one that has 2 people,
2 automobiles, some kind of Recreational Vehicle, and
in some cases a boat also. Lorenzi will catch
the overflow. As you can see from the attached pictures,
Lorenzi already has a parking problem. (My camera
will not take pictures at night when it is worst.)
Where will they all park?

Sincerely,
Marianna Slagle
Marianna Slagle

Parking at 5:10 p.m. along Lorenzi

Mr. & Mrs. T. J. Schiermbock
6937 Kim Avenue
Las Vegas, Nevada 89128

8 February 1983

2-8-83

Las Vegas City Planning & Zoning Committee

Dear Sirs:

We wish to make it known that we are against the changing and/or rezoning of the Alta & Rainbow cross streets area to anything other than R-1.

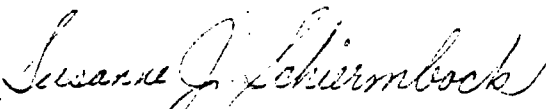
Being homeowners, taxpayers & residents of this area we do not feel that Metropolitan Builders are building condominiums that will be beneficial to our area. They are proposing to build 336 units, each approximately 900 square feet, and have great hopes of selling these at a price of \$70,000 to 80,000. We have single family homes with more square footage that have been on the market for six months and longer. Does this sound logical?

Our area schools are at a point of being overcrowded, our police protection is at the best minimal, the closest firestation is located over two miles away. We do not have any nearby parks for the children in the area, nor are any planned in the near future. We have several apartments in our area at the present time and feel that this type of housing is very comparable to what Metropolitan Builders is proposing. We have two condominium complexes within two miles of this area now.

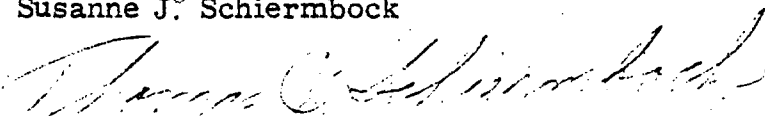
The schools, churches, shopping centers, fire & police protection is adequate for R-1 housing but could be better and would become better, we are sure, if this type of zoning is continued not lowered. Lewis Home Builders are proposing to build on the opposite side of Alta & Rainbow, R-1 homes. How would this effect them and their selling points?

Please consider all of these points before you make a final decision is all we are asking.

Sincerely,



Susanne J. Schiermbock



Thomas J. Schiermbock

City Planning Commissioners

Feb. 6, 1983

City Commissioners
Las Vegas, Nev.

Dear Commissioners,

We oppose the zoning change of number Z-8-83 from R-1 to R-PD18 and P-R for the following reasons:

1. We lack adequate police protection and fire protection.
2. It would invite more thefts in our area, most of which are committed by teenagers.
3. It would invite a larger drug problem than we already have in our area.
4. There are no parks in our area.
5. I am concerned over the crowded conditions that would exist in our public schools especially in the Jr. & Sr. High Schools.
6. We are concerned about the sewer system & adequate water pressure.

Sincerely

Mr. & Mrs. Thomas Dunbar
6533 Bourbon Way.

City Planning Commission

Dear Commission

We Oppose the Zoning Change
of # Z-8-83 from R-1 to R-PD18 and
P.R for the following reasons.

1. Proposed structures are not residential in character and would allow for a high residential density
2. Concern about excessive traffic conditions in the area especially on Lorenzi where children walk to school
3. would invite more theft

Sincerely

Archie Jones
6548 Bourbonway
LAS Vegas Nev

City Planning Commissioners

City Commissioners:

We oppose the zoning change of
Number 2-8-P.3 from R-1 to R-PD1P
+ P-R for the following reasons:

1. Proposed structures are not residential
in character + would allow for a high residential
density

2. Concern over the crowded conditions that
would exist in our public schools especially
on the Jr. + Sr. High school level.

One of the main reasons we bought
in this area of town was the lack of
apartments. We have enjoyed the residential
character of our neighborhood. We hope this
environment doesn't change.

Sincerely,

Mr. + Mrs. Richard Mann

6540 Bourbon way
 Las Vegas, Nevada 89107
 -February 6, 1983
 2-8-83

City Planning Commissioners
 and
 City Commissioners
 Las Vegas, Nevada

Dear Commissioners:

I am definitely opposed to
 your taking away the rights
 of people in this community
 by arbitrarily depreciating
 the price of their property.
 This is exactly what your
 proposal to convert another
 piece of our desert into a
 "high-priced" rental district
 to ~~pay~~ ^{pay} the pockets of a
 few developers. What happens
 to us? Will do.

First, my long years of
 working on my home to make it
 a better and better piece of property
 as an inheritance for my children
 will drop into a low income neighborhood
 second, our streets will be
 thoroughfares for many travelers
 living in the apartments. Little one won't be
 safe.
 Please block this move.

2511 1 7th

City Planning Commissioners
and City Commissioners:

I oppose the zoning
change of number 2-08-83
from R-1 to R-PD18 and
P-R for the following reasons.

Because, this ~~is~~ area is a
residential. And by building
this proposed development it
would invite more thefts in
this area, and excessive traffic
conditions. Also, the lack of
police protection. My long years
in this neighborhood was because
of the lack of apartments & condos.
We enjoy & love our neighbor-
hood & we want this move
stopped. for the reasons
above & those below.

1. No Parks or recreational
facilities
2. Concern of adequate water
pressure

Ken Nguyen

Mr. [Name] [Name], and
[Name]

We oppose the going change
of number Z-8-13 from P-1 to
P-2015 and P-2. We respectfully
request that P-1 be retained.

Sincerely,

Paul E. Lant
Lois J. Lant

Planning Commission Minutes
and City Commissioners

✓ 17/83

See above the zoning change of
7-8-83 from R-1 to R-PD18
and P.R.

Miss Edna French

509 Canal St.

San Diego, No. 87107 848-5430

~~2~~ 2

1/17/83

Planning Commission Members &
City Commissioners

I (me) oppose the zoning
change of Z 8-83 from R1
to R-PD18 & P.R.

Mr. & Mrs. Jay Hogarth
732 Condie

I oppose the zoning
Change of Z-8-83 from R-1
to R-P-D18 and PR

For Oppose you CONNIE

Planning Commission Members
+ City Commissioners

2/17/83

I oppose the zoning
change of 28-83 from R-1
to R-PD18 + PR

Jeff Meats
700 CONNIE DR

TO THE ATTENTION OF:

THE PLANNING COMMISSION
MEMBERS AND CITY COMMISSIONERS

I, JOANNA M. KRUSE, OPPOSE THE
CONTING CHANGE OF Z-8-83 FROM
R-1 TO R-PD18 & PR.

JOANNA M. KRUSE

Planning Commission members
and City Commissioners

1/17/83

I oppose the zoning change
of 3-8-83. from R-1 to RPD18 and OR

August Bevel

0211

1/17/83

City Commissioners

I am opposed to the zoning
change of Z-8-83 from R-1
to R-PD 18 and PR.

I am concerned about the excessive
traffic conditions and also the over-
crowding of the schools in our area.

Blenda Shindler

1-17-83

City Planning Commission and
City Commissioners

We Oppose the zoning
change of 2-8-83 from R-1
to R-PDT8 and PR for the
following reasons

Concern about excessive traffic
conditions in the area especially
on Lorenzi where children walk
to school

Would invite more thefts in
our area, most of which are
committed by teenagers

No public parks available in
the area.

Tom & Rita Garrett
728 Cornie Dr.
Lot No. 89107

0213

1/17/83

I oppose the zoning change of Z-S-83
from R-1 to R-PD18 and P.R.

Donna A Smith

17 Feb 83

6601 Bouverton Way

Planning Commission and
City Commission Members

1-17-83

I appose the zoning change of Z-8-83 from R-1 to R-PD18 and PR. My reasons are twofold:

1. The area was planned with R-1 zoning and the proposed zoning is not in harmony with the other structures in the area.
2. With the increased population the traffic on Lawrence and other streets in the area will be increased dramatically. When streets are meant to move large numbers of people the zoning in the area should not be R-1.

Dono Peterson
2/9/83

2-15-10 11:53

Dear Sirs -

I request the zoning change of number
Z-8-83 from R-1 to R-PD98 and P-R on the
following reasons:

- #1 - No Public Transportation available
in the area.
- #2 - No Public Parks available in the area.
- #3 - Lack of adequate police protection.

Aena Bledsoe

620 B. Hwy St - 59128

January 19 1983

Las Vegas City Commissioners:

I oppose the zoning change
of number 2-8-83 from R-1 to
R-PD18 and SR for the follow-
ing reasons:

Proposed structures are not
residential in character and
would allow for a high
residential density.

Would invite even more thefts
in our area, most of which
are committed by teenagers,
according to our Metro Police
dept.

Mary Gibson
6905 Prairie Way

State until the H-zoning
change of number 2-8-83 from
H-1 to H-2B18 and H-2B
for reasons of no public
transportation available in the area
nor any public parks in this
area.

Paul and Norma Stone
632 Blythe St.
San Diego, Nev. 89128

7-1-1, 1983

Las Vegas City Commission,

We oppose the zoning change of number Z-8-83 from R-1 to R-PD18 and P-R for the following reason we are concerned about excessive traffic conditions in the area especially on Leroy where children walk to school.

Bobby & Denise Gitz
6917 Prairie Way

0219

Feb 12, 1983

To:

The City Planning Commissioners &
City Commissioners.

I oppose the zoning change of number
2-8-83 from R-1 to R-PD18 and P.R.

My main reason is concern about
excessive traffic conditions in the
area.

Very truly yours,

Rose M. Burchfield
6928 Alta Rd

2-9-83

To:

CITY Planning Commissioners AND CITY
Commissioners:

I oppose the zoning change of number
2-8-83 from R-1 to RPD18 AND P.R.

Ron Judd
6905 ALTA DR.


0221

City Planning Commissioners +
City Commissioners

We oppose the zoning change of
number 4-8-83 from R.1. to
R-PD 18 and P.R.

Marcia Tierman
6936 Alta

2-21-83

To City Planning Commissioners and
City Commissioners:

We oppose the zoning change of
number Z-8-83 from R-1 to

R-PD18 and P-R for the following
reasons:

The high density and traffic problems
that would ensue and
the fact that there are no public
parks in this area.

Respectfully,
[Signature]

2-8-83

0223

Feb 7, 1983

To Las Vegas City Planning, and
Commissioners -

We are here by registering an
objection to the proposed development
to be presented by Metropolitan
Development at the Planning meeting
Feb 10th 1983. High Density Buildings
are not in the best interest of
our R-1 residential community.

The Sundowner Apts have shown us that
High Density does promote crime and
congestion that hurts our community.

Respectfully Submitted
for your Consideration for Denial -
Mr. & Mrs. Robert A. Woods Jr.

829 Clyde St. Nev. 89128
Las Vegas 702-878-6857

0224

Commissioners
Planning Board

of the applicant to grant
a change to S-S3 from
R-1 to R-PD15 and PA

John Moore

John Moore, Vice President
of the applicant to grant
a change from T-0-03
to R-1 to R-PD15
and R-15.

