

MINUTES

City of Las Vegas

CITY COUNCIL

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

DATE: March 21, 1984

TIME: 9:45 A.M.

INVOCATION: Reverend Joel Rivers
Southside Christian Church

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. BOB NOLEN	☒	☐	☐

CITY ATTORNEY

GEORGE F. OGILVIE

☒ ☐ ☐

APPROVED BY REFERENCE

July 18, 1984

ATTEST:

Carol G. Hawley
CITY CLERK

William A. Buair
MAYOR

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

AGENDA*City of Las Vegas***0001**

March 21, 1984

Page 1

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM	Council Action	Department Action
I. 9:45 A.M.	FULL COUNCIL PRESENT CITY ATTORNEY GEORGE OGILVIE PRESENT	
1000 A. <u>COMMUNITY RELATIONS</u>	Proclamation presented to Brad Rothermel, Athletic Director, UNLV, for the Mens' and Womens' Running Rebels Basketball Teams in honor of their Pacific Coast Athletic Conference Championships for 1984 by the City Council. (Copy of Proclamation made part of Final Minutes.)	
B. <u>SPECIAL EVENTS</u>		
II. 10:00 A.M.		
A. <u>ANNOUNCEMENT RE COMPLIANCE WITH OPEN MEETING LAW</u>	Announcement Given	
B. <u>INVOCATION</u> Reverend Joel Rivers Southside Christian Church	Invocation given by Reverend Dorothy Sogg First Christian Church	
1004 C. <u>PLEDGE OF ALLEGIANCE</u>	Mayor led audience in pledge	
1004 D. <u>APPROVAL OF CITY COUNCIL FINAL MINUTES</u> For the meetings of December 7, 1983 and December 21, 1983.	Lurie - APPROVED Unanimous	Clerk to proceed

APPROVED AGENDA ITEM

mp Coe



Las Vegas Proclamation

REBELS BASKETBALL DAY

WHEREAS; the Mens' and Womens' "Running Rebels" Basketball Teams of the University of Nevada Las Vegas each hold the proud honor of PACIFIC COAST ATHLETIC CONFERENCE CHAMPIONS FOR 1984; and

WHEREAS; both these fine outstanding teams have reached the pinnacle of success by obtaining an invitation to participate in the NCAA Tournament; and

WHEREAS; our Womens' Team proudly represented the University of Nevada Las Vegas and all our residents at their recent tournament in Los Angeles; and

WHEREAS; the Mens' Team will be continuing forward with their NCAA Playoff Games on Friday, March 23 in a return contest against the Georgetown "Hoyas" and, if successful, will be playing for the trip to the NCAA Final Four Playoffs on Sunday, March 25.

NOW, THEREFORE, WE, the undersigned Mayor and Board of City Councilmen do hereby proclaim Wednesday, March 21, 1984 to be:

REBELS BASKETBALL DAY

in the City of Las Vegas and join with all citizens of our community in congratulating our fine Mens' and Womens' "Running Rebels" Basketball Teams for their outstanding achievements. We extend our thanks to these teams for their efforts and take pride that all members call Las Vegas their home.

Our continued Best Wishes to you all!

WILLIAM H. BRIARE
Mayor

RON LURIE
City Councilman

PAUL J. CHRISTENSEN
City Councilman

AL LEVY
City Councilman

BOB NOLEN
City Councilman

(Mailing required under the provisions of NRS CHAPTER 241) 0003

STATE OF NEVADA)
COUNTY OF CLARK) ss

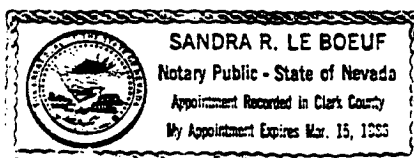
Loretta A. Nail, an employee of the City of Las Vegas, Nevada being first duly sworn, deposes and says that on the 14th day of March, 1984, a copy of an AGENDA (NOTICE), the attached of which is a true and correct copy, of a REGULAR MEETING of the CITY COUNCIL of the CITY OF LAS VEGAS, NEVADA, to be held on the 21st of March, 1984, 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. Nail
SIGNATURE (an employee in the Office of
the CITY CLERK)

Subscribed and sworn to before me this

27th day of March, 1984

Sandra R. LeBoeuf
NOTARY PUBLIC in and for said County
and State.
My Commission expires: 3-15-86



(Posting required under the provisions of NRS CHAPTER 241)

0001

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 16th day of March, 1984, at the hour of 10:AM there were posted copies of a NOTICE, the attached of which is a true and correct copy, of a REGULAR MEETING of the CITY COUNCIL of the CITY OF LAS VEGAS, NEVADA, to be held on 21st day March, 1984, 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 Council Chambers)

Loretta A. Hall
SIGNATURE

City Clerk
DEPARTMENT

Subscribed and sworn to before me this

27th day of March, 1984

Sandra R. Le Boeuf
NOTARY PUBLIC in and for said County
and State.
My Commission expires: 3-15-86



AGENDA*City of Las Vegas*

March 21, 1984

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CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM

Council Action

Department Action

III. DEPARTMENT OF BUSINESS ACTIVITYJERRY J. CAHILL, DIRECTOR*CONSENT AGENDA

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

1005 *A. CHILD CARE FACILITY APPLICATIONS
(Approved by the Child Welfare Board)

Family Child Care Homes

1. CATHERINE BUCKROFF
5121 Arbor Way

5 children days
2. LORY FABBI
4116 El Cederal

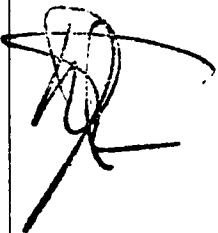
4 children days
3. PAMELA HOUGHTON
5820 Fawn Avenue

4 children days/2 nights

Lurie -
APPROVED
Items 1 thru 6 and
Child Care Centers
Items 1 & 2
Unanimous

Staff to proceed

APPROVED AGENDA ITEM



0006

AGENDA*City of Las Vegas*

March 21, 1984

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CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM	Council Action	Department Action
<u>III. DEPARTMENT OF BUSINESS ACTIVITY</u> (cont'd)		
*A. <u>CHILD CARE FACILITY APPLICATIONS</u> (cont'd)	APPROVED See page 2	See page 2
<u>Family Child Care Homes</u> (cont'd)		
4. LINNEA JOHNSON 5521 Seattle Slew Drive 3 children days		
5. RUTH POLIAK 228 South 16th Street 6 children days/5 nights		
6. JANEEN REEVES 708 Mayfield Street 4 children days		
<u>Child Care Centers</u>	APPROVED See page 2	See page 2
1. CHOO CHOO CARESKOOL 4130 West Charleston 60 children days 6 before/after school		
2. KIDS KASTLE 1300 East Sahara 69 children days/5 nights 7 before/after school		

APPROVED AGENDA ITEM



0007

AGENDA*City of Las Vegas*

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CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
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ITEM

Council Action

Department Action

III. DEPARTMENT OF BUSINESS ACTIVITY
(cont'd)

1006

*B. GAMING -- Additional

1. CALIFORNIA HOTEL & CASINO, INC.

California Hotel & Casino
12 Ogden Avenue
1 slotLurie -
APPROVED

Staff to proceed

Items 1 thru 9.
Unanimous with
exception that Lurie
abstained on Item 6.

2. FOXY'S JACKPOT CITY, INC.

Foxy's Firehouse Casino
2423 Las Vegas Boulevard South
3 slots

3. GAUGHAN SOUTH, INC.

Gold Spike Hotel & Casino
400 East Ogden
9 slots4. CONSOLIDATED CASINOS
CORPORATIONMint Hotel & Casino
100 East Fremont
2 "21" Tables

5. B. W. CORPORATION

7-11 Bar
2530 South Arville
1 slot

APPROVED AGENDA ITEM

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CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
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ITEM

Council Action

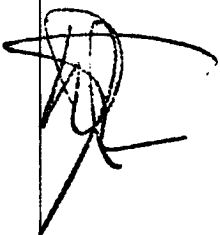
Department Action

III. DEPARTMENT OF BUSINESS ACTIVITY
(cont'd)***B. GAMING -- Additional**APPROVED
See Page 4

See Page 4

6. CASINO SERVICESTovi's Italian Restaurant &
Lounge
808 South Decatur, #17-18
1 slot**7. GAMES OF NEVADA**Poppa Gar's
1824 West Oakey
2 slots**8. J & T, INC.**Ambassador Motel East
916 East Fremont
15 slots**9. UNITED COIN MACHINE COMPANY**Shifty's
3805 West Sahara Avenue
1 slotSnick's Place
1402 South 4th Street
1 slot

APPROVED AGENDA ITEM



0009

AGENDA*City of Las Vegas*

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CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM	Council Action	Department Action
<u>III. DEPARTMENT OF BUSINESS ACTIVITY</u> (cont'd)		
007 C. <u>LIQUOR -- New/Request for Preliminary Approval</u>	Lurie - APPROVED, subject to provisions. Unanimous	Staff to proceed
1. *WIBCO, INC. dba AM/PM MINI MARKET 1201 East Charleston Beer/Wine Off-Sale License Dan B. Burden, Jr., Pres, Dir, 50% Jack F. Collingsworth, V. P., Dir, 25% Gail A. Collingsworth, Secy, Treas, Dir, 25% *Subject to the provisions of the Planning, and Fire codes and Health Department regulations		
008 D. <u>LIQUOR -- Change of Ownership</u>	Lurie - APPROVED, subject to provisions. Unanimous	Staff to proceed
1. From: Estate of Margi Kidd, deceased TO: *SHIR-JAC, INC. dba MARGI'S 701 East Stewart General On-Sale License Shirley Galardi, Pres, Dir, 50% Jack Galardi, Secy, Treas, Dir, 50% *Subject to the provisions of the Planning, and Fire codes and Health Department regulations		Paul Carelli, Atty. and Jack Galardi appeared on behalf of the application. Jerry Cahill appeared

APPROVED AGENDA ITEM

City of Las Vegas

0010

AGENDA DOCUMENTATION

Date: March 9, 1984

TO: The City Council

FROM: DON SAYLOR
DEPUTY CITY MANAGERSUBJECT: DEPARTMENT OF BUSINESS ACTIVITY -- MARCH 21, 1984 COUNCIL AGENDA
LIQUOR -- New/Request for Preliminary ApprovalPURPOSE/BACKGROUND

Item, "C" 1.

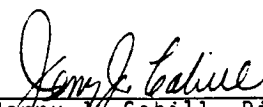
Appearing on the Department of Business Activity agenda is a request for preliminary approval of a new beer/wine off-sale license for Wibco, Inc., dba AM/PM Mini Market, to be located at 1201 East Charleston.

Las Vegas Municipal Code Section 6.06.050 states the following regarding preliminary approval:

- "(A) The Board of Commissioners may grant preliminary approval of an application for a license when such approval is requested by an applicant for any good and sufficient reason.
(B) The Board may impose requirements on any such preliminary approval, and the Department of Business Activity shall issue the license only after all requirements are satisfied.
(C) All such requirements must be satisfied and the license issued within six months after the date of the preliminary approval unless the Board specifies a shorter or longer period in its preliminary approval."

Attached is a copy of a letter dated February 3, 1984 from Dan Burden, President of Wibco, Inc., outlining their request. If the Board grants approval of this application, it is recommended that the following requirements be imposed:

1. Preliminary approval to be granted for a one-year period.
2. Licensee to obtain all necessary approvals from the Planning, Building and Fire Departments of the City, and Clark County Health Department.
3. Premises must comply with Liquor Ordinance "grocery store" definition; i.e., 1,200 square feet of floor space, \$30,000 merchandise inventory.


Jerry J. Cahill, Director
Department of Business Activity

Agenda Item

III. C 1

0011

WIBCO, INC.
18245 Hwy 18, Ste. # 1
Apple Valley, Ca. 92307
February 3, 1984

Honorable Mayor and City Council
400 Stewart Ave.
Las Vegas, Nevada

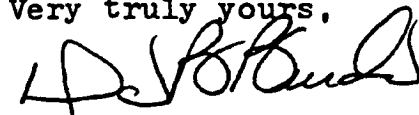
Gentlemen,

Request preliminary approval of a Beer and Wine Off Sale
license at 1201 E. Charleston Blvd. for the period of one
year.

Preliminary approval is necessary to obtain construction
financing for an AM/PM MiniMarket at that location with
issuance of the license upon completion.

Your prompt cooperation in this matter will be greatly
appreciated.

Very truly yours,

A handwritten signature in dark ink, appearing to read 'Dan B. Burden', written over a horizontal line.

DAN B. BURDEN, President
WIBCO, INC.

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CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

Council Action

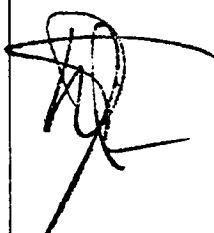
Department Action

III. DEPARTMENT OF BUSINESS ACTIVITY
(cont'd)E. LIQUOR -- Change of Ownership/
Change of Location/Change of
Business Name1. From: Golden Wok Restaurant,
Inc.
dba
Golden Wok
504 South DecaturKoon Keung Chan, Pres,
33 1/3%
Yuk Chuen Chan, Secy,
33 1/3%
Kwok Wing Cheng, Treas,
33 1/3%TO: *CHAN'S, INC.
dba
ASIAN GARDENS
701 North Nellis Blvd.

Beer/Wine On-Sale

Yuk Chuen Chan, Pres,
Dir, 25 1/2%
Koon Keung Chan, Secy,
Dir, 25 1/2%
Xanh Dang, Treas, Dir,
49%*Subject to the provisions of the
Fire codesLurie -
APPROVED, subject to
provisions.
UnanimousStaff to proceed
Paul Carelli, Atty.
was present

APPROVED AGENDA ITEM



0013

AGENDA*City of Las Vegas*

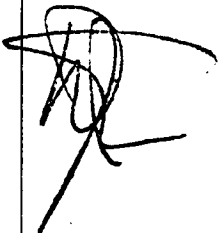
March 21, 1984

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CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM	Council Action	Department Action
III. DEPARTMENT OF BUSINESS ACTIVITY (cont'd)		
008 F. <u>LIQUOR -- Approval of Additional Officers/Stockholders</u> 1. RRM, INC. dba WALDEN POND 2800 West Sahara Avenue General On-Off Sale License Additional Officers/ Stockholders: John H. Midby, Dir, 20.55% Daniel F. Byron, Secy, Dir, 8.35% James V. Cardwell, Treas, Dir, 14.6%	Lurie - APPROVED Unanimous	Staff to proceed
008 G. <u>LIQUOR -- Approval of Manager</u> 1. ARA LEISURE SERVICES, INC. dba ARA LEISURE SERVICES, INC. 850 Las Vegas Blvd. North General On-Sale License Manager: Roger P. Owens, Division Mgr.	Lurie - APPROVED Unanimous	Staff to proceed

APPROVED AGENDA ITEM



0014

AGENDA*City of Las Vegas*

March 21, 1984

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CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM Council Action Department Action

III. DEPARTMENT OF BUSINESS ACTIVITY
(cont'd)H. LIQUOR -- Approval of Additional
Officer/ManagersLurie -
APPROVED
Unanimous

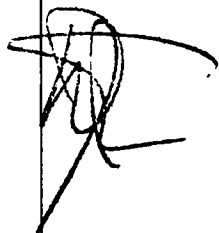
Staff to proceed

1. THRIFTY CORPORATION
dbaTHRIFTY DRUG & DISCOUNT
STORE #277
1401 North DecaturTHRIFTY DRUG & DISCOUNT
STORE #652
3141 North RanchoTHRIFTY DRUG & DISCOUNT
STORE #669
160 South RainbowTHRIFTY DRUG & DISCOUNT
STORE #674
691 North Nellis Blvd.

General Off-Sale Licenses

Additional Officer/Managers:
Jack Freeman, Assistant V.P.,
Division Manager
David R. Fowble, District
Manager

APPROVED AGENDA ITEM



AGENDA*City of Las Vegas*

0015

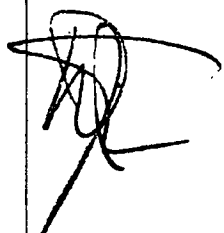
March 21, 1984

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CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM	Council Action	Department Action
III. DEPARTMENT OF BUSINESS ACTIVITY (cont'd)		
009 I. <u>GAMING -- New</u>		
1. *WILLIAM G. BALELO dba HOLLYWOOD RACE & SPORTS BOOK 115 North First Street	Lurie - APPROVED Items 1 & 2, subject to provisions. Unanimous	Staff to proceed
Nonrestricted Gaming: Race/Sports Book		
William G. Balelo, 100%		
*Subject to the provisions of the Fire codes		
2. KEMO CORPORATION dba KEMO CORPORATION 3111 South Valley View, I-105	APPROVED See above	See above
Slot Operator License		
Carl E. Kyle, Pres, Secy, Treas, 100%		

APPROVED AGENDA ITEM



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CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM	Council Action	Department Action
<u>III. DEPARTMENT OF BUSINESS ACTIVITY</u> (cont'd)		
009 J. <u>BURGLAR ALARM LICENSE -- Change of Ownership</u> 1. From: Vangas, Inc. Robert M. Bragg, Pres, Dir Richard Moore, V. P. Daniel Kessler, General Manager TO: CRIME CONTROL, INC. dba ALARMEX 2009 Western James W. Clark, Jr., Pres Daniel Kessler, General Manager	Lurie - APPROVED Unanimous	Staff to proceed
009 K. <u>BURGLAR ALARM LICENSE -- Change of Location</u> 1. From: 3330 South Highland TO: *DETEK SECURITY ALARMS, INC. dba DETEK SECURITY ALARMS 1337 South 4th Street Gary R. Carlson, Pres, Secy, Treas, Dir, 100%	Lurie - APPROVED, subject to provisions. Unanimous	Staff to proceed

APPROVED AGENDA ITEM

*Subject to the provisions of the
Fire codes

AGENDA*City of Las Vegas*

0017

March 21, 1984

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CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM

Council Action

Department Action

III. DEPARTMENT OF BUSINESS ACTIVITY
(cont'd)

L. PRIVATE PATROLMAN LICENSE --
Change of Location

1. From: 2753 South Highland

TO: WACKENHUT SERVICES, INC.
dba
WACKENHUT SERVICES, INC.
3052 South Highland

Wallace Hawkins, V. P.,
General Manager of
Las Vegas Project

Lurie -
APPROVED
Unanimous

Staff to proceed

M. SECONDHAND DEALERS LICENSE -- New

1. *JEFF ROBINSON
dba
ROBINSON'S USED FURNITURE
1118 South Main Street

Class II

Jeff Robinson, 100%

*Subject to the provisions of the
Fire codes

Lurie -
APPROVED, subject to
provisions
Unanimous

Staff to proceed

APPROVED AGENDA ITEM



AGENDA*City of Las Vegas*

0018

March 21, 1984

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CITY COUNCIL
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ITEM

Council Action

Department Action

III. DEPARTMENT OF BUSINESS ACTIVITY
(cont'd)N. SPECIAL EVENT LIQUOR LICENSE

1. FRIENDS OF THE LAS VEGAS
-
- CIVIC SYMPHONY

Location: 821 Las Vegas Blvd.
North

Date: March 25, 1984

Responsible Licensee:
Ronald Fogler
Colbert-Fogler Golf EnterprisesLurie -
APPROVED
Unanimous

Staff to proceed

O. LIQUOR -- Request for Approval of
Nonoperational Status

1. WINCHESTER FOODS, INC.
-
- dba
-
- VINCE'S SUPPER CLUB
-
- 4213 West Sahara Avenue

General On-Sale License

Joseph Kludjian, Sole Officer/
Stockholder(Request for approval of non-
operational status for three-
month period: 3/22/84 to
6/22/84.)Lurie -
APPROVED
Unanimous

Staff to proceed

APPROVED AGENDA ITEM

City of Las Vegas

AGENDA DOCUMENTATION

0019

Date: March 9, 1984

TO:
The City Council

FROM:
DON SAYLOR, DEPUTY CITY MANAGER

SUBJECT: DEPARTMENT OF BUSINESS ACTIVITY -- MARCH 21, 1984 CITY COUNCIL AGENDA
LIQUOR -- Request for Approval of Nonoperational Status

PURPOSE/BACKGROUND

Item, "O", 1.

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

1. Winchester Foods, Inc., dba Vince's Supper Club

A copy of letter requesting extension is attached.


Jerry J. Cahill, Director
Department of Business Activity

Agenda Item

III 0 1

0020

GOLDEN



STEER

STEAK HOUSE

March 1, 1984

Dear Sirs:

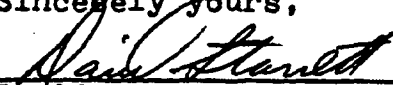
The management of Vince's Supper Club 4213 W., Sahara would like to request approval of nonoperational status from the city council in order to avoid automatic revocation of the liquor license.

The business was closed for the purpose of selling the property to a new owner. The current contract involving the sale will make it necessary for an extending period while escrow period is resolved and the new owners can take over.

If we can be of any futher help in this matter please do not hesitate to call me at the restaurant stated above and I will do my best to answer any questions.

Thank you for your co-operation in this matter. We look forward to hearing from you in the near future.

Sincerely yours,



David Starrett

Comptroller

AGENDA*City of Las Vegas*

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CITY COUNCIL

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Council Action

Department Action

IV(a) ADMINISTRATIVE AGENDA
ASHLEY HALL, CITY MANAGER

010 A. DISCUSSION AND POSSIBLE ACTION ON
 LEASING OF THE OGDEN STREET GARAGE.

Lurie - 4/4/84 Agenda
 APPROVED as recom-
 mended with RFP to
 be developed and placed
 on next agenda for
 Council review and
 approval. William Hardy,
 5030 Paradise,
 appeared in
 Unanimous opposition

023 B. SET DATE FOR POSSIBLE HEARING ON
 REVENUE SHARING.

Lurie - 4/4/84 Agenda
 APPROVED recommendation
 of City Manager to set
 date for public hearing
 on 4/4/84.
 Unanimous

1023 C. DISCUSSION AND POSSIBLE ACTION ON
 THE ADOPTION OF AN HOURLY FEE TO BE
 CHARGED TO ALL GOVERNMENTAL UNITS
 THAT REQUEST THE SERVICES OF THE
 CITY OF LAS VEGAS BOMB SQUAD.

Lurie - Staff to proceed
 APPROVED as recom-
 mended by City Manager
 (notification of other governmental
 entities that City will charge \$500
 per hour for Bomb Squad service).
 Unanimous

1027 D. CHANGE OF CITY'S REPRESENTATIVE ON
 THE COUNTY SEWAGE AND WASTEWATER
 ADVISORY COMMITTEE (SWAC).

Christensen - Staff to proceed
 APPROVED as recom-
 mended by City Manager
 appointing:
 Tom McCaffrey
 Gene Donovan (Alternate)
 Jim Schofield
 Lou Anton
 as outlined.
 Unanimous

City of Las Vegas

CITY COUNCIL MINUTES - MARCH 21, 1984

AGENDA DOCUMENTATION

Date: March 15, 1984

0022

TO: The City Council

FROM:

[Signature]
DON J. SAYLOR
DEPUTY CITY MANAGER

SUBJECT: DISCUSSION AND POSSIBLE ACTION ON LEASING OF THE OGDEN STREET GARAGE.

PURPOSE/BACKGROUND

The lease arrangement for the Carson Street Garage provided sufficient money to pay off the bonded indebtedness of both the Carson and Ogden Garages. Therefore, the Ogden Street Garage may be leased on a somewhat different basis than was necessary for leasing the Carson Street Garage.

We recently received an updated appraisal for the Ogden Garage. This updated the previous 1980 appraisal of \$4,479,000 to \$5,000,000 with a recommended lease value of \$500,000 per year. The Ogden Garage has five stories and 455 spaces compared to the Carson Garage which had six stories and 561 spaces. They were both built in 1968 and both occupy a land area of 45,000 square feet.

FISCAL IMPACT

A long-term annual income amounting to a figure approaching \$500,000 per year depending on the offers submitted.

RECOMMENDATIONS

The City Manager recommends that staff be directed to advertise and solicit RFP's for the lease of the Ogden Street Garage.

Agenda Item 3-21-84

IV(a) A.

City of Las Vegas

AGENDA DOCUMENTATION

Date: March 13, 1984TO:
The City CouncilFROM:
ASHLEY HALL
CITY MANAGER

SUBJECT: F/Y 1984-85 REVENUE SHARING PUBLIC HEARING

PURPOSE/BACKGROUND

In accordance with the guidelines established by the Federal Government's Office of Revenue Sharing, the City of Las Vegas is required to hold a public hearing concerning the possible allocation of any available Revenue Sharing funds.

The purpose of this agenda item is simply to establish a date for the Revenue Sharing Public Hearing to take place.

FISCAL IMPACT

None at this time.

RECOMMENDATIONS

The City Council establish Wednesday, April 4, 1984 as the date for the Public Hearing on any available Revenue Sharing funds for F/Y 1984-85 and that the appropriate legal notices and postings be done to show the hearing time.

Agenda Item

IV (a) B.

City of Las Vegas

0024

AGENDA DOCUMENTATION

Date: March 14, 1984

TO: The City Council

FROM:

DON J. SAILOR
DEPUTY CITY MANAGER

SUBJECT: DISCUSSION AND POSSIBLE ACTION ON THE ADOPTION OF AN HOURLY FEE TO BE CHARGED TO ALL GOVERNMENTAL UNITS THAT REQUEST THE SERVICES OF THE CITY OF LAS VEGAS' BOMB SQUAD.

PURPOSE/BACKGROUND

Prior to 1978, the Las Vegas Metropolitan Police Department handled all bomb calls and the Fire Department performed the bomb search. In 1978, Metro ceased this function and the Fire Department's Bomb Squad took possession of Metro's disposal equipment and provided both the search and removal functions. In 1981, a new procedure was instituted whereby Metro assumed the responsibility for responding to all threat calls and if the situation warrants it, they then call in the City's Bomb Squad. This means that Metro responds to all requests in the Las Vegas Valley and in turn calls in the Las Vegas Fire Department regardless of whether the problem is in the City or some other entity in the Valley.

From January 1, 1982 to September 30, 1983, a period of 21 months, the Bomb Squad responded to 315 different situations of which only 39% were in the City and 61% were in some other jurisdiction. All members of the Fire Department's Bomb Squad have other assigned duties within the Fire Department; however, certain costs are incurred by the City because of the Bomb Squad function. These costs amount to some \$27,925 of recurring annual costs. Additionally, certain equipment needs to be replaced and new equipment obtained. In that the Bomb Squad Supervisor spends at least half of his time on Bomb Squad activity, a portion of his salary should be attributed to the cost of the Bomb Squad. Collectively, staff estimates that it costs \$46,625 per year to provide the Bomb Squad function, of which only 39% is used within the City. The total time that was spent on bomb disposal activities in FY 1982-83 was 92 hours. Divide this into the annual cost of providing this function, it results in a rounded figure of \$500 per hour.

It does not appear reasonable that the City should continue to provide this function paid for by the taxpayers of the City at no cost to the outside-of-the-city user. Therefore, staff proposes that the City advise all governmental units who use this service that henceforth the service will be provided on a charge basis of \$500 per hour. Staff further recommends that the figure be adjusted annually by dividing the cost of operation by the number of hours spent on the activity in the preceding fiscal year.