Thomas D. Stephens

Dear Commissioners and
 Planning Board
 I am opposed to
 Zone change Z-8-S3
 from R-1 to R-PD18
 and P.R.

Wheeler Parker

Dear Commissioners and
 Planning Board
 I am opposed to zone
 change Z-8-S3 from
 R-1 to R-PD18 and
 P-P

John E. Parker

0226

Commissioners and Planning
Board then agreed to give
change Z-8-83 from R-1 to
R-PD18 and R-R

Moore Snodgrass

Commissioners and Planning
Board —

I am opposed to give
change Z-8-83 from R-1-
to R-PD18 and R-R. —

R. G. Burroughs
2/5/83

0227

Dear Commissioners &
Planning Board

I am opposed to zone

change 22-8-83 from R-1

to R-PD15 & P-R

David J. Stoney

Commissioners and Planning

Board:

I am opposed to zone

change 2-8-83 from R-1

to R-PD15 and P-R.

William F. McWhorter

2-5-83

0228

Board (Commissioner & 1 leaving)

Board. I am opposed to

your change. 2-8-83

from R-1 to R-PD15 and

for the 100 block.

Dear Commissioners and
Planning Board

I am opposed to your change.
2-8-83 from R-1 to R-PD18 and P-2.

Respectfully,
Therese G. Smith

0229

Dick Timmendorfer & Planning
Board,

I am opposed to your
change 2-5-83 from R1 to
R-PB1S & P-R

Robert J. D. O'Leary

The Commission and Planning
Board, I am opposed to

Zone change 2-5-83
from R-1 to R-PB1S
and P-R.

Alta Speck

0230

Dear Commissioner and

Edmund Board

I am pleased to your change
7-8-83 from R-1 to R.P.D.18
and R-2R.

Bretina Brown

Dear Commissioner, Edmund
Board,

I am pleased to your
change 2-8-83 from R.1 to
R.P.D.18 & R-2R.

Bretina Brown

0231

Dea Commissioned Planning
Dept.

I am opposed to zone
change 2-8-53 from R-1 to
R-PD18 & P-R.

Alvare, K. (writing)

Dea Commissioned Planning
Dept.
I am opposed to
zone change 2-8-53 from R-1
to R-PD18 & P-R.
Alvare, K. (writing)

0232

Dean Commission and
Planning Board

I am opposed to zone
change Z-8-83 from R-1
to R-1D18 and P-12

Donald J. Wright

Dean Commission and
Planning Board. I am
opposed to zone change
Z-8-83 from R-1 to RPD18
and RR

Alvin Paul

0233

Dear Commissioners and
Planning Board, I've offered to
make change from R-1 to RPD 18
and P.A.

on 2-8-83

David A. Loney

Dear Commissioners and
Planning Board,
I am offering to
make change from R-1 to RPD 18
and P.A.

David A. Loney

0234

Dear Commissioners and
Planning Bureau, dear
approved to zone change
2-8-83 from R-1 to R-PD18
and P-R
Zone E cover

Dear Commissioner
I am opposed to the proposal
to change from R-1 to R-PD18
to R-PD18 of 1/2 A.C.
The City

0235

Commissioners and
Planning Board:

Deas Commission and Planning
Board

Item opposed to zone

Zone change. E-8-S3

Item P-1 to P-2018

Item P-2

I am opposed to zone
change 2-8-S3 from P-1
to P-2018 and P-2

Theresa Bryant

Mr. Mc

Alfred Blum

0236

The Commission and
Planning Board

have approved the zone change
from R-1 to R-200
May 13, 1983

Have Commission and
Planning Board
I have approved the
zone change to R-200
from R-1 to R-200
Mr. A. Miller

0237

Commissioner to
Planning Board: —

I am opposed to zone
change Z-8-83 from
R-1 to R-2 PD 18 & PR.
Charles M. Brown

After Commission 4-
Planning Board.

I am opposed to
zone change Z-8-83 from
R-1 to R-2 PD 18 & PR.

Henry Stone - 5x

Feb 21, 1983

I am opposed to zone
change 2-8-83 from R-1
to RPD18 and PR.

Mr Mrs. Bob Alberry

Feb. 11, 1983
I am opposed to zone change
2-8-83 from R-1 to RPD18
and PR.

Donald J. Smith

0239

FEB 3, 1983

*1 AM OPPOSED TO ZONE
CHANGE 2-8-83 AND PR*

David M. Walker

*1 am opposed to zone change
2-8-83 from Q1 to Q-PD15 and RR.*

Mr. & Mrs. Ed Anthony, Jr.

FEB 5, 1983

0240

2/5/83

I am appeared to you

change Z-8-83 from

R1 to R-PD18 and PR

William A. Newman

I am appeared to you change
Z-8-83 from R1 to RPD 18
and PR.

David A. Manning

4613 Celeste Ave.
Las Vegas NV. 89107
Feb. 6, 1983

Planning Commission Members
and City Commissioners.

We oppose the
Zoning change of 2-8-83
from R-1 to RPD18
and PR

William Maureen Calkins

Feb. 5, 1983

TO: PLANNING Commission MEMBERS
City Commission MEMBERS

WE DISAPPROVE OF THE ZONING
CHANGE OF Z-8-83
FROM R-1 to R-PD 1-S AND PR.

RESPECTFULLY

Harvey C. Elert
Allen D. Robert
6641 CELESTE AVE
LAS VEGAS, NV. 89107

0243

304 Scenic Ln
Las Vegas, Nev
Feb. 6, 1983

Planning Commission Members and City
Commissioners:

We oppose the zoning change of 2-8-83
from R-1 to RPO10 and PR.

Dalton • Margaret Lucas

2/5/82

- Don
- I am opposed to the zoning change "Z-5-73 from R-1 to R-2, R-3 and R-4 for the following reasons:
- (1) Traffic & Parking problems
 - (2) Fire Water Pressure
 - (3) Fire Protection
 - (4) Fire Protection
 - (5) Garbouse has been broken in to twice & with such a high density of fire & a greater rate of crime.

Ernest R. R. R. R.
 705 Clark St.
 89125

I am opposed to zone
change Z-8-83 from
R-1 to RPD 18 and
PR

Robert Zywicki

Feb 4, 1983

I am opposed to
Zone change Z-8-83
from R1 to RPD18
and PR.

John Newbauer

Planning Commission Members
and City Commissioners:

We oppose the zoning
change of Z-8-83 from R-1
to R-PD18 and PR.

Because, of the way our
street is set-up with two
empty lots. We know that
people from the Condo's &
offices will use those lots
for parking & as a travel
through. "THIS we protest Greatly!"
Also, with the street, Lorenzi
being so small. That as it is now,
down by the Apts. Traffic is
very Bad! Also, there are always

junk cars. sitting out.

Mr. Mrs. James L. Phelps
6608 Brandywine way

February 2, 1983

Re: whom it may concern

I express the regret, change
number L-8-83 from R-1 to
R-PD18 and R-R for the following
reasons:

① When we bought the home
we were informed that this property
was zoned R-1 and we would
not have to worry about high-rise
apartments in the area.

② The proposed structures are not
residential in character and would
allow for a high residential density.

③ Also, when already been
informed by the planning Commission
that we have no money to widen
streets in this area and at this
time I don't certainly want an
adverse street to attract this
kind of traffic.

④ This area is a residential
and quiet neighborhood.

James C. [unclear]
1 117 [unclear]

2-8-83

0250

City planner...

Please leave the master zoning alone.
The idea of being able to put more
people per square foot is fine in concept
but this change is just for individual
profit.

Larry S. Gule

February 8, 1983

City Planning Commission and
City Commissioners:

We oppose the zoning change
of number Z-8-83 from R-1 to R-PD
and P-R for the following reasons:

Proposed structures are not
incidental in character and would
allow for a high industrial density.

This would invite more theft
in the area.

There is no public transportation
in this area.

This would increase the crowded
conditions in our public schools.

W. Eugene Price

Feb 8, 1983

Dear Jim:

I oppose the zoning change of number 2-8-83 from R-1 to R-PD/8 & P-R for the following reasons:

(1) Proposed structures are not residential in character & would allow for a high residential density.

(2) Concern about excessive traffic conditions in the area especially on Forengi where children walk to school.

Sincerely,
Kelly Truitt

- 165, 1983

0253

To: Chairman at Long Beach,

We approve the zoning
change of number Z-8-83 from
R-1 To R-PB 18 & P.R. for the
following reason:

Proposed structures are not
residential in character & would
allow for a high residential density.

True Joseph Long

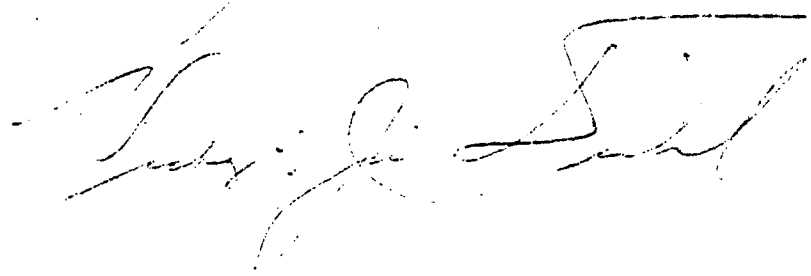
0254

En 5-112

Dear Sir,

The Tiger & Joe Little have
 the young charge of number
 2-8-82 from R-1 to R-5518
 and R-1 for the following reason
 Queen Anne's Industries Troop
Industries in the area requiring
 a charge upon charge with
 to charge -

Sincerely,



0255

Planning Commission Members
and City Commissioners:

We oppose the zoning
change of 2-5-83 from R-4 to
R-PD18 and PR. We are concerned
for the safety and welfare of our
children and ourselves. Our
children must walk to school
by way of Alta and Heringi
and this high density development
would further endanger them.

Thank you
Judith Beck
John E. Burk

2. propose the following changes to Minutes 2-8-83.
From R-1 To R PD1B and R-1B for the following
reasons

lack of adequate police protection and fire
protection and fire protection

would invite more thefts in our area
most of which are committed by teen ages.
Margaret Austin

0257

Planning Commission Members
and City Commissioners:

I oppose the zoning
change of Z-8-83 from R-1
to R-PD 18 and PR.

Catherine D. Anderson

Planning Commission Members
and City Commissioners:

We oppose the pending
change of Z-E-83 from R-1 to
R-PD18 and PR.

Mr. & Mrs. John Anderson, Jr

Mr. Ron Lurie (Planning Commissioner)

Planning Commissioners members
and City Commissioner:

We oppose the zoning
change of 2-8-83 from
R-1 to R-PD18 and D.P.

Herman & Will George
6536 Burgundy Way
Las Vegas, Nev. 89107
878-1131

Planning Commission members and
City Commissioners.

2 oppose the zoning change
of 2-8-83 from R1 to R-P-18 and P-R.

Lynna Conway
6557. Gungahly Way
Las Vegas, NV 89107

Planning Commission Members
and City Commissioners
2-8-83

I oppose the zoning change of
from R-1 to R-PD18 and PR.

Sheppard.

I oppose THE ZONING CHANGE OF PARCELS 2-8-82
FROM R-1 TO R-PD-15 AND F-R FOR THE FOLLOWING
REASONS:

1. Would Allow For A HIGH RESIDENTIAL DENSITY THAT THE
DEPARTMENT, PERTAINING TO CHILDREN IN AREA GOING TO
SCHOOL - IN VITE MORE THEFTS IN THE AREA. ZONED FOR
R-1 AND WE DON'T WANT IT CHANGED I HAVE RENTALS ON
EITHER SIDE THAT DON'T KEEP UP ANYTHING, ETC. ETC. ETC.

William L. Lathrop
6925 1st St.
Las Vegas, NV 89128

Planning Commission Member
and City Commissioners

I oppose the zoning
change of Z-5-S-83 from R-1 to
R-PD18 and "P"

Robert M. —

2-5-83

City Planning Commission and City
Commissions.

We oppose the zoning change of
number E-8-83 from R-1 to R-PDs and P.R
for the following reasons:

- (1) Proposed structures are not residential
in nature and would allow for
a high residential density.
- (2) Concern about excessive traffic
conditions in the area especially
on Spring when children walk
to school.

Mr + Mrs Robert Buser
6909 Campbell Rd
L.V. 85128
363-0162

Approve the zoning
change at 7-8-83
from R-1 to R-PD18 and R-2

Signed:
Joan Taylor
6556 Burgundy Way
The Elms, NV 89107

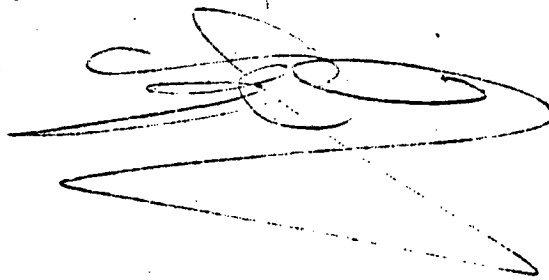
County Commission Minutes City Commission
Agenda for March 2, 1983 from
R-P to 2-4-83

Anna L. Linder

3-8-83

TO WHOM IT MAY CONCERN

THIS LETTER IS TO OPPOSE
THE CONSTRUCTION OF "LOWDONS" IN
THE AREA OF 4TH, LORENS, CHARLESTON
RAIN BOW.

A large, stylized handwritten signature, possibly reading "C. J. [unclear]", written in dark ink.

Planning Commission Members and
City Commissioners:

I oppose the zoning change
of 2-8-83 from R-1 to R-PD18 and PR.

Doree Young.

2-5-83

Las Vegas City Commission

Dear Ego,

In regard to the zoning change # 2-5-83
 I would like to see the area (P-R) I would like
 to see my lot and when I see the area
 I see around the area would be more good for
 multi-family buildings. I see also that the area
 for multi-family buildings would be more good
 than the area and traffic would be more
 children and play with school children in the
 area. In addition, with limited time for
 for projects in the area, we do not have
 buildings that might be better to develop
 in the area.

Sincerely,

L. H. H. H.

L. H. H. H.

L. H. H. H.

Planning Commission Members
and City Commissioners

I oppose the zoning change
of 2-8-83 from R-17 to
R-PD18 and P.R.

Susan Lockard

To: Planning Commission
members and City
Commissioners.

We approve the zoning change
of 2-8-83 from R-I to
R-PD18 and PR.

H/S and H/S of records.

H25 Vassar Lane -

0272

Planning Commission Members
And City Commissioners,

I OPPOSE THE Zoning
CHANGE of Z-1-J FROM R-1
TO R-PD18 AND PR.

Joseph Alicastro
JOSEPH ALICASTRO
6479 BURGUNDY WAY

0273

To: Planning Commission Members
and City Commissioners

We oppose the zoning change of
2-8-83 from R-1 to R-4D18
and PR

Mr. & Mrs. Barry M. Taylor

329 VASSAR LN

6616 BRANDYWINE
LAS VEGAS, NV 89117
Feb 5, 1983

PLANNING COMMISSION MEMBERS
& CITY COMMISSIONERS

WE OPPOSE THE ZONING CHANGE OF
Z-8-83 FROM R-1 TO R-PD18 AND
PL.

Thanks,

Patricia Francis

To Planning Commission
Members and City
Commissioners:

We, Luck & Linda Miller, appose
the zoning change of 2-8-83 from
R-1 to R-PD18, and PR.

Mr. & Mrs. Luck & Linda Miller

409 Vassar Ln

2-8-83

0276

2-5-83
To Planning Commission and City Commission

This is to notify you that I am opposed
to any rezoning from R-1. Any changes
should not be compatible with existing
homes.

Sincerely,
Robert C. Thorne
315 E. Lakeview
Longview 84128

2-8-83

0277

2-6-83

Dear Commissioners,

I oppose design change for
condominiums in my area. I feel
there are already too many such
residences in this area, creating
greater problems with traffic,
schools being overcrowded, and more
children in the streets congregating.
I do not object to
the building R-1 single family
dwellings.

Arthur L. Waters

601 Crane St
Los Angeles, CA

2-5-83

This is to inform you I appear
the signing of I-8-83 from R-7
to RFD 18 and PR and it is not
essential to be in the area.

Janet W. Wadell
409 Redwood

Planning Commission Members
and City Commissioners:

We oppose the zoning change
to 2-8-83 from R-1 to R-PD18
and PR because the proposed
structures are not residential
in character and would
allow for a high residential
density and because of our
concern about the excessive
traffic conditions that would
result in the area, especially
on Horengi where children
walk to school.

Dore Clauson
Jennie Clauson

Feb 5, 1983

Planning Commission and
City Commissioners:

We the below signed want to inform
you that we oppose the removal
of E-8-83 from RPT to RPD 102 and
RR. Since I feel it is necessary with
the RPT found in the area.

Kenneth Johnson
David Johnson
421 Redwood St.
Las Vegas NV 89101

4/6/83

It when it may come.

This is to inform you I am
opposed to the Resolution of 4-2-8-83 from
R-I & RPD's and that I don't feel it
is in keeping with R-I Lomas in the area.

Wm. Earl Samson
333 Red Stone
Las Vegas, Nevada
89128

Planning Commission Member and City Comm.

I (we) oppose the zoning change of 2-8-83
from R-1 to R-PD18 & PR.

Michael J. May
125 Lutz Blvd

Jim F. [unclear]
 To Planning & City Commission:

This is to let you know we are
 against changing the zoning from R1
 to Z-3.83 to RPD 182. This will
 affect the value of our abutting home.

Neil & Valeria

Kearney
 305 Madison

St.

Lincoln

8-7128

CITY COMMISSION MINUTES - MARCH 2, 1983

I oppose the zoning change
of 2-8-83 from R-1 to R-PD8
and PR.

Bob Beck

2/5/83

At the previous Commission meeting
the City Commissioners

Thereafter, it was agreed that the
City of Boston should not be
the liability for the purchase
of the new Boston Public Library

1-5-83 from R.T. to H.D.B. and
H.K. as a gift to the
Library with the R.T. as owner
of the Community Fund and the
Boston Community Fund in order to
keep it separate from the
the City of Boston and to
keep the fund of the City of Boston
from being used for other
purposes.

Mr. J. D. Sullivan, Jr.
450 Madison
Boston, MA 02118
1/2/83

July 5, 1983

To Planning Commission and City Commissioners

I strongly oppose any changing of
Z-3-35 from R-1 to R-1-D 13 and
P-1.

This action is not in keeping, and would,
I believe be detrimental to the existing
R-1 homes in the area.

(Wm.) Gene E. DeLong
201 Redstone St.
San Diego, CA 92128

Planning Commission Members
& City Commissioners

I approve the zoning
change of Z-8-83 from R1
to R-PD18 and PR.

Dulles A. Cox.

It is my opinion that the
reopening of Z-28-83 from R1 to
RFD 15 and PR is not beneficial
to our community and I am strongly
against it.

Don Lince
117 Telstone

6617 Alister Ave
Las Vegas, Nev
Feb. 6, 1983

Planning Commission Members
and City Commissioners:

We oppose the zoning change
of Z-8-83 from R-1 to RPD18
and PR.

Andrew and Hannah Hall

2-5-83

City Planning Commission Members
and City Commissioners

We oppose the zoning change of
2-8-83 from R-1 to R-P.D.18
and PR

Jim Daly
401 Antelope way

0291

2-5-83
City Planning Commission Members
and City Commissioners:
I oppose the zoning change
of 2-8-83 from R-1 to P-PD14
and PR

Jay Anne Cole
408 Redstone st.
WVD 89128

TO:

Planning Commission Members
and City Commissioners

We oppose the zoning
Change of 2-8-83 from R-1
to RPD 18. and PR.

Mr + Mrs Bill Bender
Bill + Marge

317 Vassar Ln.

(2)

2-5-83

City Planning Commission Minutes
and City Commissioners:

We oppose the zoning change
of 2-5-83 from R-1-N to RPD13
and ~~Q-S-C-R~~ =

 W. W. W.
401 Antelope

Feb 5, 1983

To: Planning Commission
City Commissioners

Please be advised. I am
strongly opposed to rezoning of
Z-8-83 from RI to RPD 13 & PR
as I feel it is not in keeping
with the RI name in the area.

Lynn Carlson
Sec. R. Carlson
Lv 5/12/83

TO PLANNING COMMISSION
MEMBER AND CITY
COMMISSIONERS.

T WE OPPOSE THE
ZONING CHANGE OF
2-8-83 FROM R-1 TO
R-PD18 AND PR.

Mr. & Mrs. Wilfred Newell
Mr. & Mrs. James Newell
Rose D. Newell
Mr. & Mrs. William Newell

405
VASSAR LN

(ALL LIVE HERE)

Feb 15, 1983

To Planning Commission and City
Commissioners:

This is to inform you that I am opposed to
the rezoning of Z-8-B-3 from R 2 to R 2 B 2 1 B
and P. R. since I feel it is not in keeping
with the R. I. homes in the area

Charles P. Lenoire
312 Redstone St
The Village, Ala.
88128

Feb. 6, 1983

To the Planning Commission and Citizens

This is to inform you that Mrs. Kiefer and myself are opposed to the rezoning of Z-8-83 (from RM to RPD 18 and to FRO because of the increased density of people with the attending parking problems.

We purchased our home after learning that the nearby vacant property was zoned TR1, and we wish to keep it that way.

Frank H. Kiefer
316 Redstone St.
Las Vegas, Nev. 89128

To Planning Commission Members &
City Commissioners

We oppose the zoning change of
2-8-83 from RT to RPA18 & PR

Mr & Mrs G. Wasson

George A. Wasson
324 Vassar Lane
84107

324 VASSAR

Feb 5 - 83

To Planning Commission and
City Commissioners:

This is to inform you that
I am opposed to the rezoning of

Z-5-83 from R-1 to RPD15
and P.P. since I feel it is
not in keeping with the R-1 homes
in the area

Mrs. L. Theodore
424 Redstone St
Las Vegas, Nevada
89128

2-6-1983

To the Planning Commission and
City Commissioners:

This is to inform you
that we strongly oppose the
rezoning of 2-8-83 area
from R. I to RPD 18 and P.R.