FISCAL IMPACT

Fiscal Impact 92 hours x 61% (non-City use) = 56.12 hrs. x \$500 = \$28,060.

RECOMMENDATIONS

The City Manager recommends that the Mayor and Council adopt a position of announcing to all other governmental entities that, effective as soon they are notified in writing, the City will charge \$500 per hour for utilization of the services of the City of Las Vegas Bomb Squad.

Agenda Item 3-21-84

IV(a) C.

City of Las Vegas

CITY COUNCIL MINUTES - MARCH 21, 1984

AGENDA DOCUMENTATION

0025

Date: March 14, 1984

TO:
The City Council

FROM:
ASHLEY HALL
CITY MANAGER

SUBJECT: CHANGE OF CITY'S REPRESENTATIVE ON THE COUNTY SEWAGE AND WASTEWATER
ADVISORY COMMITTEE (SWAC) - AGENDA ITEM, MARCH 21, 1984

PURPOSE/BACKGROUND

The County Sewage and Wastewater Advisory Committee (SWAC), as established by the Nevada State Legislature in 1973, is composed of representatives of the various cities, county and sanitation district and water district.

The purpose of this technical advisory committee is to diligently inform itself as to all laws, matters and things which may be of significance in maintaining the quality of collection, disposal, and treatment of sewage and wastewater in the County and the consequent purity of water within the County. The committee shall also advise the Board of conditions which, in the judgment of the committee, require action by the Board, and make recommendations in regard thereto.

The importance of the representation the City holds on this committee is reflected in the responsibilities of the committee in the Nevada Revised Statutes 244A.497. This also allows input and recommending action capabilities to representatives serving on the committee regarding the quality of collection, disposal and treatment of sewage and wastewater in the County. The foregoing is a very important factor in the City's ongoing projects of wastewater quality control.

FISCAL IMPACT

None

RECOMMENDATIONS

The City Manager recommends that the City Council approve the appointment of Mr. Tom McCaffrey to the Sewage and Wastewater Advisory Committee to replace Mr. Robert Crowe. Mr. Donald E. Donovan will serve as an alternate member to SWAC. It is further recommended that the City Council approve and confirm the previous appointments of Mr. Jim Schofield and Mr. Louis Anton, presently serving on the SWAC committee.

Agenda Item

IV. (a) D.

CITY COUNCIL MINUTES - MARCH 21, 1984
SEWAGE AND WASTEWATER ADVISORY COMMITTEE

0026

5857 EAST FLAMINGO ROAD

LAS VEGAS, NEVADA 89122

* * * * *

ADVISORY TO THE BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY

March 14, 1984

Mr. Ashley Hall
City Manager
City of Las Vegas
400 E. Stewart Avenue
Las Vegas, NV 89101

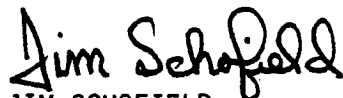
Dear Ashley:

The Sewage and Wastewater Advisory Committee (SWAC) is in the process of up-dating the membership of those serving on the Committee from the various government entities. As required by the Nevada Revised Statutes in NRS 244A.497, the attached January, 1984 membership list with statutory reference and membership make-up is provided for your information.

The present City-approved members are Mr. Jim Schofield and Mr. Lou Anton. Mr. Tom McCaffrey has been filling in for Mr. Robert Crowe, no longer with the City, and Mr. William Purvis, as alternate, also no longer with the City. The alternate position has been covered by Mr. Donald E. Donovan.

This request is made in order to receive City Council approval of these acting members. Thank you for your cooperation.

Sincerely,



JIM SCHOFIELD
Chairman

Attachment
JS/mm

CITY COUNCIL MINUTES - MARCH 21, 1984
SEWAGE AND WASTEWATER ADVISORY COMMITTEE

(SWAC)

5857 EAST FLAMINGO ROAD

0027

LAS VEGAS, NEVADA 89122

* * * * *

ADVISORY TO THE BOARD OF COUNTY COMMISSIONERS

CLARK COUNTY

January, 1984

MEMBERSHIP LIST

Statutory Reference:
N.R.S. 244A.497

"The advisory committee shall consist of two members appointed by the Board, three members appointed by the governing body of the most populous city in the county, two members appointed by the governing body of the second most populous city in the county, one member appointed by the governing body of each other city in the county and one member appointed by the governing body of each water district and sanitation district in the county having within its boundaries a population of 5,000 or more."

Clark County	2 Members	Board
Las Vegas	3 Members	Most Populous
North Las Vegas	2 Members	Second Most Populous
Henderson	1 Member	Other City
Boulder City	1 Member	Other City
Las Vegas Valley Water District	1 Member	Water District
Clark County Sanitation District	1 Member	Sanitation District

<u>ENTITY</u>	<u>MEMBERS</u>	<u>ALTERNATES</u>
Clark County	Richard Holmes, (Vice Chairman) E. James Gans	James Ley Carroll Reynolds
Las Vegas	L. A. Anton Jim Schofield, (Chairman) Thomas J. McCaffrey	Donald E. Donovan
North Las Vegas	Gary Holler Larry K. McCutchen	James A. Bell
Henderson	Mark Calhoun	Jeff Billingsly
Boulder City	David F. Chapman	Carl Malone
Las Vegas Valley Water District	Alan Walter	Robert W. Sullivan
Clark County Sanitation District	James Wren-Jarvis	Rick Hunsaker
Marguerite Allen - Secretary		

0028

AGENDA*City of Las Vegas*

March 21, 1984

Page 15

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM

Council 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 Council and may be enacted by one motion. However, any items may be discussed if a Council 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 \$4,738,601.15
2. Payroll Warrants
In the amount of \$719,216.89
3. Other Warrants and Investments
In the amount of \$20,956.25

Lurie -
APPROVED
Item A
Unanimous

Staff to proceed

APPROVED AGENDA ITEM

mp Carr

1028

0029

[illegible]

Total Other \$ 20,956.25

PAYROLL WARRANTS

NO.	THRU	AMT.	DESCRIPTION
135015	136371	\$ 719,216.89	PP/E Feb. 25, 1964

Total Payroll \$ 719,216.89

TOTAL NET AMOUNT \$ 5,478,774.29

I hereby certify that I have audited the above warrants:
and approve same for payment as being in compliance with all applicable laws, to the best of my knowledge and belief.

Director of Financial Management

APPROVED:

(SIZE) MANAGE

On March 21, 1984, The Board of City Commissioners ordered the above warrants paid and the City Treasurer is hereby ordered to disperse the warrants as presented.

ATTEST.

CITY CLERK

AGENDA*City of Las Vegas*

March 21, 1984

Page 16

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM

Council Action

Department Action

IV. (c) DEPARTMENT OF PERSONNEL &
EMPLOYEE RELATIONS

JAN TAIT, ACTING DIRECTOR

A. AUTHORIZATION TO FILL
POSITIONS (CRITICAL HIRES)

1. BUDGETED VACANT POSITIONS TO BE FILLED:

<u>POSITION(S)</u>	<u>DEPARTMENT</u>	<u>MONTHLY RANGE</u>	<u>FUNDING</u>
Administrative Secretary	Management Information Services	\$1,458- 1,708	General
Detention Specialist	Detention & Correctional Services	\$1,446- 1,846	General
Office Assistant	Business Activity	\$1,158- 1,407	Enterprise
Parking Enforcement Officer	Engineering Services	\$1,310- 1,592	Enterprise

Lurie -
APPROVED
Items 1, 2 & 3
Unanimous

Staff to proceed

APPROVED AGENDA ITEM

mp Coe

1028

AGENDA DOCUMENTATION

Date: March 13, 1984

TO: The City Council

FROM: MICHAEL P. COOL
DEPUTY CITY MANAGER

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

PURPOSE/BACKGROUND

Of the 1,455 positions in the City's 1983-84 Fiscal Budget, 9.9% (145 positions) are currently vacant.

The staff is recommending the filling of sixteen (16) critical positions at this time. Of these 16, only 3 are from City General Funds. The remainder are self-supporting.

The chart below gives you a summary of our current staffing, as well as showing the sixteen (16) requests to fill positions.

STAFFING SUMMARY

	CURRENT STAFFING			REQUESTS TO BE FILLED		
	<u>AUTHORIZED POSITIONS</u>	<u>NUMBER OF EMPLOYEES</u>	<u>VACANCIES</u>	<u>FILL EXISTING VACANCIES</u>	<u>FILL NEW POSITIONS</u>	<u>TOTAL REQUESTED</u>
Appointive	152	137	15	1	0	1
Classified	1148	1089	59	3	0	3
Contract	17	14	3	0	0	0
Elective	9	9	0	0	0	0
Hourly	<u>129</u>	<u>61</u>	<u>68</u>	<u>11</u>	<u>1</u>	<u>12</u>
Total	1455	1310	145	15	1	16

FISCAL IMPACT

There are three types of requests presented. The first group, Budgeted Vacancies, includes four positions which are in the 1983-'84 budget, two of which are funded out of enterprise accounts; and replacement of those vacancies is considered critical. The second, Positions to be Established and Filled, is a request from the Senior Citizens Center. The projected cost for the remainder of this fiscal year is \$2,053; these funds are available in the City's FY '83/'84 General Fund budget. The third, Hourly Instructor Positions, are all self-supporting positions in which fees for the classes taught totally support the costs of the position.

The total dollar savings realized through vacancies thus far in fiscal year 1983-'84 is \$747,317. If the positions that are currently vacant were to remain vacant for the remainder of fiscal year 1983-'84, the estimated total savings for the year would be \$1,182,677.

RECOMMENDATION

Staff recommends the filling of the sixteen (16) positions indicated above.

Agenda Item

IV. (c) A.

0032

March 21, 1984

Page 17

AGENDA*City of Las Vegas*

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM

Council Action

Department Action

Page 2

IV. (c) DEPARTMENT OF PERSONNEL &
EMPLOYEE RELATIONS

JAN TAIT, ACTING DIRECTOR

AUTHORIZATION TO FILL
POSITIONS (CRITICAL HIRES)

2. POSITIONS TO BE ESTABLISHED AND FILLED
(THROUGH EXISTING GENERAL FUND BUDGET)

APPROVED
See page 16

See page 16

<u>POSITION(S)</u>	<u>DEPARTMENT</u>	<u>HOURLY SALARY</u>	<u>FUNDING</u>
Senior Citizens Assistant I	Senior Citizens Center	\$4.25/Hr.	General

3. HOURLY INSTRUCTOR POSITIONS
(SELF-SUPPORTING)

APPROVED
See page 16

See page 16

<u>POSITION(S)</u>	<u>DEPARTMENT</u>	<u>HOURLY SALARY</u>	<u>FUNDING</u>
Senior Recreation Instructor (11)	Recreation & Leisure Activities	\$6.00/Hr.	Enterprise

029

B. DISCUSSION AND POSSIBLE ACTION
CONCERNING CONTRACTING FOR SOUTHERN
NEVADA EMPLOYMENT AND TRAINING PROGRAM
(SNETP) FOR CLERICAL EMPLOYEES

Lurie -
APPROVED motion to
follow staff's recom-
mendations (utilizing
On-The-Job Training
projects as outlined
in backup documents).
Unanimous

Staff to proceed

APPROVED AGENDA ITEM

mp Cool

City of Las Vegas

AGENDA DOCUMENTATION

0033

Date: March 13, 1984

TO:
The City CouncilFROM:
Michael P. Cool
Deputy City ManagerSUBJECT: SOUTHERN NEVADA EMPLOYMENT AND TRAINING PROGRAM (NETP) FOR
CLERICAL EMPLOYEESPURPOSE/BACKGROUND

The City's employee ranks consist of a large percentage of clerical staff. Turn-over in this category of staff is fairly consistent (we had 8 vacancies as of 2/28/84 and currently have 10).

Recently, the City began making employee transfers to fill clerical vacancies in an attempt to save money and provide adequate support in critical hire situations. In order to continue looking for ways to hold down costs but still provide adequate services, staff has found a clerical training program offered through the Southern Nevada Employment and Training Program. Through this program, the City can replace entry-level clerical staff at half of our normal cost due to NETP's paying the other half for training the employee.

Our previous experience with the old CETA On the Job Training (OJT) Programs have been reasonably successful and many of those employees we trained through the old CETA program are currently productive members of our staff. This new program allows the City to select the actual employee after they have been screened by NETP. Since NETP contracts for our personnel services already, the employees hired under this new program would be screened the same as any other City employee.

FISCAL IMPACT

The current cost of an entry level clerical position is \$15,096 including fringe benefits. Through the use of the NETP clerical program, the City will save approximately half of this cost in lieu of doing just a normal recruitment. It is estimated that utilizing this program on a minimum of ten (10) clerical vacancies will save the City \$75,000 in employee costs during the next twelve (12) months.

RECOMMENDATIONS

The City Council authorize the City Manager to utilize the Southern Nevada Employment and Training Program's clerical on the job training project as a source to fill entry-level clerical vacancies that occur within the critical hire areas of the clerical staff. It is projected that a minimum of ten (10) clerical employees from the program could be used to fill City vacancies as they occur over the next few months.

Agenda Item

IV(c) B.