If this zone change is
allowed it will be very unfair
and not in-keeping with the
R I homes in this area.

Respectfully
Mrs Del Foster
6205 Sweetwater Pl.
Las Vegas, Nv. 89128

0301

To

Planning Commission
members & City Commissioners

I (we) oppose the zoning change of
2-8-83 from R-1 to R-PD18
& PR.

(signed)

my name

Mr & Mrs Rito De Nardo

Jul 6, 1983

To the Planning Commission
and or City Commission

I oppose any rezoning of
Z-8. 83 from RI to RPD18.
and PR. I feel that this
not in keeping with RI homes
in this area.

Mrs. B. Oswald
6904 Country Ct
L. V. W.
89128.

TO: PLANNING COMMISSION
MEMBERS AND CITY
COMMISSIONERS.

I (WE) OPPOSE THE ZONING
CHANGE OF 2-8-83 FROM R-1 TO
R-PD18 AND PR.

SIGNED

Mr + Mrs Tom Bellin

416 VISSAR LN

To the Planning Commission & City Commission

This is to inform you that I am
strongly opposed to the removal of
Z-5-53 from RI to RPD-5 and
PR

Sincerely,
William J. [unclear]
6504 White [unclear]

In the Planning Commission of City
Commissioners

This is to inform you that
we are strongly opposed to the
reopening of Z-5-83 from R1E to
RPD18 and P.R.

Bill McLaughlin

Planning Commission Minutes and
City Commissions

We approve the zoning change
of 2-8-83 from R-1 to R-PD 18
and P.R.

Mr. & Mrs. Robert W. McKean

317 VASSAR

To the Planning Commission & City
Commission

This is to inform you that we
are strongly opposed to the rezoning
of 2-8-83 from RI to RPD's and
OPR

Sincerely
Mr & Mrs Barry T. Tolan
6909 Rocky Point Dr.

0308

To: Planning Commission
Members and City
Commissioners:

I OPPOSE the Zoning
Change of 2-8-83 from
R-1 to R-PD18 and PR.

Mr. + Mrs. Ronald L. Turnbull

328 VASSAR

To the Planning Commission & City Commission:

This is to inform you that we are strongly
opposed to the rezoning of Z-8-83 from R1
to RPD18 and PR.

Mr & Mrs Don & Helen
6812 White Sands Dr
Las Vegas, Nev 89128

0310

To PLANNING Commission
Members and City
Commissioners.

We oppose the Zoning Change
of ~~2-5-83~~ 2-5-83 From
R-1 To R-PDS and PR.

Diane Watson
The Honorable Donald Crutcher

437 VISSAR

0311

To the Planning Commission & City
Commissioners:

This is to inform you that
(or we) are strongly opposed to the
repealing of 2-5-83 from R.1 to
RPP1S and P.P.

Marian Willingham
6805 White Sands Ave.
S.D. 89128

0312

Planning Commission Members and City
Commissioners:

I oppose the zoning change of 2-8-83
from R-1 to R-PD/P8 and PR.

Joanna Bertges

321 VASSAR

0313

February 6, 1983

Attention: Mayor BRACE, AND COMMISSIONERS:
CURIE, LEVY, CHRISTENSEN AND PEARSON,

DEAR SIRs,

I oppose the zoning change of Z-8-83
From R-1 to R-PD 18 AND P.R. on
land located south of Alta AND
east of Rainbow Blvd.

1. MAJOR CONCERNS ARE - LACK OF ADEQUATE
police protection now -
2. LACK OF FIRE PROTECTION
3. NO PARKS AVAILABLE
4. DENSITY OF SCHOOLS

Please vote AGAINST the zone
change -

Thank you!

Karla Rosquist
308 Keystone
LV. NV. 89128

0314

To

Planning Commission
Members & City
Commissioners

I (we) oppose the
zoning change of
2-82-83 from R-1 to
R-PD18 and P.R.

Mr & Mrs Richard F. Fink
408 Vassar Lane

(2)

2-6-83

To the County Commissioners and Zoning Commission

This letter is to state for the record
that I am opposed to the rezoning of parcel
Z-8-83 from R-1 to R-PD18.

It is my belief that my property will be
devalued as a result.

Sincerely,

David M. Whitmore

0316

To PLANNING COMMISSION
Members and City
Commissioners

We oppose the zoning change of
2-8-83 from R-1 to R-PD18 and
PR.

Mr & Mrs Stephen Brooke

332 VASSAR

2/6/83

To the County Commissioners and
Zoning Commission

For the record, I am opposed
to the rezoning of Parcel Z-8-8.3
from R-1 to R-PD18. As a real
estate licensee I feel devaluation
of my property may result from
such a high density situation.

Thank you.

Nancy Whitman

To Planning Commission members and
City Commissioners

We propose the zoning change of
2-8-83 from R-1 to R P 018 and SR.

Ken + Patricia Adams
413 Vassar Lane

To Planning Commission

I am opposed to the zoning
of 2-E-83 from R-1 to RPD/E

as I feel it is not in keeping with
the R-1 area

Donna L. Lutz
Margaret Cleveland

John L. Lutz

0312E

ERCERPT - CITY COMMISSION MEETING - MARCH 2, 1983

PAGE 1

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT

K. ZONE CHANGE - Z-8-83 - LIED DISTRIBUTING CO. ON BEHALF OF METROPOLITAN DEVELOPMENT

MAYOR BRIARE:

The next public hearing for this afternoon is Z-8-83, Lied Distributing Company on behalf of Metropolitan Development. The request is for reclassification of property generally located on the southwest corner of Lorenzi Boulevard and Alta Drive, and the request is to change the use to offices and medium high density residential condominiums. The Planning Commission's recommendation was for denial. Staff's recommendation was for approval but to amend it -- to amend a portion of it to R-PD18 to R-PD9 and reduce the P-R from 5.4 acres to 3 acres. There were letters, telephone calls and protests -- so far as a matter of record, numbering 360. The applicant first, please.

G. C. WALLACE:

Thank you, Mayor, Commissioners. My name is G. C. Wallace. I'm a consulting engineer representing the applicant. My office is located at 1100 E. Sahara Avenue in the City of Las Vegas. I would just like to briefly -- I'm sure that most of you are quite aware of the site and know -- probably have driven it, looked at it -- I would just briefly like to go through some of the surrounding conditions that gave us basically the constraints that we needed to consider in arriving at our approach to prepare a plan. The property is undeveloped, lying east of Rainbow Boulevard, which we all know is a very major heavily travelled -- it's going to be even heavier travelled as our valley develops. Rainbow Boulevard here is on the left. Alta Drive, a major 80 foot boulevard, a quarter section line is on the north. Charleston down here which is another major boulevard, and Lorenzi on the east. Currently there's existing C-1 at the southerly portion of the property. There's an existing R-3 apartments in this location. Then there are a number of houses between this point and this point that back up to Lorenzi. They do not front or face Lorenzi. On this lot here, is a Water District Tank and Pump Station, and there's three houses that side onto the property at this location. Certainly, we had to consider these constraints when we made our approach on preparing a plan for this property. We didn't think that was proper or good planning to put in this area all R-1 homes. We thought that the busy traffic intersection here was not conducive to residential living. We felt that R-1 lots backing up to Rainbow would be too close to Rainbow. The normal setback from a house in an R-1 area is 20 or 25 feet -- that this would be too close and you wouldn't obtain any sound attenuation. In view of these constraints, we thought that instead of having residential here --

ERCERPT - CITY COMMISSION MEETING - MARCH 2, 1983

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT

K. ZONE CHANGE - Z-8-83 - LIED DISTRIBUTING CO. ON BEHALF OF METROPOLITAN DEVELOPMENT

G. C. WALLACE:

what use could we use that would have a minimum impact on the neighborhood. We often hear how objectional commercial is so we didn't want to put commercial there. We felt that a reasonable use would be professional offices and that is why we propose that at this location. In the area here to retain a residential area there and to make it residential, we thought that the best approach there would be to utilize an R-PD so that we could have some flexibility, so that we could plan it, cluster some housing, pull the units away from Rainbow. We could provide some parking driveways, etc. and our plot plan reflects that, and in that regard, I want to emphasize because we just heard it in the last application. This is not an apartment project. These are going to be condominiums. Built as condominiums and sold as conominiums. They're eight-plex units. I have elevations and floorplans if you'd like to see them, but there'll be four units below and four units above. They will have their own recreational amenities. Our plan as submitted we feel firmly convinced that it confirms to your general plan, and I just want to briefly go through that. All of you are aware of the general plan and it's basic concept of the residential planning district. The residential planning district that this property is in -- the proposed -- our initial proposal -- because I want to get talking about a compromised -- but our original proposal of 336 units and the population that that would create together with the existing units and also the other land that has not been developed but developing it to the densities as envisioned by staff, we would still be below the designed population within this residential planning district. The general plan does provide in this type of a residential planning district densities up to 25 units per acre -- 25 units per acre. Our application -- our original application is for R-PD18. Also, the general plan does advocate that the higher densities should be developed on the surrounding major arterial streets. Just very briefly, the red border there that you see on this aerial photograph is the residential planning district. Almost without any exception, this whole interior portion is the low density R-1 and there are, as you know, some apartments here. There's an area reserved for some apartment here and we think that providing a higher density on the perimeters major arterial streets is in strict conformance to the general plan. There are some other -- there are some other planning objectives that we think are well addressed in our proposal. We know what in-fill is and we know that when we in-fill, we don't have to have any extensive extensions of the infra structure,

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X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT

K. ZONE CHANGE - Z-8-83 - LIED DISTRIBUTING CO. ON BEHALF OF METROPOLITAN DEVELOPMENT

G. C. WALLACE:

and this is exactly an in-fill situation. The existing streets and roads are there. The utilities are there. It's interesting to note that the Metropolitan Police Department has five police stations. One of those is within this residential planning district. The police protection is there. The fire station is within the response time and we checked with them -- is two to three minutes which is average. Schools -- I know that is not your responsibility, but it so happens that Rose Warren Elementary School within this residential planning district could accept all the youngsters generated from our original proposal without exceeding 97% of their capacity. I found out that there are 58 elementary schools in the Las Vegas area. Rose Warren ranks 5th on the list of schools that are capable of handling additional students. Again, we think the plan that we propose is a fine reasonable plan. We know though of the people in the neighborhood that are concerned. I met with them. They are concerned of density, the impacts on the schools, fire protection, police protection, etc. The client that I represent, Metropolitan, has entered into a contract to purchase this property and he's very anxious to proceed. I think we all know that there's a definite upswing in the economy now. He'd like to proceed. Hopefully, we can -- I have talked with your staff on a plan that is very, very close to what their recommendation is and I'd like to discuss that. They recommended a smaller professional office site. Since there are some existing houses here, we propose to exclude from that application a row -- a 100 foot strip here which is currently now zoned R-1. That we exclude that from our application so that Metropolitan could be build some R-1 single-family houses -- that does two things. It provides a buffer here. It reduces the size of this -- professional offices by approximately an acre and it would eliminate any access from the professional offices onto Lorenzi. The access would be onto Alta Drive. Our initial application is for an R-PD18. Metropolitan is agreeable to reduce that -- downgrade that to an R-PD12. By so doing, it -- if we build that to the maximum density allowed in an R-PD12, we would have over the entire project site -- the entire project site, a density of 9.6 units per acre, which is in substantial conformance to staff's recommendation of 9 units per acre. We respectfully request your favorable consideration.