AGENDA

CITY COUNCIL MINUTES - MARCH 21, 1984

City of Las Vegas

March 21, 1984

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CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM

Council Action

Department Action

IV. (d) DEPARTMENT OF FUNDS COORDINATION -
RICHARD B. BLUE, JR., DIRECTOR

- 1029
- A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAS VEGAS, NEVADA, AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR FUNDING OF THE FREEDOM PARK, PHASE VII PROJECT
- B. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAS VEGAS, NEVADA, AUTHORIZING APPLICATION WITH THE STATE OFFICE OF COMMUNITY SERVICES FOR FUNDING OF A SMALL BUSINESS ECONOMIC REVITALIZATION PROGRAM

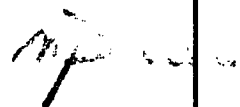
Nolen -
ADOPTED resolutions
on Items A & B as
recommended
Unanimous

Staff to proceed

See Above

See Above

APPROVED AGENDA ITEM



City of Las Vegas

AGENDA DOCUMENTATION

Date: March 1, 1984 0035

TO:
The City CouncilFROM:
MICHAEL P. COOL
DEPUTY CITY MANAGERSUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAS VEGAS, NEVADA, AUTHORIZING THE
SUBMISSION OF AN APPLICATION FOR FUNDING OF THE FREEDOM PARK, PHASE VII PROJECTPURPOSE/BACKGROUND

The Nevada Division of State Parks is now receiving applications for parks and recreation projects under the Land and Water Conservation Fund (LWCF) Program. Under LWCF Program guidelines, park development activities are eligible projects. Should the grant be awarded, the City may receive up to 50% of the total project cost.

This Resolution authorizes the Department of Funds Coordination to submit an application for development of Freedom Park Phase VII. Construction activities to be included are:

- landscaping to interface with new picnic areas;
- expansion of picnic facilities to include group picnic areas with shelters, barbecues and picnic tables;
- construction of horseshoe courts and volleyball courts; and
- parking lot expansion.

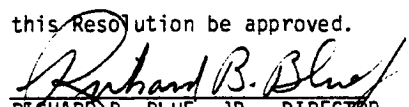
The construction activities included will further the development of Freedom Park as a regional parksites in the eastern part of the City.

FISCAL IMPACT

Land and Water Conservation Funds	272,757.00
City of Las Vegas (Convention Authority)	272,757.00
TOTAL COST	\$ 545,514.00

RECOMMENDATIONS

The Office of the City Manager recommends this Resolution be approved.


RICHARD B. BLUE, JR., DIRECTOR
DEPT. OF FUNDS COORDINATION

Agenda Item

IV. (d) A.

1 A RESOLUTION OF THE CITY COUNCIL OF THE
2 CITY OF LAS VEGAS, NEVADA, AUTHORIZING
3 THE SUBMISSION OF AN APPLICATION FOR
4 FUNDING OF THE FREEDOM PARK, PHASE VII
5 PROJECT

6 WHEREAS, the City of Las Vegas, Nevada, has been notified of
7 the availability of funds through the Nevada Division of State Parks for
8 park development activities; and

9 WHEREAS, the City of Las Vegas, Nevada, is eligible to apply for
10 grants under the Land and Water Conservation Fund Act of 1968, 78 Statute
11 897, 1964; and

12 WHEREAS, the City of Las Vegas, Nevada, desires to make appli-
13 cation to the Nevada State Park System for financial assistance under said
14 federal program; and

15 WHEREAS, the Nevada State Park System has been assigned the
16 responsibility for the administration of said program within the State of
17 Nevada including the establishment of appropriate and necessary administra-
18 tive guidelines and procedures governing the applications submitted by
19 local agencies for funds under said program; and

20 WHEREAS, the statutory provisions and adopted administrative
21 guidelines and procedures established by the Nevada State Park System require
22 that the applicant must certify by resolution of the applicant's governing
23 body that the filing of the application has been authorized by said body;
24 and

25 WHEREAS, said statutes also require that the applicant must
26 certify by resolution that all understandings and assurances contained in
27 the application forms have been agreed to by the applicant's governing body;
28 and

29 WHEREAS, the Federal Act and adopted administrative guidelines
30 and procedures require that the applicant must certify by resolution the
31 approval of the proposed projects, the applications, and the availability
32 of local matching funds prior to the submission of said applications to the
Nevada State Park System; and

WHEREAS, the proposed project, contained within the limits of

1 the City of Las Vegas, is consistent with the Nevada State Comprehensive
2 Outdoor Recreation Plan and other prerequisites and requirements of the
3 Land and Water Conservation Fund Act; and

4 WHEREAS, the proposed project is consistent with City, County
5 and Regional plans.

6 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City
7 of Las Vegas:

8 1. That the Department of Funds Coordination is hereby authorized
9 and directed to prepare and submit a grant application to the Nevada State
10 Park System for financial assistance under the Land and Water Conservation
11 Fund Act, 78 Statute 897, 1964, for the development of Freedom Park, Phase
12 VII, in the amount of \$545,514.00.

13 2. That fifty percent (50%) of the cost of the proposed project
14 be requested from the Nevada State Park System under said Program in the
15 amount of \$272,757.00.

16 3. That the City of Las Vegas, Nevada, does hereby certify that
17 it can finance 100 percent (100%) of its share of the project.

18 4. That the City of Las Vegas agrees to the assurances and
19 understandings contained in the application.

20 5. That the Department of Funds Coordination is hereby authorized
21 and directed to file such application, to provide such information and furnish
22 such documentation as may be required by the Heritage Conservation and
23 Recreation Service and to act as the authorized representative of the appli-
24 cant in the development of the proposed project.

25 6. That the Mayor is hereby authorized to execute such assurances,
26 contracts, or other documents as may be necessary for the grant applied for,
27 and the City Clerk is hereby authorized to attest the same.

28 PASSED, ADOPED AND APPROVED this 21st day of March, 1984.

29
30 ATTEST:

31 Carol A. Hawley
32 Carol Ann Hawley, City Clerk

William H. Briare
WILLIAM H. BRIARE, MAYOR

City of Las Vegas

AGENDA DOCUMENTATION

Date: March 12, 1984

0038

TO:
The City CouncilFROM:
Michael P. Cool
Deputy City Manager

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAS VEGAS, NEVADA, AUTHORIZING APPLICATION WITH THE STATE OFFICE OF COMMUNITY SERVICES FOR FUNDING OF A SMALL BUSINESS ECONOMIC REVITALIZATION PROGRAM

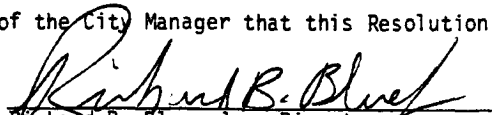
PURPOSE/BACKGROUND

As a result of the high rate of unemployment, as well as the general state of the economy, the State Office of Community Services established a Small Business Economic Revitalization Program (SBER) in FY 83-84. The Program was designed to offer some economic relief for small businesses and the unemployed alike; these businesses are offered creative loan packaging assistance which, in turn, will allow them to expand and upgrade their businesses, creating new employment opportunities for the unemployed.

In the first year of operation, the Economic Development Professional received extensive training in loan packaging by the National Development Council and the State Office of Community Services. The EDP has been successful in packaging Small Business Administration 7a and 503 loans totalling over \$2 million. The second year of the Program is expected to be even more successful.

FISCAL IMPACT\$15,500
15,500State of Nevada funds
City of Las Vegas matchRECOMMENDATIONS

It is the recommendation of the Office of the City Manager that this Resolution be approved.


Richard B. Blue, Jr., Director
Department of Funds Coordination

Agenda Item

IV. (d) B.

1 A RESOLUTION OF THE CITY COUNCIL OF THE CITY
2 OF LAS VEGAS, NEVADA, AUTHORIZING APPLICATION
3 FOR FUNDING OF A SMALL BUSINESS ECONOMIC
4 REVITALIZATION PROGRAM

5 WHEREAS, the City of Las Vegas is cognizant of the economic
6 distress experienced by many small businesses in the Las Vegas area; and

7 WHEREAS, the City of Las Vegas is also cognizant of the high
8 number of unemployed in the Las Vegas area; and

9 WHEREAS, the City of Las Vegas is desirous of improving the economic
10 welfare of its citizens and local businesses through any able means; and

11 WHEREAS, the State Office of Community Services has indicated the
12 availability of funds to continue the Small Business Economic Revitalization
13 Program; and

14 WHEREAS, the City of Las Vegas desires to continue to participate
15 in such a program.

16 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
17 Las Vegas that:

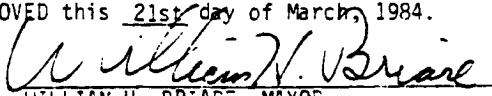
18 1. The Department of Funds Coordination is hereby authorized to
19 make application for funds to operate a Small Business Economic Revitalization
20 Program.

21 2. The Department of Funds Coordination, as agent for the City, is
22 authorized to file such reports, documentation and other forms as may be
23 deemed necessary or appropriate for said program.

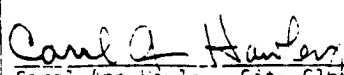
24 3. The Department of Funds Coordination is authorized to accept
25 \$15,500.00 in State Office of Community Services program funds.

26 4. The Mayor is hereby authorized to execute and contract with the
27 State Office of Community Services for such funds and is also authorized to
28 execute other such documents as may be deemed necessary or appropriate.

29 PASSED, ADOPTED AND APPROVED this 21st day of March, 1984.

30 
WILLIAM H. BRIARE, MAYOR

31 ATTEST:

32 
Carol Ann Hawley, City Clerk

AGENDA*City of Las Vegas*0040
March 21, 1984

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CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM

Council Action

Department Action

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

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

PURCHASING & CONTRACTS DIVISION030 *A. AWARD OF BIDS

1. Furnishing For Fire Station Complex
Department of Fire Services
2. Picnic Tables and Grills
Department of Recreation & Leisure Activities

*B. AWARD OF ANNUAL CONTRACTS AND AGREEMENTS

1. Expendable Veterinary Supplies
Department of Public Services

Lurie -
APPROVED as recommended Items A & B
Unanimous
(Christensen excused)

Staff to proceed

APPROVED AGENDA ITEM

m.p. Core

City of Las Vegas

AGENDA DOCUMENTATION

Date: MARCH 9, 1984

0041

TO:
The City CouncilFROM:
MICHAEL P. COOL
DEPUTY CITY MANAGERSUBJECT: AGENDA - CITY COUNCIL MEETING - MARCH 21, 1984
IV (g) DEPARTMENT OF GENERAL SERVICESPURPOSE/BACKGROUND*A. AWARD OF BIDS

1. <u>BID TITLE:</u>	HOUSEHOLD TYPE FURNISHINGS FOR NEW CENTRAL FIRE HEADQUARTERS	<u>BID NUMBER:</u>	84.2100.6
<u>ITEM:</u>	CAPITAL	<u>ESTIMATE:</u>	\$14,500.00
<u>DEPARTMENT:</u>	FIRE SERVICES	<u>INVITATIONS MAILED:</u>	16
<u>FUNDING:</u>	CENTRAL FIRE STATION/ CAPITAL IMPROVEMENT	<u>RESPONSES RECEIVED:</u>	2

NEED FOR PURCHASE

THIS PURCHASE IS NECESSARY FOR THE PURPOSE OF ADEQUATELY FURNISHING THE NEW CENTRAL FIRE HEADQUARTERS.

BID ABSTRACT SUMMARY

MID-CITY FURNITURE	LAS VEGAS	NV	\$10,728.70
FANTASTIK FURNITURE	LAS VEGAS	NV	\$14,251.90

STAFF RECOMMENDATION OF AWARDTHAT THE LOW BID BE AWARDED TO:

MID-CITY FURNITURE	LAS VEGAS	NV	\$10,728.70
--------------------	-----------	----	-------------

FISCAL IMPACT

FUNDS BUDGETED FOR FISCAL YEAR 83-84. FUNDS ARE AVAILABLE IN THE CENTRAL FIRE STATION/CAPITAL IMPROVEMENT 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)

City of Las Vegas

AGENDA DOCUMENTATION

Date: MARCH 9, 1984 0042TO:
The City CouncilFROM:
MICHAEL P. COOL
DEPUTY CITY MANAGERSUBJECT: AGENDA - CITY COUNCIL MEETING - MARCH 21, 1984
IV (g) DEPARTMENT OF GENERAL SERVICESPURPOSE/BACKGROUND*A. AWARD OF BIDS

2. <u>BID TITLE:</u>	METAL PICNIC TABLES AND BAR-B-QUE GRILLS	<u>BID NUMREP:</u>	84,2650.2
<u>ITEM:</u>	CAPITAL	<u>ESTIMATE:</u>	\$20,000.00
<u>DEPARTMENT:</u>	RECREATION AND LEISURE ACTIVITIES	<u>INVITATIONS MAILED:</u>	8
<u>FUNDING:</u>	L.V.C & V.A. GRANT 100%	<u>RESPONSES RECEIVED:</u>	5

NEED FOR PURCHASE

THIS PURCHASE IS NECESSARY TO REPLACE STOLEN AND VANDALIZED EQUIPMENT IN VARIOUS CITY PARKS.

BID ABSTRACT SUMMARY

				<u>ITEMS BID</u>
WALT RANKIN & ASSOCIATES	LAMESA	CA	\$19,835.00	1, 2, 3, 5, 6, 7
FARRELL M. SMITH	TEMPE	AZ	\$21,967.00	1, 2, 3, 5, 6, 7
RALPH DOW	GLENDALE	AZ	\$28,128.08	ALL
THE TIBERTI CO.	LAS VEGAS	NV	\$ 6,120.00	1, 5, 6
BELSON MFG. CO.	NORTH AURORA	IL	\$ 3,876.50	1, 2, 4

STAFF RECOMMENDATION OF AWARDTHAT THE LOW BID BE AWARDED TO:

WALT RANKIN & ASSOCIATES	LAMESA	CA	\$19,835.00	BID ITEMS 1, 2, 3, 5, 6, 7
BELSON MFG. CO.	NORTH AURORA	IL	\$ 1,602.00	BID ITEM 4 ONLY

FISCAL IMPACT

FUNDS BUDGETED FOR FISCAL YEAR 83-84. FUNDS ARE AVAILABLE FROM A LAS VEGAS CONVENTION AND VISITORS AUTHORITY GRANT.