MAYOR BRAIRE:

Mr. Wallace, does that conclude your presentation?

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X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT

K. ZONE CHANGE - Z-8-83 - LIED DISTRIBUTING CO. ON BEHALF OF METROPOLITAN DEVELOPMENT

G. C. WALLACE: Yes, it does, Mayor.

MAYOR BRIARE: Does that then mean that -- I didn't quite get that last statement there. The recommendation of staff was to go R-PD9 and you -- I have manipulated a little bit here to make 9.6.

G. C. WALLACE: Yes.

MAYOR BRIARE: Run that by us once again, would you?

G. C. WALLACE: R-PD12 would allow us to build in this site a total of --

MAYOR BRIARE: Twelve units per acre.

G. C. WALLACE: -- would allow us to build a total of 267 units -- 261 units. Adding the 6 units of R-1 that could be built here, that would be a total of 267 units in this site and what I'm saying is that spread over the entire area -- I'm counting this and this, the residential density then would amount to 9.6 units per acre.

MAYOR BRIARE: Mr. Wallace, you know the procedures we follow if you'll remove your board now. We'll listen to anyone that wishes to address us in opposition to this application and then you will have your opportunity to rebutt any comments that they bring up.

COMMISSIONER LURIE: I had a --

MAYOR BRIARE: Commissioner.

COMMISSIONER LURIE: A couple of comments. Even though you brought this down, I'd like to know the number of units under the 9.6 per acre -- how many units was that?

HAROLD FOSTER: Okay what the difference is between staff's recommendation and what was indicated here -- the R-PD9 that staff's recommending is just on that south R-PD piece and we're talking about roughly 200 units there. He's indicating 261. I think the applicants indicating that overall including the P-R piece, with the reduced number of units, it would come out around 9 units per acre, but staff doesn't include the P-R area in our recommendation of the R-PD9. So he's about 60/61 units more than we're recommending.

COMMISSIONER LURIE: That's what I wanted to bring out becuse that wasn't brought out in your statement --

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X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT

K. ZONE CHANGE - Z-8-83 - LIED DISTRIBUTING CO. ON BEHALF OF METROPOLITAN DEVELOPMENT

G. C. WALLACE:

True.

COMMISSIONER LURIE:

-- about the number of units over and above what staff had recommended. I didn't pick that up in your presentation. The other thing that I'm concerned with is you showed us an area that's -- the boundaries are Charleston, Rainbow, Expressway, and I believe Jones. In that particular area, you show some vacant property -- one parcel which is behind my house which is presently zoned for R-3 which is 250 units. Just the area across the street -- across the expressway is 300 additional units right there. Right there, yes. The other area that's already developed down where Spanos is is say 500 and across the street is 600. So I guess what I'm getting at is in that particular area that staff has outlined to us in the particular neighborhood design population criteria, taking in the piece of property that we're talking about now, it's figured at about 6150 population. If it was developed the way it's presently zoned, R-1, it takes it up to I believe 6350, 6350 people. For that area, it's even a little smaller then -- maybe bounded by the yellow that you have on your plan. If this was to be approved with the increased number of units that you're requesting, it would take us about 600 over the design population and also increase the number of high density or medium density acres by 21, if I read this correctly -- which I think again we know that something is going to be developed there someday and whether or not, you know, your presentation on reducing the density is the right thing or not, is something that I think we have to look at when we develop the overall general plan update and I know that we haven't even heard from the residents out there. I just wanted to give you some of my feelings for you to be thinking about it when you have a chance to rebut but we've had some applications that have come in that we've denied up west Charleston a little ways contemplating the City updating it's general plan which we're in the process of doing now and coming back and trying to fill in some of these vacant areas to items that are going to be compatible and as much as we can acceptable to the residents that already live in a particular area. So there's one thing that disturbs me, Scott, and it's not your fault. I'm a little upset with staff. Until I got my agenda and read through the agenda and my conversation with you, to find out that Lewis Homes has already submitted an application to change the plan that we just approved two months ago for R-1 on the property on the north side of Alta to the professional in the R-CL which I felt out of courtesy they could have at least contacted

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K. ZONE CHANGE - Z-8-83 - LIED DISTRIBUTING CO. ON BEHALF OF METROPOLITAN DEVELOPMENT

COMMISSIONER LURIE:

the neighbors or contacted myself and even staff should have come up to my office the day that application was submitted and made me aware of this because now this changes the whole complexity of your application if we're looking at a higher density. Because you talk about the overcrowding of the schools -- we looked at that same thing when Lewis came in -- with the schools with the Smith School or Rose Warren or Adcock in that particular area so it's who gets the project going first that's going to put the heavy burden say on the schools, or traffic, or crime, or whatever we're talking about. So be thinking about some of those questions because I have so more, but I'm really concerned about your development and what Lewis is trying to do now too.

COMMISSIONER LEVY:

I don't think we've ever approved Lewis.

G. C. WALLACE:

Very briefly I'd like to respond to that.

COMMISSIONER LURIE:

What the Commissioner said is we approved Lewis for a plot plan to build R-1.

COMMISSIONER LEVY:

I thought we turned it down.

COMMISSIONER LURIE:

No, we approved it. If you'll go back -- you correct me if I'm wrong, Harold. The R-1 --

HAROLD FOSTER:

It was zoned for R-1 at the time and they came in for R-CL and that was denied.

COMMISSIONER LURIE:

-- The single-family -- we denied the R-CL.

COMMISSIONER LEVY:

No, they came in for a heavier R-CL, did they not?

HAROLD FOSTER:

Not originally.

COMMISSIONER LURIE:

No. It's approved R-1, just so that you know, but they're coming in with another application to go before the Planning Commission.

HAROLD FOSTER:

We plotted that on the screen so you could see that.

COMMISSIONER LURIE:

I see that. That's just some of the comments that I had concerning that particular --

MAYOR BRIARE:

Did you wish to make any other comments, Mr. Wallace?

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K. ZONE CHANGE - Z-8-83 - LIED DISTRIBUTING CO. ON BEHALF OF METROPOLITAN DEVELOPMENT

G. C. WALLACE: Yes, if I could respond to it. I'll try to be very brief.

MAYOR BRAIRE: Do you want to wait and use it in your rebuttal?

G. C. WALLACE: Whatever you -- I can do it then.

MAYOR BRAIRE: Well, we'll treat it as a question that you can respond to in the rebuttal time. Do you have any other matters to present to us.

G. C. WALLACE: No, sir.

MAYOR BRIARE: Ladies and gentlemen, you're welcome now to come forward and state your name, and if you wish to speak in opposition to the application, now's the time to do it.

DEBORAH BREZNEY: My name is Deborah Brezney. I live at 6901 W. Prairie Way. I live on the south side of Alta. In response to the plot plan, if you gentlemen would care to look at the R-1 plot plan approved by the City Planning Commission -- would you care to look at that?

COMMISSIONER LURIE: I've seen it.

DEBORAH BREZNEY: Is there anyone that would care to look at that R-1 Lewis Home project. I'm here today representing Mr. Michael Lawrence, a financial advisor, who lives at 505 Cline Street who is out of the country on business but will be back in several days. "Dear Commissioners, Re. Lied Fairacres Metropolitan, I realize that this will be about the 6th time in the last three or four years that this zoning matter has come before you. I am sure that you are as weary as we the residents of this area are weary. It would have been easy for you to rid yourselves of the burden by just giving into the developers. However, you chose to honor your oaths of office by respecting the wishes of the concerned citizens of the neighborhood rather than the minority interest of the developer. I am still in opposition to changing the zoning from R-1 and for the same reasons that we all stood in opposition during the last re-zoning attempt. This however, is the most flagrant and ludicrous proposal submitted thus far. I support this statement, Commissioners, by pointing out that this is the highest density proposal that we have been threatened with to date and the developers would compound the problem further by adding professional zoning to an already congested area. This development would also put increased pressures on our already insufficient tax base. The drain on our tax budget would come from the cost of the new streets required, stoplights, road repairs, sewer and water amendments, additional police and fire protection. These are only some of the more

EXCERPT - CITY COMMISSION MEETING - MARCH 2, 1983

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DEBORAH BREZNEY:

obvious costs. There are the intangible costs of the increased rate of crime that would be brought to this area by the high density complexes proposed. The increased traffic congestion and the subsequent threat to our children who must walk to school through this area. There is another major obstacle that wasn't present with us during the last five hearings -- the economy. There are currently thousands of homes listed on the market. This does not take into consideration the homes that are for sale by owner or the homes that have been taken off the market and are awaiting an upturn in the economy before they will again be offered for sale. Builders and developers are currently reducing prices on homes and they are even offering to buy down mortgages to lower levels in order to move existing unsold inventories. I question the rationale and salability of the current proposal and I challenge the fairness of the impact that this would have on the rest of those unfortunates who are trying to sell a home in this market. I ask that you represent me and the rest of the residents of this area once again. Perhaps we can finally convince the developers that they will not run roughshod over us, and that we will continue to fight and that you will continue to represent the majority of the people. Thank you for your support. Signed, Michael R. Lawrence, 505 Cline."

MAYOR BRIARE:

Thank you, Mrs. Brezney.

DEBORAH BREZNEY:

And now I'm here representing myself.

MAYOR BRIARE:

Now, are you going to be reading from the minutes?

DEBORAH BREZNEY:

Just a very small portion --

MAYOR BRIARE:

Please don't do it Mrs. Brezney --

DEBORAH BREZNEY:

-- I would like to correct because I believe it was an error, Mayor.

MAYOR BRIARE:

It's a correction is it? If it's a correction, okay.

DEBORAH BREZNEY:

Yes.

MAYOR BRIARE:

Because we have those same documents.

DEBORAH BREZNEY:

Yes, I understand that you do. I have a transcript from the City Planning Commission meeting and I would like to ask Mr. Foster a question. May, I do that, Mr. Mayor?

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MAYOR BRIARE: What page are you on?

DEBORAH BREZNEY: I am on page 2. I am in the middle of the page.

MAYOR BRIARE: Read the sentence that --

DEBORAH BREZNEY: Okay. The sentence is that we have 293 protests on record.

MAYOR BRIARE: Right.

DEBORAH BREZNEY: Okay.

MAYOR BRIARE: Actually, that grew to 360.

DEBORAH BREZNEY: Okay. Sir, I believe that grew to 467 and I have records of receipt from the City Planning Department with those signatures.

MAYOR BRIARE: Fine.

COMMISSIONER LURIE: You're changing the number from 293 to 467.

DEBORAH BREZNEY: I am changing it to a total of 467. At the City Planning Commission meeting, the total at that time was 359, instead of 293. We have 137 letters of protests.

COMMISSIONER CHRISTENSEN: Is that individual households?

DEBORAH BREZNEY: Yes.

COMMISSIONER CHRISTENSEN: Or is that just people?

DEBORAH BREZNEY: Those are individual households.

COMMISSIONER CHRISTENSEN: 293 and you say, how many now, 400 and some houses?

DEBORAH BREZNEY: It has now swelled to 467 signatures.

COMMISSIONER CHRISTENSEN: How many houses?

DEBORAH BREZNEY: I could not tell you, sir. There are two signatures to some households.

COMMISSIONER CHRISTENSEN: I bring that up because sometimes we've had opposition where they've called and sent letters and so forth, and we've gotten them from the mother, the father, the grandfather, 4 children, grandchildren, all in the same house.

DEBORAH BREZNEY: Well, they do have a right -- they do have a right to protest though, so I couldn't tell you that --

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COMMISSIONER CHRISTENSEN: Anybody has a right to protest but --

DEBORAH BREZNEY: You're right, but I couldn't tell you.

COMMISSIONER CHRISTENSEN: -- but, I would just point out that more importantly then the number of signatures one is able to gather because if the developer wanted to go around town, he could gather signatures too.

DEBORAH BREZNEY: I will tell you --

COMMISSIONER CHRISTENSEN: It's the quality of the protest which I'm more interested in.

DEBORAH BREZNEY: Yes, I believe that we do have a quality of protests, sir. My second correction would be on page 4 of the transcript.

MAYOR BRIARE: Mrs. Brezney, we're not going to go through and correct these.

DEBORAH BREZNEY: One more, sir. this is it. It's a statement by Mr. Wallace. It is at the bottom of the page and it states, "I would like to stress again that the proposed professional office use is located on a relatively major intersection, Alta Drive, which is an 80 foot boulevard." I don't believe Alta Drive is a boulevard. Alta Drive between Lorenzi and Cline is 31 feet wide from shoulder to shoulder. Alta Drive between Cline and Antelope is 65 feet from gutter to gutter. From Lorenzi to Torrey Pines it's 67 feet wide from gutter to gutter, but where Mr. Wallace proposes to build his P-R, it's 31 feet from shoulder to shoulder on Alta Drive.

COMMISSIONER LURIE: One thing you have to understand, when Alta is developed by -- or a developer develops a piece of property the improvements on Alta are going to be put in. When the City acquired that piece of property from Mr. Lied, which he held us up -- put a gun to our heads to buy that piece of property, or we did to him -- to open that up, we could only afford to buy the 30 foot, but the actual width of the street is going to be the 60 foot when it goes all the way through.

DEBORAH BREZNEY: Sixty or eighty?

COMMISSIONER LURIE: Eighty, excuse me.

DEBORAH BREZNEY: But it is not now.

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COMMISSIONER LURIE: No.

DEBORAH BREZNEY: And that is where our children walk to school.

COMMISSIONER LURIE: No but it is going to be opened up.

DEBORAH BREZNEY: Okay. At that time, we did not have the money, but now we do.

COMMISSIONER LURIE: He'll do it.

COMMISSIONER CHRISTENSEN: The developer does it.

COMMISSIONER LURIE: The City had to spend its money to buy that property to open up that street because of the requests that we had from people that live in your neighborhood that didn't like to have to drive clear out to Westcliff or to Charleston to get to where they were going. They wanted to come down Alta to catch Rainbow to go to the Expressway. So we opened that up for them at a cost of about \$40,000 for the property and then the cost of the installation of the signal system at Alta and Rainbow.

DEBORAH BREZNEY: Okay, so Mr. Wallace's statement should have been, it will be an 80 foot wide boulevard, not it is an 80 foot wide boulevard? Is that correct?

COMMISSIONER CHRISTENSEN: Right.

DEBORAH BREZNEY: Thank you, Commissioners, Mayor.

MAYOR BRIARE: Does someone else wish to comment? Thank you, Mrs. Brezney.

MARGARET WRIGHT: My name is Margaret Wright. I live at 6948 Erin Circle. I too live on the same side as Mrs. Brezney lives. Now, my concern at the last meeting was fire protection and also the high traffic on Lorenzi Boulevard. Now, as you realize, as I stated before, all our children that are on the east side of Antelope are forced to cross to go to O K Adcock School. Now, fine -- he brought up that Rainbow Boulevard was a major street. Well, there is a light at Rainbow but at Lorenzi it is not practical to put a light there. Lorenzi Street -- when he puts in all those -- whatever they are -- condominiums and the P-R, our children will be forced to walk down Lorenzi Boulevard and the problem is Lorenzi Boulevard right now is just terrible -- I mean people -- it's almost a blind street. The people do not observe the stop signs at Lorenzi Boulevard and Alta and -- what?

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COMMISSIONER CHRISTENSEN: They don't anywhere.

MARGARET WRIGHT: Well, it's terrible. But the thing is -- I called and I found out that because of lack of funds everybody's suffering. All government is suffering from lack of funds.

COMMISSIONER CHRISTENSEN: They don't pay any attention to the stoplight at Sahara and the strip and that's the busiest intersection in the State of Nevada.

MARGARET WRIGHT: Well the problem is our children have to cross this and the big problem -- Lorezni is going to be a major -- first of all, if you look at the map, you'll find that Lorenzi will be the major way. People will not go over to Rainbow to go the Expressway. They just have to go down Lorenzi. So it'll become a major freeway to get to the Expressway. The additional traffic with all these additional units will be just absolutely horrible. I mean -- plus they will not have to widen Lorenzi from 300 feet to Charleston because of the City Ordinance. They don't have to because it's not their property. So, therefore, right now we have a horrible problem. Traffic is absolutely horrible. I believe that they sent you pictures of how bad the traffic is. You can't get two cars -- two cars can't get through. It's just absolutely horrible there and what are we going to do with all these additional cars generated from these additional units? When they put the original plans before us, they said they allotted 1.95 cars per unit. Well, 1.95 cars -- what happens if a person has a recreational vehicle or a boat? Where are they supposed to park all these units? And if you have several of these units, they're going to be parking them on the streets like the people in the apartments over there in the orange area park. It's going to be a terrible, terrible problem.

COMMISSIONER LEVY: Ma'am, where is the street you live on? I only go --

MARGARET WRIGHT: I live on Erin Circle.

COMMISSIONER LEVY: How far west is it?

MARGARET WRIGHT: If you find Vincent Way -- find Vincent Way and then you'll find -- go to Alta, up to Vincent Way, go down Vincent, the second circle is Erin Circle.

COMMISSIONER LURIE: It's not on our map, Al.

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HAROLD FOSTER: Doc, you see those two cul-de-sacs to the west up there just south of that 34.

MARGARET WHITE: Yes, it's on there.

HAROLD FOSTER: Point to that.

COMMISSIONER LURIE: Yes, but it's not on our map here in front of us.

MARGARET WRIGHT: Okay.

HAROLD FOSTER: Just west of that.

MARGARET WRIGHT: Okay

HAROLD FOSTER: West, right there.

MARGARET WRIGHT: Next cul-de-sac.

HAROLD FOSTER: South.

MARGARET WRIGHT: Down one.

HAROLD FOSTER: There.

MARGARET WRIGHT: There, right there. I wish I had gotten a camera today. We have terrible flooding problems always on that street. I just don't know -- are they going to correct that?

COMMISSIONER LURIE: On your street, or on Lorenzi Street?

MARGARET WRIGHT: No, no, no. I mean going down to Alta in that area.

COMMISSIONER LEVY: Certainly. Certainly they will.

COMMISSIONER CHRISTENSEN: You know, you're telling me that we made a mistake by buying that property and opening that intersection up. We should never have done that. We've created more of a problem then we've solved.

MARGARET WRIGHT: No, we need the property first of all for fire apparatus to get up to our area. We needed that. We needed that so desperately.

COMMISSIONER LEVY: Well there going to improve those streets. Ma'am they're going to improve --

COMMISSIONER LURIE: Lorenzi.

COMMISSIONER LEVY: All those streets.

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MARGARET WRIGHT:

Fine. Fine, but right now also -- another reason I'm really opposed to this is right now we're serviced by Fire Station No. 6. Fire Station 6 has a ladder truck, an engine company and an EMT unit. Now the EMT unit is not a paramedic unit. The closest paramedic unit we have servicing our area is Washington and Tonopah Highway. The optimum response time for any unit from Station 6 is two to three minutes. However, Station 6 area is -- because of the big construction in our area has grown until it is really a little bit large for one engine company -- for an engine company and a ladder truck to take care of. That engine company has to respond clear up to Odette and the City limits. And, you also just approved some more R-CL above Roland Wiley Way which will even further tax engine 6 response. The next closest response's engine is at Station 5 which is located at Hinson and Charleston. Now, they're over 4 miles away. Optimum response time there would be probably 8 to 9, 10 minutes.

COMMISSIONER CHRISTENSEN:

Did you get these figures from the Fire Department?

MARGARET WRIGHT:

Yes, sir.

COMMISSIONER LURIE:

It comes from a reliable source. That's Captain Wright's wife so he should have all these numbers.

COMMISSIONER LEVY:

Well, I think it's our responsibility to make sure that the fire protection is done in the property, ma'am.

MARGARET WRIGHT:

Well, if it's your responsibility, I have another question to ask you. Why in your response did you take the paramedic rescue unit away from Station 6?

COMMISSIONER LEVY:

I'll find out for you.

MARGARET WRIGHT:

I'd really like to know because the optimum time --

COMMISSIONER LEVY:

If you're really unhappy with our fire department.

MARGARET WRIGHT:

Well, no, I have a question. You removed the paramedic rescue unit from Station 6 and moved it down to an area where it -- which really gauls me -- where it has to respond predominately into County areas.

COMMISSIONER LEVY:

Thank you.

COMMISSIONER CHRISTENSEN:

The chickens sure come home to roost, don't they Commissioner Lurie? Remember what I told you --

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COMMISSIONER LURIE:

I'm in favor of the paramedic unit. I still support it, but I've got to find out from the Chief why he's moving these people around and out of my area now.

MAYOR BRIARE:

Yes, ma'am.

RITA IVERSON:

Hi. My name is Rita Iverson and I live at 804 Connie Court which backs up to the orange area on the map in the yellow right across from Lorenzi Boulevard. The corner of my lot backs on the orange and the yellow so that -- you know where I live. I've been there 12 years. In response to Metropolitan park, I knew the pump station was there when I bought. I also knew that we had the R-4 zoning behind our house. It was there. It was present when I bought the property. I have asked the City of Las Vegas at one time if I could have access off of Lorenzi into the backyard for the purpose of a garage. They told me that it might be okay but that I did have a sight problem. One other problem that I have, basically mine -- I don't know if you've seen the land in which Metropolitan plans to build on, but there's a very big wash. It's about 4 feet deep and about 4 foot wide that collects full of water during the time when it rains like today, and I'm about 3 feet lower then Lorenzi Boulevard in my backyard. My front yard is about another foot and half lower than my back, and so I'm concerned about the flooding. I'm concerned about the high density and I would ask that you would vote against this.

MAYOR BRIARE:

Thank you, Mrs. Iverson.

COMMISSIONER LEVY:

I would think, Mrs. Iverson, that they would take care of that problem -- that situation in the engineering that would help you not hurt you.