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)

City of Las Vegas

AGENDA DOCUMENTATION

0043

Date: MARCH 9, 1984

TO:
The City CouncilFROM:
MICHAEL P. COOL
DEPUTY CITY MANAGERSUBJECT: AGENDA - CITY COUNCIL MEETING - MARCH 21, 1984
IV (g) DEPARTMENT OF GENERAL SERVICESPURPOSE/BACKGROUND*B. AWARD OF ANNUAL CONTRACTS AND AGREEMENTS

1. <u>BID TITLE:</u>	VETERINARY DRUGS AND EXPENDABLE SUPPLIES	<u>BID NUMBER:</u>	84.9999.96
<u>ITEM:</u>	EXPENDABLE	<u>ESTIMATE:</u>	\$12,500.00
<u>DEPARTMENT:</u>	PUBLIC SERVICES	<u>INVITATIONS MAILED:</u>	5
<u>FUNDING:</u>	ANIMAL CARE AND CONTROL	<u>RESPONSES RECEIVED:</u>	3

NEED FOR PURCHASE

THIS PURCHASE IS NECESSARY TO PROVIDE A SOURCE FOR EXPENDABLE SUPPLIES USED BY ANIMAL CARE AND CONTROL IN DAILY OPERATION OF SHELTER.

BID ABSTRACT SUMMARY

			<u>BID GROUP I</u>	<u>BID GROUP II</u>
WESTERN MEDICAL SUPPLY	ARCADIA	CA	NO BID	\$12,584.54
BURNS VETERINARY SUPPLY	OAKLAND	CA	NO BID	\$14,563.45
PITMAN-MOORE, INC.	WASHINGTON CROSSING	NJ	NO BID	\$ 2,933.49
				INCOMPLETE

STAFF RECOMMENDATION OF AWARDTHAT THE LOW BID BE AWARDED TO:

WESTERN MEDICAL SUPPLY	ARCADIA	CA	\$11,474.54
(BID GROUP II, ITEMS 1-15 AND 24-75 ONLY)			

AUTHORIZE THE DEPARTMENT OF GENERAL SERVICES TO EXTEND THE CONTRACT ADDITIONAL TWELVE (12) MONTH PERIODS AT THE END OF THE ORIGINAL CONTRACT, NOT TO EXCEED TWO (2) EXTENSIONS, IF PRICES CAN BE NEGOTIATED THAT ARE NOT MORE THAN TEN PERCENT (10%) OF THE ORIGINAL CONTRACT PRICES. THE EXTENSION PROVISION WAS MADE A PART OF THE INVITATION FOR BID CONDITIONS TO WHICH ALL PROSPECTIVE BIDDERS AGREED.

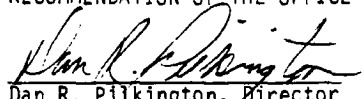
FISCAL IMPACT

FUNDS BUDGETED FOR FISCAL YEAR 83-84. FUNDS ARE AVAILABLE IN THE ANIMAL CARE AND CONTROL 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 B PAGE 1
IV (g)

AGENDA*City of Las Vegas*

0044

March 21, 1984

Page 20

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM

Council Action

Department Action

IV (i). DEPARTMENT OF ENGINEERING SERVICESC. E. GILPIN, DIRECTOR*CONSENT AGENDA

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

1030

*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. Larchwood. (Clark Homes - property generally located on the northwest corner of Alta Drive and Buffalo Drive, No. of acres: 5.2, No. of lots: 27, Zoned R-CL)

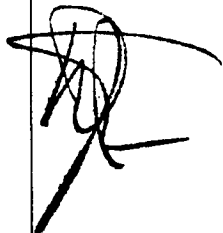
2. Marion Estates. (Del B. Cram - property generally located at the southeast corner of Bonanza Road and Marion Drive, No. of acres: 4.1, No. of lots: 31, Zoned R-CL)

3. Del Rey Plaza. (R. J. Kaltenborn - property generally located on the north side of Del Rey Avenue, east of Rainbow Blvd., No. of acres: 5.2, No. of lots: 20, Zoned R-3)

Lurie -
APPROVED
Items A, B & C
as recommended
Unanimous
(Christensen excused)

Staff to proceed

APPROVED AGENDA ITEM



AGENDA*City of Las Vegas*

0045

March 21, 1984
Page 21CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM

Council Action

Department Action

IV (i). DEPARTMENT OF ENGINEERING SERVICES
(Continued)

1030

*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. Woodcrest Unit 2. (Nevada Savings & Loan - property generally located south of Alexander Rd., west of Torrey Pines Drive, No. of acres: 38.6, No. of lots: 234, Zoned R-CL)

2. Westcliff Heights Unit 1. (Beauty Built Homes - property generally located at the northeast corner of Westcliff Drive and Cimarron Rd., No. of acres: 15, No. of lots: 63, Zoned R-1)

3. Rancho Bonito Unit 4. (Villa Bonita Oeste - property generally located south of Oakey Blvd., west of Rancho Drive, No. of acres: 7.7, No. of lots: 16 Zoned RPD-3)

4. Lewis Homes - Rainbow Park #1. (Lewis Homes of Nevada - property generally located south of Vegas Drive, west of the Oran K. Gragson Freeway, No. of acres: 4.2, No. of lots: 29, Zoned R-CL)

Lurie -
APPROVED
Items A, B & C
as recommended
Unanimous
(Christensen excused)

Staff to proceed

030

*C. ACCEPTANCE OF RIGHT OF WAY ITEMS

1. Quit Claim Deed
From: J.A.C. Enterprises
To: City of Las Vegas
For: Portion of NE-1/4,
Sec. 27, T20S, R61E
Las Vegas Blvd. North
(5/25/83)

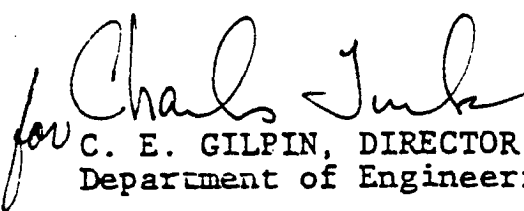
Lurie -
APPROVED
Items A, B & C
as recommended
Unanimous
(Christensen excused)

Staff to proceed

APPROVED AGENDA ITEM

TO: CITY CLERK	FROM: ENGINEERING SERVICES
SUBJECT: RELEASE OF SUBDIVISION BOND	COPIES TO: CHUCK TURK

On March 21, 1984 the City Council accepted the improvements for WESTCLIFF HEIGHTS UNIT I 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 Engineering Services. It is recommended that the Cash Deposit Agreement with Lomas & Nettleton Financial Corporation be released to the Subdivider.

for 
C. E. GILPIN, DIRECTOR
Department of Engineering Services
CEG:CT:ss

RECEIVED
JUN 12 8 58 AM '84
CITY CLERK

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

March 28, 1984

0017

TO:

CITY CLERK

FROM:

ENGINEERING SERVICES

SUBJECT:

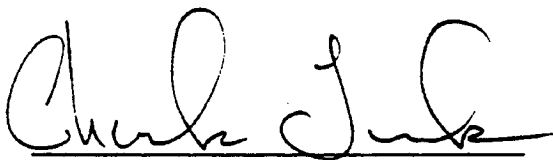
RELEASE OF SUBDIVISION BOND

COPIES TO:

CHUCK TURK

On March 21, 1984 the City Council accepted the improvements for Rancho Bonito 4 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 Engineering Services.

It is recommended that the Cash Deposit Agreement with Valley Bank of Nevada be released to the subdivider.



CHUCK TURK

for

C. E. GILPIN, DIRECTOR
Department of Engineering Services

CEG:CT:bc

TO: CITY CLERK	FROM: ENGINEERING SERVICES 0048
SUBJECT: RELEASE OF SUBDIVISION BOND	COPIES TO: CHUCK TURK

On March 21, 1984 the City Council accepted the improvements for LEWIS HOMES - RAINBOW PARK 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 Engineering Services. It is recommended that the Cash Deposit Agreement with The Colwell Company be released to the Subdivider.


C. E. GILPIN, DIRECTOR
Department of Engineering Services

CEG:CT:ss

CITY CLERK
JUN 15 12 11 PM '84
RECEIVED

AGENDA*City of Las Vegas*

0049

March 21, 1984

Page 22

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM

Council Action

Department Action

IV (i). DEPARTMENT OF ENGINEERING SERVICES
(Continued)

1031

D. REPORTS/ACTION1. Renewal of agreement for service with
Underground Service Alert (Call Before
You Dig).Levy -
APPROVED as recom-
mended Items 1 thru
4.
Unanimous
(Christensen excused)

Staff to proceed

2. Approval of agreement for engineering
design services for the Lamb Blvd. Sewer
Interceptor.

See Above

See Above

3. Request from John J. Graves Jr.
Corp. for an Encroachment Agreement at
the southeast corner of Sixth St. and
Bonneville Ave.

See Above

See Above

4. Request by staff for approval of Over-
head Power Distribution lines along
Highland Avenue between Hastings Ave.
and Carey Ave.

See Above

See Above

CITY COUNCIL

AGENDA DOCUMENTATION

Date: March 15, 1984 0050

TO: The City Council

FROM: DON J. SAYLOR
DEPUTY CITY MANAGER

SUBJECT: RENEWAL OF AGREEMENT FOR SERVICE WITH UNDERGROUND SERVICE ALERT
(CALL BEFORE YOU DIG)

PURPOSE/BACKGROUND

On March 17, 1982 the City of Las Vegas entered into an Associate Member Agreement with Underground Service Alert (USA, Inc.) Inc., to provide "Call Before You Dig" services.

The attached Renewal Agreement changes City of Las Vegas status from "Associate Member" to "Participating Member", and changes the service contractor from International Telco Services to Moneytalk Publishing, Inc.

There is no change in the services provided to the City.

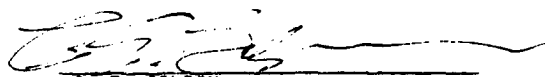
The City Attorney's office has reviewed the attached agreement and approves as to form.

FISCAL IMPACT

\$1,962.96 annually. Funds are available in the Department of Engineering Services budget for Fiscal Year 83/84.

RECOMMENDATIONS

The Director of Engineering Services recommends that the City Council authorize the Mayor to execute the agreement.


C. E. GILPIN
Director of Engineering Services

Agenda Item 3-21-84

IV (i) D. 1.

9/21/83 - 2717P/aet

EXHIBIT B

PARTICIPATING MEMBER AGREEMENT

THIS AGREEMENT. Made and entered into this 21st day of March, 1984 by and between PACIFIC GAS AND ELECTRIC COMPANY, a corporation; THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, a corporation; CITY OF ANTIOCH; a municipal corporation; COUNTY OF SACRAMENTO, a political subdivision of the State of California; SACRAMENTO MUNICIPAL UTILITY DISTRICT, a municipal utility district; CONTRA COSTA WATER DISTRICT, a county water district; GENERAL TELEPHONE COMPANY OF CALIFORNIA, a corporation; CITY OF OAKLAND, a municipal corporation; CITIZENS UTILITIES COMPANY OF CALIFORNIA, a corporation; ROSEVILLE TELEPHONE COMPANY, a corporation; and UNION OIL, a corporation (herein referred to individually and collectively as "Charter Members" or as "Members") and MONEYTALK PUBLISHING, INC., a California corporation (herein referred to as "Contractor"), and City of Las Vegas, Nevada (herein referred to as "Participating Member").

W I T N E S S E T H :

WHEREAS, the Charter Members and Contractor have heretofore entered into an Agreement dated as of March 21, 1984 (hereinafter called the "Agreement"), a copy of which is attached hereto and made a part hereof; and

WHEREAS, Participating Member desires to become a Participating Member under the Agreement.

NOW, THEREFORE, the Members mutually agree as follows:

1. Participating Member accepts and agrees to be bound by the terms and conditions and obligations of the Agreement.
2. The Charter Members agree that Participating Member shall be accepted as a Participating Member under the Agreement.

9/21/83 - 2717P/aet

3. The monthly fee to be paid by Participating Member to Contractor for participating under the Agreement as a Participating Member, shall be determined in accordance with the provisions of Exhibit D and Exhibit E, as may be amended from time to time, of the Agreement.
4. Participating Member agrees to maintain, during the terms of this Participating Member Agreement, the following insurance coverage: 1) Comprehensive liability insurance, including contractual liability insurance with minimum limits of \$500,000.00 each occurrence for injury to or death of any person or persons resulting from the same occurrence, and property damage coverage in the amount of \$500,000.00 for each occurrence. 2) Worker's Compensation Insurance and/or a self-insurance program in compliance with all worker's compensation insurance and safety laws of the State of California and/or the State of Nevada. Written proof of compliance with the terms of this Paragraph 4, satisfactory to the Board of Directors, shall be furnished to the Board at its request.
5. This Agreement shall have an initial term of one year effective on the day and year above first written and shall continue in effect thereafter unless terminated in accordance with this section. This Agreement may be terminated at any time after the initial one (1) year term by the Participating Member upon thirty (30) days prior written notice to each Charter Member or any time after the initial one (1) year term by all Charter Members upon thirty (30) days prior written notice to the Participating Member. Any Charter Member may terminate its participation in this Agreement at any time after the initial one (1) year term upon ninety (90) days prior written notice to the other Charter Members and the Participating Members without affecting the remainder of this Agreement.

0053

9/21/83 - 2717P/aet

6. Notices provided for in this agreement to be given by Participating Members to Contractor and the Charter Members may be given by delivering such notice to the Notification Center addressed to Contractor and Charter Members by their individual names.
7. Any written notices directed to Participating Member may be mailed to Participating Member at the following address:

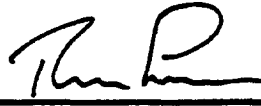
[SIGNATURE PAGE FOLLOWS]

0054

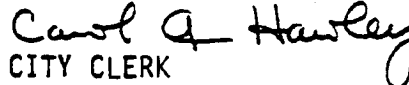
9/21/83 - 2717P/aet

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers as of the day and year first written above.

(PARTICIPATING MEMBER)

By: 

Title: MAYOR PRO-TEM

ATTESTED: 
CITY CLERK

ACCEPTED ON BEHALF OF EACH OF THE CHARTER
MEMBERS PURSUANT TO THE AGREEMENT REFERRED TO
HEREIN.


Title: President, USA

0055

9/21/83 - 2718P/aet

EXHIBIT DUSA RATE SCHEDULE
STATE OF CALIFORNIA

Once each month the costs and expenses incurred by the Contractor in the operation and maintenance of the USA Notification Center, as set forth in Article II of the Agreement, shall be totaled as of the last day of the preceding month, hereinafter referred to as the "Billing Month". Each Charter Member and Participating Member shall be billed a flat sum in accordance with the following rate structure.

USA rate structure is based on a monthly rate multiplied by underground miles of facilities or population.

Rate I Utilities and Pipeline Companies
- 35¢ per underground sheath, circuit, or pipeline mile of underground plant per month (main line facilities and product lines)
- Under 4 miles - \$15.00 annually
- 4 miles and up - 35¢ per underground plant mile per month

Rate II Cities and Counties
- 50¢ per 1,000 population served per month, incorporated cities and un-incorporated areas of counties
- Under 3,000 population - \$15.00 annually
- 3,000 population and up - 50¢ per 1,000 population per month

Rate III CATV Franchises, Municipal Utility Districts, Water and Sanitation Districts
- 15¢ per mile of underground plant per month
- Under 9 miles - \$15.00 annually
- 9 miles and up - 15¢ per mile of underground plant per month

Note: Municipal Utility Districts, Water and Sanitation Districts will pay Rate II or Rate III, whichever is less.

Members with monthly charges of \$15.00 or less will be billed on an annual basis.

Other Charter Members and Participating Members, such as contractors, insurance or engineering associations, except The Pacific Telephone and Telegraph Company ("PT&T") and Pacific Gas and Electric Company ("PG&E") may participate in the Notification Center and the monthly charge to such groups shall be an agreed upon flat rate.

PACIFIC GAS AND ELECTRIC COMPANY
77 Beale Street
San Francisco, CA 94106

THE PACIFIC TELEPHONE AND TELEGRAPH
COMPANY
220 Montgomery Street
San Francisco, CA 94104

COUNTY OF SACRAMENTO
4101 Branch Center Road
Sacramento, CA 95826

CONTRA COSTA WATER DISTRICT
1331 Concord Avenue
Concord, CA 94520

GENERAL TELEPHONE COMPANY OF
CALIFORNIA
7665 Redwood Blvd.
Novato, CA 94947

SACRAMENTO MUNICIPAL UTILITY
DISTRICT
1708 59th Street
Sacramento, CA 95813

CITIZENS UTILITIES COMPANY
OF CALIFORNIA
P.O. Box 340
Elk Grove, CA 95624

CITY OF ANTIOCH
P.O. Box 130
Antioch, CA 94509-0504

CITY OF OAKLAND
14th & Washington
Oakland, CA 94612

ROSEVILLE TELEPHONE COMPANY
P.O. Box 969
Roseville, CA 95661

UNION OIL COMPANY OF CALIFORNIA
P.O. Box 661
San Luis Obispo, CA 93406

9/21/83 - 2718P/aet

0057

EXHIBIT D

Through December 31, 1984 the remainder of the monthly costs and expenses incurred by Contractor not billed shall be divided equally between PG&E and PT&T. The amounts so billed by Contractor shall constitute the respective shares of PG&E's and PT&T's Notification Center expenses; but in no event shall the amounts billed to PG&E and PT&T be less than 35¢ per underground mile of PG&E's or PT&T's respective facilities.

Beginning with January 1, 1985 when all owners of subsurface installations become members of, participate in and share in the cost of Underground Service Alert, the monthly expense of the Notification Center not billed to flat rate Members will not be divided equally between PG&E and PT&T. Instead the Board of Directors will develop a new rate structure designed to establish and maintain a fair and equitable distribution of expenses by all USA Members. The goal will be to establish parity for all Members.

Monthly bills shall be due as of the billing date and payable within thirty (30) days thereof. A late charge of 1.5¢ per month may be imposed on all bills not paid thereafter.

0058

9/21/83 - 2718P/aet

EXHIBIT EUSA RATE SCHEDULE
STATE OF NEVADA

Once each month the cost and expenses incurred by the Contractor in the operation and maintenance of the USA Notification Center, as set forth in the Annual Budget approved by the Nevada One-Call Committee, shall be totaled as of the last day of the preceding month and divided in the following manner:

1. Participating Members which distribute oil, chemicals, or operate as a utility pay \$.25 per trench mile of underground plant facilities, but never less than \$25.00 per month.
2. Participating Members which are a city, county or public agency pay \$.35 per one thousand (1,000) population served or \$.10 per trench mile of underground plant protected, whichever is less, but in no event less than \$25.00 per month, per Member.
3. Other Participating Members, such as contractors, insurance or engineering associations, may participate in USA, and the monthly charge will be determined by the Nevada One-Call Committee, but never less than \$25.00 per month.

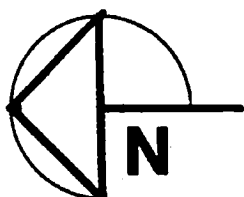
The remainder not billed shall be prorated to the following listed Members, using a percentage of the underground facilities served.

	<u>Miles of Underground Plant</u>	<u>Percent</u>
Nevada Power Company	1611	12.51
C. P. National	663	5.13
Central Telephone Company	1476	11.43
Southwest Gas Company	3049	23.61
Nevada Bell Telephone Company	4236	32.80
Sierra Pacific Power Company	<u>1874</u>	<u>14.52</u>
Total	12,909	100.00%

Monthly bills to Members shall be due as of the billing date and payable within thirty (30) days thereof. A late charge of 1.5% per month may be imposed on all bills not paid thereafter.

0059

20' ALLEY



AVE.

BONNEVILLE

PARKING
ENCROACHMENT
AREA

parking

parking

Office

dwy

paving

601 S. SIXTH ST.

JOHN J. GRAVES JR.

curb

5' sidewalk

7'

3'

Office

TYPICAL LANDSCAPING
ENCROACHMENT AREA

7'

SIXTH

ST.

City of Las Vegas

0060

AGENDA DOCUMENTATION

Date: March 15, 1984

TO: The City Council

FROM: DON J. SAYLOR
DEPUTY CITY MANAGERSUBJECT: APPROVAL OF AGREEMENT FOR ENGINEERING DESIGN SERVICES FOR THE
LAMB BLVD. SEWER INTERCEPTORPURPOSE/BACKGROUND

The City of Las Vegas has begun a major program of sanitary sewer upgrade and extension. One of the projects under this program is the Lamb Blvd. Interceptor, a medium size sewer from approximately Lamb Blvd. and Charleston Blvd. to Sahara Ave. and Arden Street, a distance of 1.5 miles.

G. C. Wallace Consulting Engineers, Inc., a local firm, has submitted a proposal to design and prepare contract documents for construction of this project. The engineering staff has reviewed the proposal and finds it acceptable. We have analyzed the manpower requirements to perform the work and recommend a force account agreement with a maximum fee allocation of \$149,000.

If this agreement is approved, the anticipated project expenditures will be:

	<u>Sanitation Fund</u>	<u>General Fund</u>	<u>Total</u>	<u>Anticipated Needs Schedule</u>
G. C. Wallace Design	\$ 149,000	--	\$ 149,000	1984-85
City of Las Vegas Engineering Administration	8,000	\$ 6,000	14,000	1984-85
Sub-total	\$ 157,000	\$ 6,000	\$ 163,000	
*Construction Management	98,000	5,000	103,000	
*Construction	1,400,000	--	1,400,000	1985-86
TOTAL	\$1,655,000	\$11,000	\$1,666,000	

*Not a part of this request.

The City Attorney's office has reviewed the agreement and approves as to form.

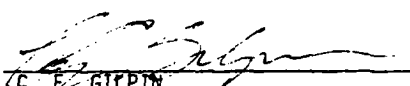
FISCAL IMPACT

Sanitation Fund:	\$ 157,000
General Fund:	6,000
Total	\$ 163,000

Funds are available in the Sanitation Fund and the General Fund.

RECOMMENDATIONS

The Director of Engineering Services recommends that the City Council authorize the Mayor to execute the agreement.


C. E. GIEPIN
Director of Engineering Services

Agenda Item 3-21-84

IV (i) D. 2.

1 CONSULTANT AGREEMENT

2
3 THIS AGREEMENT, and accompanying Supplemental Terms,
4 made and entered into as of the 21st day of March, 1984,
5 by and between the CITY OF LAS VEGAS, a municipal corporation
6 and political subdivision of the State of Nevada (hereinafter
7 referred to as the "CITY OF LAS VEGAS") and G. C. WALLACE,
8 CONSULTING ENGINEERS, INC., a Nevada corporation (hereinafter
9 referred to as "CONSULTANT").

10
11 W I T N E S S E T H:

12 WHEREAS, the CITY OF LAS VEGAS is the governmental
13 entity responsible for providing sewer services to the residents
14 within its corporate boundaries; and

15 WHEREAS, the CITY OF LAS VEGAS has recently completed
16 an inventory of its existing sewer lines and related facilities
17 and based upon this inventory, has devised an action plan to
18 address existing and anticipated sewer capacity problems; and

19 WHEREAS, said action plan recommends the installation
20 of a sewer line along various streets within the CITY OF LAS VEGAS,
21 to wit: Beginning at Charleston Boulevard, 970' $\pm$ West of Lamb
22 Boulevard; thence a portion parallel to, and a portion along, Lamb
23 Boulevard to Wyoming Avenue; thence East on Wyoming Avenue to
24 Arden Street, thence South on Arden Street to Sahara Avenue,
25 (hereinafter referred to as the "Project") in order to relieve
26 existing sewer lines that are presently functioning at capacity
27 or expected to reach capacity in the near future; and

28 WHEREAS, the CITY OF LAS VEGAS desires to retain the
29 services of the CONSULTANT, a consulting engineering firm, for
30 the purpose of providing the services hereinafter described in
31 connection with the engineering design of the sewer line along the
32 aforementioned streets.

1 NOW, THEREFORE, in consideration of the foregoing
2 premises, the Parties hereto agree to the following terms,
3 conditions and covenants set forth in Sections I through VIII
4 hereinafter provided and to the Supplemental Terms, Sections I
5 through XXI, set forth in Exhibit "A", attached hereto and
6 incorporated herein by this reference as a part of this Agreement.
7 As used hereinafter, the term "Agreement" refers both to
8 Sections I through VIII and to the Supplemental Terms attached
9 hereto as Exhibit "A".

10 SECTION I: SERVICES OF CONSULTANT

11 CONSULTANT in consideration for the compensation pro-
12 vided herein agrees to provide the following services:

13 A. DESIGN RESEARCH AND INVESTIGATION SERVICES

- 14 1. Consult with the CITY OF LAS VEGAS to clarify and
15 define the Project requirements, review available
16 data and discuss general scheduling requirements.
- 17 2. Determine location of existing right-of-way and deter-
18 mine areas where right-of-way or easements will have to
19 be obtained. This work is to be coordinated with the
20 Right-of-Way personnel of the CITY OF LAS VEGAS.
- 21 3. Review existing topographic surveys and other pertinent
22 surveys, as well as soils investigation data and make
23 recommendations as to the need for other field surveys
24 to supplement or confirm existing data in the CITY OF
25 LAS VEGAS' files.
- 26 4. Obtain or conduct field surveys to supplement or
27 confirm existing data or as required for the prepara-
28 tion of the Design Report.
- 29 5. CONSULTANT shall contract for the services of a local
30 geotechnical firm for the purpose of obtaining soil
31 borings. Borings shall be taken approximately, as a
32 minimum, every 700 feet and shall be to a depth of

- 1 15 feet minimum.
- 2 6. Review and analyze the detrimental effects associated
- 3 with hydrogen sulfide generation within the sewer
- 4 line, and review possible solutions.
- 5 7. Meet with utility companies and conduct field survey
- 6 and reconnaissance work for the purpose of determining
- 7 location and elevations of all existing utilities for
- 8 inclusion in plan and profile plans. Determine the
- 9 effect that the location of these utilities will have on
- 10 the final design.
- 11 8. Review possible traffic problems that might result
- 12 during construction, and recommend solutions.
- 13 9. Make recommendations for final route, depth of pipe,
- 14 approximate slopes and prepare preliminary quantity and
- 15 cost estimate.
- 16 10. CONSULTANT will provide the CITY OF LAS VEGAS with
- 17 copies of a draft design report (hereinafter referred
- 18 to as the "Preliminary Design Report") for their
- 19 comments and will include all agreed upon corrections
- 20 and/or additions in copies of the final design report.
- 21 B. DESIGN PHASE SERVICES
- 22 1. Provide all required land surveying necessary for the
- 23 preparation of legal descriptions. Preparation of all
- 24 required legal descriptions and documents for required
- 25 right-of-way and/or easements shall be prepared by the
- 26 CITY OF LAS VEGAS Right-of-Way personnel.
- 27 2. Perform all necessary horizontal and vertical surveys
- 28 required in order to locate all existing structures
- 29 and utilities and establish elevations that will be re-
- 30 quired for preparation of final design plans. Obtain
- 31 aerial topography along the sewer route and use the
- 32 plan and profile sheets as prepared by the aerial