RITA IVERSON:

The only problem was that at the other meeting they stated they would put it across to Lorenzi but they didn't see where the water was going from Lorenzi.

COMMISSIONER LEVY:

Well, it would not -- it would save your situation not hurt you. It would help you.

MAYOR BRIARE:

Mr. Wallace, maybe you might comment on that ditch when your chance comes up. Yes, sir.

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ORLANDO GRECO: My name is Orlando Greco. I live at 916 Rockaway.

COMMISSIONER LEVY: What street?

ORLANDO GRECO: 916 Rockaway.

COMMISSIONER LURIE: It's on the east side.

ORLANDO GRECO: It's on the east side of the project.

COMMISSIONER LURIE: Excuse me, the south side.

MAYOR BRIARE: Ah, yes.

ORLANDO GRECO: It'd be on the west side of the proposed project.

COMMISSIONER LURIE: West side of Rainbow.

ORLANDO GRECO: Anyhow, I don't want to take too much of your time. I just want to say that we met Commissioner Lurie and Commissioner Pearson. I guess we had about 600 people there. I don't want to go into all the reasons we're protesting. Sure, it's traffic and police protection, the crime rate -- I guess the previous applicant came up -- one of the protestors showed to the Commissioners that there is a lot of apartments for rent right now. I don't think we need them in the area. We moved there because we wanted to be in R-1 zoning not the apartments. We have come before you people five times already and luckily you have supported us and with that in mind, I'd like to say I hope you support us again and turn down this apartment.

COMMISSIONER LEVY: Sir, sir, they're not building apartments there.

ORLANDO GRECO: Pardon me.

COMMISSIONER LEVY: They're not building apartments there.

ORLANDO GRECO: These are condos.

COMMISSIONER LEVY: These are condominiums.

ORLANDO GRECO: Right.

COMMISSIONER LEVY: They're not apartments.

ORLANDO GRECO: No, no, they're not apartments.

COMMISSIONER LEVY: I agree with you we're not going to build apartments there.

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ORLANDO GRECO: The previous --

COMMISSIONER LEVY: Oh, yes, I'm sorry then -- I misunderstood you. I thought you were indicating that they wanted to put more apartments there. They have no idea.

ORLANDO GRECO: No, I said we protested the previous application for apartments. These are not apartments --

COMMISSIONER LEVY: No, sir.

ORLANDO GRECO: These are condos.

COMMISSIONER LEVY: Yes, residents.

ORLANDO GRECO: They're condos, but we're still protesting.

COMMISSIONER LEVY: I noticed that.

MAYOR BRIARE: Thank you, Mr. Greco. Is there anyone else? Yes, sir. Was there anyone else after this gentleman? One other, fine. You'll be the last then, sir.

PAUL GRANT: I'm Paul Grant. I live at 6628 Burgundy Way. I've lived there for the past 16 years and that's at the corner of Burgundy and Lorenzi. I oppose re-zoning this on two reasons. I feel that we have our share of high density and medium high density in apartments -- in dwellings with what is already there, and secondly I'm right across Lorenzi from where the proposed parking lot is to be and I'm kind of a neighbor man and I don't like to refer to my neighbor as a parking lot. So, I would rather have a single-family dwellings there so that we would have things in common we could talk about and share as a community. If my neighbor needs help, and I'd like to go help him I can't help anyone that's in a parking lot, you know.

COMMISSIONER LEVY: Did you hear what their redesign was?

PAUL GRANT: No, I haven't.

COMMISSIONER LEVY: Their redesign was for units facing you.

PAUL GRANT: Oh, I see.

COMMISSIONER LEVY: Or down that street.

PAUL GRANT: Well, that would help an awful lot. Okay, but I feel that in the community where we are, we should at this time continue to have R-1 single-family dwellings. Thank you.

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MAYOR BRIARE:

Thank you, Mr. Grant. Now, sir.

BUZZ TRACY:

My name is Buzz Tracy. I live at 417 Lorenzi which is just a stone's throw from this thing they're trying to build there and you wouldn't have to be a good centerfielder with a good arm to throw it that far either.

MAYOR BRIARE:

What's your cross street, Mr. Tracy?

COMMISSIONER LURIE:

Alta.

MAYOR BRIARE:

Alta?

BUZZ TRACY:

Yes.

COMMISSIONER LEVY:

You're north of Alta, right?

BUZZ TRACY:

Right 5 houses down. I bought a home there because it was R-1 and I'd like to keep it that way. If you go from up Alta from Decatur as far out west on Alta as you want to go till you get out to the Red Rock area, you'll find nothing there but R-1. I speak for all the people in the 400 block of Lorenzi. Thank you.

MAYOR BRIARE:

Thank you, Mr. Tracy. Mr. Wallace, do you want to -- do you want to make a response now to Commissioner Lurie's question a little bit earlier?

G. C. WALLACE:

Thank you, Mayor. I am sure that Commissioner Lurie, as well as you, Mayor, and the rest of the Commissioners are very familiar with the City's general plan. I have a copy of it here. Nobody has studied it anymore anyway then yours truly. I have studied it an awful lot and just very briefly -- is the general plan is based on the concept of the residential planning district. As I read the general plan, that's a must. That must is that we have a square mile -- now there's a little difference here because Rainbow is here and this is really the land line, but that is a square mile that is bounded by major arterials and that is the residential planning district, and there are guidelines in the general plan for setting up the maximum population -- designed population in there. What I submit to you is that the existing population plus what has been set aside for this property -- these other undeveloped properties that we could build our project in there with its 336 units times 2.8 for the population and with it completed then, we are below the designed population. Now that's the general plan. The general plan and I -- this is where there is a difference and we recognize that. The general plan also has other tools and if I could just briefly find it and its only just a sentence. There are other neighborhood concept guidelines. The following policies

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G. C. WALLACE:

and standards represent a design concept that can be used within the concept of the residential planning district, which suggests to me that it's not a mandatory situation and that it's based on schools -- an elementary school here and an elementary school here that does break it up, and under that contacts -- context, yes there's a little heavier density designed population here then there is in this 320 acres, but they're built around the elementary school and in this regard, the added population that we were originally proposing still would not exceed the 97% designed capacity of Rose Warren. Rose Warren has a 97% designed capacity of 621 students. With its current enrollment as of February 18th, 1983, was 494. Our original application was for 336 dwelling units. Taking the multiplication factor that the school District uses, that would generate a 122 students. That together with the existing enrollment would bring the enrollment to this school to 616 which is less the design capacity. So we think that that is really in conformance with the idea of the school as being the heart of a neighborhood. We are below its designed capacity. Let me, just briefly --

COMMISSIONER LURIE:

Let me just ask you one question.

G. C. WALLACE:

Yes, sir.

COMMISSIONER LURIE:

Why -- where do you draw the line? What happens if that red line -- your boundary line -- you move it up to Torrey Pines and then move it up to Antelope?

G. C. WALLACE:

This red line?

COMMISSIONER LEVY:

It's a half mile west.

COMMISSIONER LURIE:

Now, you have a new neighborhood. You have a new area.

G. C. WALLACE:

This red line is the boundary of the residential planning district which by your -- the general plan says it's the major arterials that bounded the one square mile.

COMMISSIONER LURIE:

That one mile.

COMMISSIONER LEVY:

Section lines.

G. C. WALLACE:

So these are your major arterials that bound that square mile.

COMMISSIONER LURIE:

For those areas, but if you moved it -- say you moved it a half mile that would change the --

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COMMISSIONER CHRISTENSEN: No, it would put the major streets in the middle of it instead of on the boundaries.

COMMISSIONER LURIE: But it would also increase the density of the --

COMMISSIONER LEVY: No, it wouldn't.

COMMISSIONER LURIE: Sure because you've taken that other vacant property.

COMMISSIONER LEVY: Look at the west. It's all R-1 to the west.

COMMISSIONER LURIE: The other thing that you bring up is the fact that Rose Warren School is 494 students and yet they're taking kids from the Sproul area west of Rainbow --

G. C. WALLACE: Here?

COMMISSIONER LURIE: There.

G. C. WALLACE: No, no, no, no.

COMMISSIONER LURIE: They're taking them and putting them in Dale Pitman which is on the other side of the Expressway.

G. C. WALLACE: No. The yellow boundary that you see there is zoned for Rose Warren --

COMMISSIONER LURIE: Right.

G. C. WALLACE: -- and that's within this residential planning district. One thing that I'd like to point out is that the green boundary is the boundary for the O K Adcock School, and it's interesting to note that a lot of the protestants living here and our concerned -- and I agree with them about their youngsters having to cross Rainbow, and I'd like to pass off a senario that I've discussed with the School District. Both Adcock and Rose Warren rank 5th and 6th among all the Las Vegas elementary schools for capabilities to take additional students. They need them. The build up of density in this area will bring them to their designed capacities, eleminating the need to come across Rainbow to pick up school population. It puts the School District in then the position of building another elementary school for this area or putting portable classrooms at Smith and that is a very strong --

COMMISSIONER LURIE: They're going to have to do it.

G. C. WALLACE: -- they will be faced with that.

COMMISSIONER LURIE: That's right.

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G. C. WALLACE: And when they do that there won't be the need for youngsters to cross busy Rainbow.

DEBORAH BREZNEY: Are you speaking for the School District, Mr. Wallace?

G. C. WALLACE: I had a personal discussion Monday with the person in charge of the zoning and I am giving you the statistics -- pardon?

COMMISSIONER LURIE: I think he's just answering some questions about neighborhoods, but I was talking about boundary lines. If you move them five blocks one way or five blocks the other way, it changes the whole area.

G. C. WALLACE: Again, just repeating -- when you consider the entire residential planning district, we will be under it even with our original application which we now modified. I want to talk about your comment, Commissioner Lurie --

MAYOR BRIARE: Just a minute now, Mr. Wallace, you're going to talk about the comments that were made by the opposition unless Mr. Lurie is asking you a question that you want to --

COMMISSIONER LURIE: Well, I asked him something earlier. He might want to answer from earlier.

G. C. WALLACE: That's what I thought it was. There was a question about the --

MAYOR BRIARE: Okay.

G. C. WALLACE: Then there was the question about my difference of the 9.6 and staff's of the 9.

COMMISSIONER LURIE: I didn't ask that one. Al -- the Mayor asked that one -- about the 9 to the 9.6. Somebody asked that question, it wasn't me. I didn't ask that question.

MAYOR BRIARE: No, you responded to it and I understood your answer.

G. C. WALLACE: With regard to drainage, and that's the only comment that I have is that obviously this is a matter that has to be addressed in the final design. All projects based upon your current ordinances require drainage to be addressed. Where water comes from? Where it's going to go? How's it going to be mitigated, etc.? So this is a design process and for whatever development goes there, this has to be accomplished.

MAYOR BRIARE: Thank you, Mr. Wallace.

EXCERPT - CITY COMMISSION MEETING - MARCH 2, 1983

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT

K. ZONE CHANGE - Z-8-83 - LIED DISTRIBUTING CO. ON BEHALF OF METROPOLITAN DEVELOPMENT

G. C. WALLACE:

Thank you.

MAYOR BRIARE:

The public hearing is closed and we'll now hear comments if any from the Commissioners. I also for the record, want to make sure it's reflected as part of these proceedings a letter from Assemblyman John DuBois who is in District No. 2 and he lays out a number of arguments most of which have already been covered today, and speaking on behalf of his district, he opposes this application. That's in addition to I believe all the other letters that we have that are already a matter of record, I don't know.

COMMISSIONER CHRISTENSEN:

We better correct the minutes, Mayor, because that's one more.

MAYOR BRIARE:

This is one more, right. That's on page 2.

COMMISSIONER LEVY:

Mayor, I'd just like to make a comment. We've got all these letters of protest, but these letters of protests were against 360 units. I'm not sure and I don't mean these people who are here speaking for -- wish to address that -- the fact that maybe these protestors if they were able to hear this presentation and also hear the reduction might not be against this project. That's exactly what I mean, you don't know. Ma'am this is not a cross discussion, I'm talking to the Mayor and my fellow Commissioners.

MAYOR BRIARE:

Exactly the matter's before the Commission now, folks. If any Commissioner has a question to ask, he's certainly entitled to ask it and if the response is in order, he'll get the response.

COMMISSIONER LEVY:

There's one question I would like to ask of Mr. Wallace since he's representing the applicant and I don't know if my fellow Commissioners would allow this. But, I was just wondering would you be willing to take this back to Planning, or would you rather not -- I'm not trying to force an issue -- because of the reduction and giving an opportunity for the neighbors and all these protestors to see this production?

G. C. WALLACE:

I'd like to address that. I certainly appreciate your position in looking at a tough decision and looking at a lot of planning factors. We're looking at a lot of people's existing lifestyles, etc., etc., and it's a tough bullet for you to bite. We can take it back to the Planning Commission. I met with the residents. I said, I'd be willing to meet with you again. "I said, I certainly would hope that we could work out compromises so that there could be some harmony." I said, "I'd be

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K. ZONE CHANGE - Z-8-83 - LIED DISTRIBUTING CO. ON BEHALF OF METROPOLITAN DEVELOPMENT

G. C. WALLACE:

available, and they called me later after they had subsequently met and said, "Mr. Wallace, we don't want to compromise, we want only R-1." I don't think R -- and I won't go into that, that's a whole other subject -- but yes, the tough -- what it's going to do on our client, my client Metropolitan, it's going to be a tough bullet for him and let me explain. It's in escrow, the property, There's no condition of zoning. It's not subject to any zoning. He's got to close next week. If this has to go back to Planning, obviously we're not going to have a decision and it's going to be a tough decision for him. Do I take it back to Planning and maybe hope to get something, or do I -- you know, do they tell me strictly R-1. Should I forfeit my earnest money. These are heavy considerations that he's going to make. That doesn't answer your question, does it?

COMMISSIONER LEVY:

Sure didn't, and I can't guarantee anything as you realize this.

G. C. WALLACE:

I understand. We would like to think there's compromise. We've made a compromise. If this is something that Planning should look at, yes, we're willing. We don't think it should remain R-1. I think that all planning concepts, philosophies, dictate that it be something else. I got in a little more than what I was asked.

COMMISSIONER LEVY:

Basically, our staff somewhat agreed with you.

G. C. WALLACE:

I think we're so close that even --

COMMISSIONER LEVY:

I don't want to get into, you know -- our staff did I don't want to bring that back up again -- felt maybe there was some density but not what you had proposed originally.

COMMISSIONER LURIE:

Even if the application was -- if it was denied today -- let's say that happens. You could come back in -- is it four months, Harold -- and submit the application. which again would be -- if there's not a motion, I'm going to make a motion in a minute. Again, you can meet with the neighbors, Meet with the Planning Staff and come up with that plan. It's kind of ironic that you changed the plan and as I mentioned in my earlier statement, we know, the residents that live in the area, myself, that someday something's going to be built on that piece of ground. It's not going to stay vacant, but the thing that we want to see is something that's

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COMMISSIONER LURIE: going to come in there that's going to be compatible with the existing zoning, and there's going to have to be some compromises. I think the residents understand that. You can't expect all R-1 on a busy major thoroughfare. I understand that. I hope the residents -- going to have to understand that some day when somebody rezones that piece of property to whatever density it comes out to be, but my --

MAYOR BRIARE: Are you asking for a response?

COMMISSIONER LURIE: I wasn't asking for one, no.

MAYOR BRIARE: No. You can respond to questions and there's no question.

COMMISSIONER LURIE: My feeling is that my earlier remarks that relate to the designed population of the area -- I think in four months or six months, by the time that the staff has a chance to review the general plan -- and it's going to be choosing a citizen's committee to review that and I'm sure some of the individuals that live in my district are going to be appointed to that committee -- will have an opportunity to review that whole mile area, that whole five mile area between Antelope and Westcliff and farther out and some of the vacant areas that we're going to fill in. So I personally believe that we have no choice today but to deny the application.

MAYOR BRIARE: Do you so move?

COMMISSIONER LURIE: I move it.

MAYOR BRIARE: Comments on the motion? No comments? Cast your votes. Post. The motion is approved and the application is denied. Motion carried with Christensen and Levy voting "NO."

COMMISSIONER CHRISTENSEN: Your Honor, there was a couple points made in this that I think will have impact on future decisions of this Board from now on and I would like to suggest a policy that we maybe look at and bring up for discussion at our next meeting and have the staff look into it, realizing that under the Open Meeting Law a decision can't be made. There was a question as to who spoke for the School District and it was a valid question, but I got -- I had a question as to the Fire Department and I don't think my answer was a whole lot better than the School District's. I wonder if

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COMMISSIONER CHRISTENSEN:

we could request on the zoning matters from now on, the definite input from someone in authority to speak for the School District in the zoning application, as well as a definite spokesman for the Police Department and a definite spokesman for the Fire Department so that it wouldn't be tainted with the fact that the spokesman for the Fire Department happens to be a fire captain who lives in the area? So we can get an unbiased opinion from the School District, Fire Department and also the Police Department when this comes up. I frankly am tired of taking the heat for the School District because the public doesn't seem to understand that the School District does not build the school in anticipation of students, only after the students are there. If we follow the zoning based on what the protestants would like with schools, we would never have any schools built because we would never move children into an area where it needed a school. The schools come after the children, not before, and I think we should have that input from the School District, from the Police Department and the Fire Department from now on on these things so that we know where we stand.

COMMISSIONER LEVY:

Well I personally --

MAYOR BRIARE:

Did you want to make a comment, Commissioner?

COMMISSIONER LEVY:

Yes, I just like to make a comment. I just feel that school business should not be brought up at this --

MAYOR BRIARE:

Except as, perhaps, as Commissioner Christensen suggested.

COMMISSIONER LEVY:

Well.

COMMISSIONER CHRISTENSEN:

I think we should have input though.

MAYOR BRIARE:

You know -- you know what that is? I think that's an excellent idea and as a matter of fact, when discussions are being had by this Board and also a piece of legislation that Commissioner Levy informs me is already been introduced in the State Legislature giving some additional authority to the Planning Commission and one of the things is that it would be like an impact statement you actually solicit as part of the application and the applicant should be obliged to bring a statement from the School District, a statement from the Fire Department, Police Department as to what impact this is going to have on their facility.

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COMMISSIONER LEVY: But, Mayor --

MAYOR BRIARE: Whatever the application happens to be.

COMMISSIONER LEVY: but along the lines of the School District, they came for a bond issue, they wanted to build more schools and the citizens turned them down and I'm sure what you're going to receive from the School District is that every school is crowded, and that's basically -- what they're doing is they're zoning -- they're moving kids around because one school might not be full but they're so overpacked at another location, they're busing them and moving them around. You read it in the paper everyday and I just don't think that our zoning matters should be determined by the impact of the schools when we can't do anything about it. We can do something about Police, we can do something about Fire that's our responsibility here --

MAYOR BRIARE: I'm sure we might get a few more votes for building more schools then.

COMMISSIONER CHRISTENSEN: I don't think we need to have our zoning issues determined by that but I think we need to know who is speaking for the School District, who's speaking for the Fire department, and who's speaking for the Police Department and who's speaking for --

COMMISSIONER CHRISTENSEN: Oh. I have no problem with that.

MAYOR BRIARE: A comment.

COMMISSIONER LEVY: I would rather hear from our department heads and I certainly feel that our fire department is our responsibility and if we have an inadequacy somewhere we should do something about it.

MAYOR BRIARE: Let's ask -- if the Commission has no objections, why don't you put together some kind of a little research on that and circulate it.

HAROLD FOSTER: On major projects or applications we can solicit these types of comments that'll have that information from staff's standpoint.

COMMISSIONER LEVY: An economic -- what are these things we've been getting now -- what are these people --

MAYOR BRIARE: Impact statements.

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COMMISSIONER LEVY: No, these -- financial advisors.

MAYOR BRIARE: Oh, yes. Mrs. Hawley, set meetings and file appeals and so on and so on.

COMMISSIONER LURIE: I'd like to ask Harold. I'd just like to ask Harold on the next agenda where we are with the general plan update report?

COMMISSIONER LEVY: We're hiring a guy now.

MAYOR BRIARE: Commissioner Pearson, can you attend a meeting Monday? Well, I'll tell you what we're going to have to do respect to the Razor Wire meeting because it's impossible to determine right now what days we can meet so, Mrs. Hawley, would you contact each member of this Commission and get your calendar out and try to --

COMMISSIONER LEVY: What about a week from now?

MAYOR BRIARE: Well, I don't have a calendar and I don't know if -- anybody's got calendars. The main thing is you got to do it in time to either call on the --

COMMISSIONER LEVY: There's a calendar up on the wall.

MAYOR BRIARE: -- no, I mean I don't know if my appointments are -- you coordinate it and the City Manager will be of help to you. Is that agreeable?

END OF EXCERPT

AGENDA

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BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

Commission Action

Department Action

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

L. SET DATE FOR PUBLIC HEARING ON ANY ITEM
REQUIRING A PUBLIC HEARING THAT WAS ACTED
UPON BY THE PLANNING COMMISSION AT ITS
FEBRUARY 22, 1983 MEETING.

VAC-2-83 3/16/83 Agenda
VAC-3-83 3/16/83 Agenda
Amendment to Master 3/16/83 Agenda

Plan of Streets &
Highways, Hualpai
Way, etc.
Street Name Change 3/16/83 Agenda
Hualpai Way, etc.

M. SET DATE ON ANY APPEALS FILED OR REQUIRED
PUBLIC HEARINGS FROM THE BOARD OF ZONING
ADJUSTMENT MEETING HELD FEBRUARY 24, 1983.

U-7-83 3/16/83 Agenda

Lurie requested Director of Community
Planning & Development to advise the
Board of the progress of the General
Plan update.

APPROVED AGENDA ITEM



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XI. ADDENDUM ITEMS

NONE

NONE

APPROVED AGENDA ITEM

Ashley Hall

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XII. CITIZENS 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

NONE

MEETING ADJOURNED AT 4:25 P.M.

APPROVED AGENDA ITEM

Ashley Hall