- 1 topography firm.
- 2 3. Meet bi-weekly with the CITY OF LAS VEGAS staff to
- 3 review progress of work and resolve design issues.
- 4 4. Prepare required plan and profile plans showing new
- 5 construction, existing improvements, location of exist-
- 6 ing utilities, adjustment or relocation of existing
- 7 utilities that may be required, construction details;
- 8 submit these plans to all utility companies and govern-
- 9 ing agencies that will have jurisdiction for their
- 10 review and approval.
- 11 5. Prepare final specifications and contract documents for
- 12 all phases of construction.
- 13 6. Submit monthly progress status reports to the CITY OF
- 14 LAS VEGAS which discuss details of the Project plans,
- 15 review job progress, review cost control information
- 16 and incorporate CITY OF LAS VEGAS' requirements and
- 17 needs.
- 18 7. Prepare traffic channelization plans.
- 19 8. Provide the CITY OF LAS VEGAS with five (5) sets of
- 20 completed plans and specifications for review purposes
- 21 at 90% and 100% completion of the design. Provide
- 22 one (1) set of mylar reproducible plans for the CITY OF
- 23 LAS VEGAS' files.
- 24 9. Coordinate with utility companies and regulatory
- 25 agencies or other engineers engaged on the Project.
- 26 10. Following completion of the plans and specifications,
- 27 prepare a detailed construction cost estimate.
- 28 11. Assist the CITY OF LAS VEGAS in advertising for and
- 29 obtaining bids for the Project construction. Furnish
- 30 the CITY OF LAS VEGAS with forty (40) copies of 24" x
- 31 36" contract drawings and forty (40) sets of specifica-
- 32 tions for distribution to bidders, plus ten (10) sets

- 1 of drawings with specifications for the Department of
2 Engineering Services.
- 3 12. Be present at the pre-bid conference and the bid
4 opening to analyze and tabulate bids received and make
5 recommendations to the CITY OF LAS VEGAS for the award
6 of the construction contract.
- 7 C. CONSTRUCTION PHASE SERVICES: It is understood by the
8 CONSULTANT that the CITY OF LAS VEGAS is attempting to
9 secure funds for this portion of the Agreement. The CONSULT-
10 ANT agrees that the services under this section shall not
11 begin until the CITY OF LAS VEGAS issues a "Notice to
12 Proceed." With the issuance of the "Notice to Proceed," the
13 CONSULTANT agrees to assume full and complete responsibility
14 for the following Project services throughout the construc-
15 tion phase of this Project:
- 16 1. Be present at the pre-construction conference.
- 17 2. CONSULTANT shall assist the CITY OF LAS VEGAS, when
18 necessary, in the interpretation of the plans and
19 specifications, including all modifications or amend-
20 ments thereof.
- 21 3. CONSULTANT agrees to perform a final inspection, through
22 its Project Engineer, with the CITY OF LAS VEGAS, of the
23 completed Project and, if necessary, develop, or assist
24 in its development, a punch list of those items remaining
25 to be performed by the contractor in order for the
26 Project to be fully completed and accepted by the CITY
27 OF LAS VEGAS. CONSULTANT agrees to perform any subse-
28 quent inspections, if so requested, to determine if the
29 punch list items have been completed by the contractor.
- 30 4. CONSULTANT shall review all proposed changes in the
31 plans, specifications or other contract documents for
32 the purpose of recommending approval or disapproval of

- 1 said changes. CONSULTANT shall assist the CITY OF
2 LAS VEGAS in negotiations concerning said proposed
3 changes with the contractor.
- 4 5. Review laboratory and shop test reports on materials
5 and equipment.
- 6 6. Conduct periodic visits (an average of one visit per
7 week) to the Project site during the critical or im-
8 portant stages of construction to observe and determine
9 if the executed work and work in progress is proceeding
10 in a timely manner, according to the plans, specifica-
11 tions and other contract documents, and to report any
12 defects or deficiencies in the work which are observed
13 during the periodic visit.
- 14 7. Observe initial operation of the Project, or of per-
15 formance tests required by the specifications.
- 16 8. CONSULTANT agrees to consult with and advise the CITY
17 OF LAS VEGAS as to the acceptability of subcontractors
18 and other persons and organizations proposed by the
19 Prime Contractor or Contractors, and as to the
20 acceptability of substitute materials and equipment
21 proposed by the Contractor or Contractors.
- 22 9. CONSULTANT agrees to consult with and advise the CITY
23 OF LAS VEGAS during construction; prepare elementary
24 and supplementary sketches where required to resolve
25 problems due to actual field conditions encountered.
- 26 10. CONSULTANT agrees to check detailed construction
27 drawings, shop and erection drawings submitted by the
28 Contractor for compliance with design concepts.
- 29 11. Review alternative traffic channelization plans pro-
30 posed by the Contractor.
- 31 12. Prepare 24" x 36" as-built mylar reproducible drawings.
- 32

1 SECTION II: OUTSIDE SERVICES

2 CONSULTANT intends to execute one or more subcontracts
3 with firms especially qualified to perform soils engineering,
4 materials testing or other specialized services. Said subcon-
5 tract(s) are subject to review and approval by the CITY OF LAS
6 VEGAS.

7 SECTION III: TIME OF PERFORMANCE

8 Execution of this Agreement by the CITY OF LAS VEGAS
9 shall constitute authorization as of the date stated in the
10 introduction paragraph of this Agreement to proceed diligently
11 with performance of Sections I.A. and I.B. above according to
12 the following schedule:

13	Item	Completion Date
14	Preliminary Design Report	45 calendar days from the ex-
15	(Section I.A.)	ecution date of this Agree-
		ment
16	90% Design	90 calendar days from approval
17	(Section I.B.)	of the Preliminary Design
		Report by the CITY OF LAS VEGAS
18	Final Design	30 calendar days from approval
19		of the 90% Design by the CITY
		OF LAS VEGAS

20 The above deadlines are to exclude from the time intervals any
21 review time by the CITY OF LAS VEGAS. With respect to these
22 deadlines, the parties agree that time is of the essence.

23 It is understood and agreed that the services to be
24 provided under Section I.C., "CONSTRUCTION PHASE" shall begin
25 with the commencement of construction of the Project, proceed in
26 a timely manner as required by the progress of construction
27 activities and shall continue until final approval and acceptance
28 of the Project by the CITY OF LAS VEGAS.

29 SECTION IV: COMPENSATION AND
30 MANNER OF PAYMENT

31 A. Definitions: For purposes of this Agreement, the following
32 terms are defined as follows;

- 1 1. "Salary Expenses" are defined as the hourly wage rate
2 for those employees utilized by the CONSULTANT in the
3 performance of this Agreement.
- 4 2. "Hourly Wage Rate" is hereby defined to mean the hourly
5 wage paid to a particular employee and is computed as
6 follows: Current annual salary in dollars ÷ 2080 hours.
7 The current hourly range for those employees antici-
8 pated by CONSULTANT to be utilized in the performance
9 of this agreement will be on file with the Department
10 of Engineering Services. Any change in the hourly wage
11 rate schedule shall be signed by CONSULTANT and sub-
12 mitted for approval to the Department of Engineering
13 Services.
- 14 3. "Direct Non-Salary Expenses" are as defined on page 32
15 of the 1981 Edition of Manual 45 of the American Society
16 of Civil Engineers, a copy of which is attached hereto
17 as Exhibit "B" and incorporated herein by this reference
18 as a part of this Agreement.
- 19 B. Compensation Formula: It is agreed by the parties that
20 compensation of the CONSULTANT shall be on a cost plus
21 fixed fee basis subject to the limitations set forth below.
22 The CITY OF LAS VEGAS agrees to reimburse the CONSULTANT
23 for its costs, to wit: (i) Salary Expenses times a multi-
24 plier of either 2.44 for Office Personnel and 2.20 for Field
25 Personnel, whichever is appropriate, and (ii) Direct Non-Salar-
26 y Expenses times a multiplier of 1.05, incurred in the perfor-
27 mance of this Agreement, and to pay (iii) a Fixed Fee in the
28 total amount of Fifteen Thousand Six Hundred Fifty Two and
29 00/100 Dollars (\$15,652.00) in the manner provided under
30 Section IV.D.
31 Any changes or modifications in the hourly wage rate shall
32 require only the approval of the Director of Engineering

Services of the CITY OF LAS VEGAS and shall not constitute a modification of this Agreement within the provisions of Section XXI of the Supplemental Terms.

C. Compensation Amount and Limitations: The total of Salary Expenses, Direct Non-Salary Expenses, and Fixed Fee to be paid to the CONSULTANT shall not exceed the amount of \$149,000 unless specifically authorized in writing by the CITY OF LAS VEGAS:

(a)	(b)	(c)	(d)
Salary Expenses	Direct Non-Salary Expenses	Fixed Fee	Total Payment
\$104,348	+ 29,000	+ 15,652	= \$149,000

The CONSULTANT agrees to complete the performance of this Agreement despite having reached the payment limits set forth above. It is understood and agreed that the Fixed Fee is an amount guaranteed to the CONSULTANT for the performance of this Agreement, but that the limits designated above for the Salary Expenses and Direct Non-Salary Expenses may, or may not, be reached by the CONSULTANT.

Although the CITY OF LAS VEGAS may authorize and consent to higher limits in the Salary Expenses or Direct Non-Salary Expenses (Columns (a) and (b)) set forth above, it is agreed by the parties that upward adjustments in those limits shall not be accompanied by, or result in, adjustments to the Fixed Fee (Column (c)) unless the increase is the result of a significant change in the scope of the work required herein.

D. Manner of Payment: CONSULTANT, as a prerequisite to the obligation on the part of the CITY OF LAS VEGAS for payment of the compensation provided herein, shall submit monthly invoices which have been reviewed, approved and signed by the principal engineer in charge for the CONSULTANT

1 requesting payment for services performed the preceding
2 month. The submitted invoices shall reflect the following
3 information:

- 4 1. Salary Expenses: The amount of Salary Expenses for
5 which compensation is sought by the CONSULTANT shall
6 be shown on the invoice along with the classification
7 of the employee, the number of hours worked and the
8 hourly wage rate of the employee.
- 9 2. Direct Non-Salary Expenses: The amount of Direct
10 Non-Salary Expenses for which compensation is sought
11 by the CONSULTANT. Where possible, receipts shall
12 be attached to the monthly invoice.
- 13 3. Fixed Fee: The amount of fixed fee for which compen-
14 sation is sought by the CONSULTANT shall be determined
15 by the portion of the total work effort which has been
16 completed during the month, and shall be reasonable
17 when compared to the percentage of the Salary Expenses
18 for that month.

19 Payment of such invoices shall be on or within thirty (30)
20 days of the date of receipt of the CONSULTANT'S invoice
21 by the CITY OF LAS VEGAS.

22 SECTION V: INSURANCE

- 23 A. CONSULTANT shall provide and maintain, and it will require
24 its subcontractors to provide and maintain, during the
25 existence of this Agreement for the protection of the
26 CONSULTANT and the CITY OF LAS VEGAS, the following insurance
27 coverage:

- 28 1. State Industrial Insurance System Insurance covering
29 its full liability under the State Industrial laws
30 of the State of Nevada as required by the State
31 Industrial Insurance Commission, or equivalent coverage
32 approved by the CITY OF LAS VEGAS.

- 1 2. Comprehensive General Liability Insurance in the amount
2 of \$250,000 for injury or death to each person,
3 \$1,000,000 for each occurrence and \$250,000 for each
4 claim of property damage.
- 5 3. Automobile Liability Insurance in the amount of
6 \$500,000 with the CITY OF LAS VEGAS named as an
7 additional insured party.
- 8 4. Professional Liability Insurance or Errors and Omissions
9 Insurance in the amount of One Million Dollars
10 (\$1,000,000), insuring against the negligent errors
11 and omissions committed by the CONSULTANT in the
12 performance of this Agreement, which insurance shall
13 be maintained during the existence of this Agreement,
14 and for two (2) after the acceptance of the CITY OF
15 LAS VEGAS of the completed Project.
- 16 B. Prior to the commencement of this Agreement and as a condition
17 precedent thereto, the CONSULTANT will obtain the insurance
18 coverage required hereunder and will furnish Certificates of
19 Insurance to the CITY OF LAS VEGAS demonstrating the procure-
20 ment of such insurance.
- 21 C. The insurance coverage required herein must be written by a
22 company acceptable to the CITY OF LAS VEGAS and which is
23 licensed to do business in the State of Nevada. The Certi-
24 ficates of Insurance sent to the CITY OF LAS VEGAS must
25 contain a clause to the effect that cancellations, reductions
26 or restrictions shall not become effective until thirty (30)
27 days after written notice to the CITY OF LAS VEGAS. In the
28 event that any of the insurance coverage required hereunder
29 is cancelled, reduced or restricted, the CITY OF LAS VEGAS
30 reserves the right to terminate this Agreement.
- 31
32

1 SECTION VI: PROJECT REPRESENTATIVE

2 The CONSULTANT designates the following individual as
3 the CONSULTANT'S representative and project engineer for this
4 Project:

5 MIKE ROSS - PROJECT ENGINEER

6 Any change in the above determination will be allowed
7 only by written approval of the CITY OF LAS VEGAS. Such approval
8 shall not be withheld if individuals with comparable qualifica-
9 tions are proposed.

10 SECTION VII: NOTICES

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

13 CITY OF LAS VEGAS: CITY OF LAS VEGAS
Director of Engineering Services
14 400 E. Stewart Avenue
Las Vegas, Nevada 89101

15 CONSULTANT: G. C. WALLACE, CONSULTING
16 ENGINEERS, INC.
1100 E. Sahara Avenue
17 Las Vegas, Nevada 89104

18 SECTION VIII: ENTIRE AGREEMENT

19 Sections I through VIII and the Supplemental Terms
20 constitute the entire Agreement between the parties hereto with
21 respect to the matters covered thereby. All prior negotiations,

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1 representations and agreements with respect thereto not incorpor-
2 ated in such Agreement documents are hereby cancelled.

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

5 CITY OF LAS VEGAS, NEVADA
6 a Municipal Corporation

7
8 By WR
WILLIAM H. BRIARE, Mayor
BY: MAYOR PRO-TEM, RON LURIE

9 ATTEST:

10
11 Carol A. Hawley
12 Carol Ann Hawley, City Clerk

13
14 G. C. WALLACE, CONSULTING
15 ENGINEERS, INC.

16
17 By G.J. Spindler
18 Senior Vice President

19 ATTEST:

20 Susan J. Redman
21 Secretary

EXHIBIT "A"

SUPPLEMENTAL TERMS

In addition to the foregoing terms, conditions and covenants, the Parties hereto agree to the following supplemental provisions:

SECTION I: COORDINATION

In reviewing any and all plans, specifications, maps or other documents related to the performance of this Agreement, CONSULTANT agrees to complete said review so as to not delay the performance of this Agreement, or any other agreement between the CITY OF LAS VEGAS and third parties. CONSULTANT agrees to notify the CITY OF LAS VEGAS of any and all documents in the possession of the CITY OF LAS VEGAS needed by the CONSULTANT in performing this Agreement.

SECTION II: TERMINATION

The CITY OF LAS VEGAS reserves the right to terminate this Agreement without cause or default on the part of the CONSULTANT immediately upon written notification to the CONSULTANT. Notification of the CONSULTANT 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 the Section entitled "Notices" of the Agreement to which these Supplemental Terms are attached thereto as Exhibit "A".

In the event of termination, without cause or default, the CITY OF LAS VEGAS agrees to pay to the CONSULTANT the reasonable value for all work and services performed to the date of termination.

SECTION III: DEFAULT

- A. The occurrence of any of the following events shall be a default by CONSULTANT hereunder (hereinafter called "Events of Default"):
1. If CONSULTANT shall default in the due observance and performance of any term, condition or covenant contained herein.
 2. If CONSULTANT shall (a) voluntarily terminate operations or consent to the appointment of a receiver, trustee or liquidator of CONSULTANT 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 CONSULTANT 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 CONSULTANT and shall continue unvacated and in effect for a period of thirty (30) days; or

4. If CONSULTANT 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 CONSULTANT, CITY OF LAS VEGAS may, without prejudice to any other remedy it may have at law or in equity, (a) terminate this Agreement, suspend payment of all pending invoices otherwise due to CONSULTANT hereunder, finish the work by such means as CITY OF LAS VEGAS may see fit, deducting from any balance due CONSULTANT the cost of finishing the work if the CITY OF LAS VEGAS cannot complete the performance of this Agreement with the remaining funds originally set aside and budgeted for this project and paying the excess, if any, to CONSULTANT and in the event the cost of finishing CONSULTANT's work exceeds the balance due CONSULTANT, such excess shall be paid by CONSULTANT 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 CONSULTANT 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 CONSULTANT 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 CONSULTANT 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 CONSULTANT, the cost thereof, plus an additional ten percent (10%) to cover CITY OF LAS VEGAS' overhead expenses, shall be promptly paid by CONSULTANT 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 CONSULTANT 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 CONSULTANT for failure to comply with any of the terms and conditions of this Agreement.

SECTION IV: OWNERSHIP OF DOCUMENTS

All plans, drawings, specifications, reports or other like documents given, prepared or assembled by the CONSULTANT or any subcontractors which are related to the performance of this Agreement are deemed to be the property of the CITY OF LAS VEGAS. 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 like documents not in its possession.

SECTION V: INDEMNITY

Notwithstanding any of the insurance requirements hereinabove set forth or limits of liability set forth therein, CONSULTANT 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 CONSULTANT, 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 CONSULTANT 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 negligent act or omission against which the CONSULTANT has agreed to indemnify the CITY OF LAS VEGAS. If the CONSULTANT 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 CONSULTANT, including court costs and counsel fees.

SECTION VI: ASSIGNMENT

The CITY OF LAS VEGAS and the CONSULTANT 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 CONSULTANT 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 VII: 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 CONSULTANT of any of its obligations hereunder.

SECTION VIII: DESIGNATION OF REPRESENTATIVE

The Director of Engineering Services 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 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 CONSULTANT.

SECTION IX: CONSULTANT WARRANTIES

CONSULTANT 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 CONSULTANT 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.

SECTION X: CONSULTANT'S EMPLOYEES

The CONSULTANT shall be responsible for maintaining satisfactory standards of employee competency, conduct and integrity, and shall be responsible for taking such disciplinary action with respect to its employees as may be necessary. In the event the CONSULTANT fails to remove any employee from the contract work whom the CITY OF LAS VEGAS deems incompetent, careless or insubordinate, or whose continued employment on the work is deemed by the CITY OF LAS VEGAS to be contrary to the public interest, the CITY OF LAS VEGAS reserves the right to require such removal as a condition for the continuation of this Agreement.

SECTION XI: INDEPENDENT CONTRACTOR

It is hereby expressly agreed and understood that in the performance of the services provided herein, the CONSULTANT 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 XII: APPLICABLE LAW

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

SECTION XIII: COMPLIANCE WITH LAWS

The CONSULTANT shall in the performance of its obligations hereunder comply with all applicable laws, rules and regulations of all governmental authorities having jurisdiction over the performance of this Agreement, including the Federal Occupational Health and Safety Act and all state and federal laws prohibiting and/or related to discrimination by reason of race, sex, age, religion or national origin.

SECTION XIV: SEVERABILITY

In the event that any provision of this Agreement shall be held to be invalid or unenforceable, the remaining provisions of this Agreement shall remain valid and binding on the parties hereto.

SECTION XV: PROHIBITION AGAINST CONTINGENT FEES

The CONSULTANT 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 CONSULTANT with respect to the performance of this Agreement shall be approved 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 CONSULTANT, 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: CONFIDENTIALITY

CONSULTANT shall treat all information relating to the project and all information supplied to the CONSULTANT by the CITY OF LAS VEGAS as confidential and proprietary information of the CITY OF LAS VEGAS and shall not permit its release to other parties or make any public announcement or publicity releases without the CITY OF LAS VEGAS' written authorization. CONSULTANT shall also require subcontractors and vendors to comply with this requirement.

SECTION XIX: SITE INSPECTION

CONSULTANT represents that it has inspected the location or locations of the project and all data relating thereto, including, but not limited to, soil test reports and data, and location of adjacent structures and utilities, and has satisfied itself as to

the condition thereof and that the CONSULTANT compensation as provided for in the Section entitled "Compensation" of the Agreement to which these Supplemental Terms are attached thereto as Exhibit "A", is just and reasonable compensation for performance hereunder, including all foreseen and foreseeable risks, hazards and difficulties in connection therewith.

SECTION XX: SUBCONTRACTS

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

- A. A provision that CONSULTANT agrees 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 CONSULTANT to the subcontractor for payment of the subcontracted work until payment has been made by the CITY OF LAS VEGAS, and that if the CITY OF LAS VEGAS has paid the CONSULTANT for said subcontracted work, then the subcontractors only recourse is against the CONSULTANT 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 CONSULTANT;
- C. A provision that the subcontractor agrees to be bound by all the terms, conditions and obligations of this Agreement unless the CITY OF LAS VEGAS has approved any deviations, changes or modifications in writing.

It is understood and agreed that in the event the CONSULTANT retains any subcontractor in connection with the performance of this Agreement, the CONSULTANT assumes full and complete responsibility for the acts, errors and omissions of the subcontractor in terms of the CONSULTANT'S relationship with, and responsibility to, the CITY OF LAS VEGAS.

SECTION XXI: MODIFICATION

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

of the multiplier will vary with the types of work, the organization and experience of the consulting engineering firm, and the geographic area in which its office is located. For conditions in the United States, the median multiplier was 2.5 times salary cost in 1980.

For some services, however, the 1980 median multiplier was 2.4 times salary cost, as in the case of a locally employed staff of the Consulting Engineer, when engaged primarily in field work such as inspection or resident engineering service during construction.

A higher multiplier is usually necessary for projects of short duration or small size and also for consulting services to provide recommendations based on extensive experience and special knowledge, or for expert testimony in legal proceedings. The multiplier will also vary upward with the experience and special capabilities of the consulting engineering firm.

③ *Direct Nonsalary Expenses* usually incurred in such engagements may include the following:

- a. Living and traveling expenses of principals and employees when away from the home office on business connected with the project.
- b. Identifiable communications expense, such as long-distance telephone, telegraph, cable, express charges, and postage, other than for general correspondence.
- c. Services directly applicable to the work, such as special legal and accounting expenses, special computer rental and programming costs, special consultants, borings, laboratory charges, commercial printing and binding, and similar costs that are not applicable to general overhead.
- d. Identifiable drafting supplies and stenographic supplies and expenses charged to the Client's work, as distinguished from such supplies and expenses applicable to two or more projects.
- e. Identifiable reproduction costs applicable to the work, e.g., blueprinting, photostating, mimeographing, and printing.

The above expenses, which can seldom be determined in advance with any degree of accuracy, are reimbursed by the Client at actual invoice cost; a service charge of 10% to 15% is usually added.

4. *The Consulting Engineer's overhead*, which comprises a major portion of the compensation generated by the multiplier on

City of Las Vegas

CITY COUNCIL MINUTES - MARCH 21, 1984

AGENDA DOCUMENTATION

Date: March 15, 1984 0081

TO: The City Council

FROM: DON J. SAYLOR
DEPUTY CITY MANAGER

SUBJECT: REQUEST FROM JOHN J. GRAVES JR. CORP. FOR AN ENCROACHMENT AGREEMENT AT
THE SOUTHEAST CORNER OF SIXTH ST. AND BONNEVILLE AVE.

PURPOSE/BACKGROUND

This request is to allow parking and landscape in the public right of way on Sixth Street and Bonneville Avenue in conjunction with a proposed office building.

There is 15 feet of existing right of way behind the curb on Bonneville Ave. The landscaping will be placed in the seven feet next to the curb; and the proposed parking will be in the three foot strip behind the five foot sidewalk.

On Sixth Street there is a seven foot strip between the curb and the five foot sidewalk that will be landscaped.

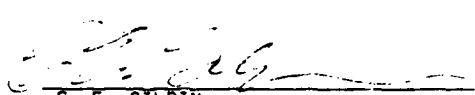
The applicant has signed the Encroachment Agreement which has conditions of liability, removal and maintenance.

FISCAL IMPACT

None.

RECOMMENDATIONS

The Director of Engineering Services recommends that the City Council approve the encroachment and authorize the Mayor to execute the agreement.


C. E. GILPIN

Director of Engineering Services

Agenda Item 3-21-84

IV (i) D. 3.

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

LAW OFFICES OF
JOHN J. GRAVES, JR.
A PROFESSIONAL CORPORATION
229 LAS VEGAS BOULEVARD SOUTH
LAS VEGAS, NEVADA 89101

0082

(702) 385-7277

March 5, 1984

City of Las Vegas
Department of Right of Way
and Engineering
400 E. Stewart
Las Vegas, Nevada 89101

Dear Sir:

We respectfully request permission to encroach into the right of way on Bonneville. The property is located at 601 South Sixth Street, Las Vegas, Nevada. We would like to landscape and maintain the area to include three (3') foot wide by sixty (60') foot long paving as shown on drawings submitted by Building Dynamics.

Enclosed please find the Right of Way Encroachment Agreement as well as a check for \$10.00.

Very truly yours,

John J. Graves, Jr.
JOHN J. GRAVES, JR., ESQ.

JJG:p

Enc.

City of Las Vegas

AGENDA DOCUMENTATION

Date: March 15, 1984

0083

TO: The City Council

FROM: DON J. SAYLOR
DEPUTY CITY MANAGERSUBJECT: REQUEST BY STAFF FOR APPROVAL OF OVERHEAD POWER DISTRIBUTION LINES
ALONG HIGHLAND AVENUE BETWEEN HASTINGS AVE. AND CAREY AVE.PURPOSE/BACKGROUND

Plans are underway to widen Highland Avenue from Charleston Boulevard to Carey Avenue, a distance of three miles, with proceeds from Clark County Bond Issue Roadway funds. There are existing overhead power lines on the west side of Highland Avenue between Hastings Avenue and Carey Avenue which must be relocated when Highland Avenue is widened. Clark County Bond Issue will pay for costs of relocating the overhead lines at an estimated cost of \$200,000. However, if the City of Las Vegas wants to have the lines installed underground, the City will have to pick up all costs over the \$200,000 approved by Clark County.

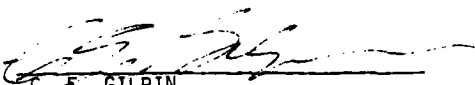
Cost to relocate the lines underground is in excess of \$1,000,000. Since Nevada Power Company has prior rights in Highland Avenue, the City of Las Vegas would have to pay approximately \$800,000 to go underground. In view of the tight fiscal constraints on the City of Las Vegas budget, staff is requesting permission to allow relocation of the overhead transmission lines.

FISCAL IMPACT

Approximately \$200,000 to be reimbursed by Clark County Roadway Bond Issue funds.

RECOMMENDATIONS

The Director of Engineering Services recommends that the City Council approve relocation of the overhead lines.


C. E. GILPIN

Director of Engineering Services

Agenda Item 3-21-84

IV (i) D. 4.

0081

March 21, 1984

Page 23

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

City of Las Vegas

AGENDA

ITEM

Council Action

Department Action

IV(j) OFFICE OF ARCHITECTURAL SERVICES AND
PROJECT CONTROL
THOMAS B. GRAHAM, AICP, RLA, DIRECTOR

1031
A. ABYANCE ITEM FROM MARCH 7, 1984 - DISCUSSION
AND POSSIBLE ACTION ON REMOVAL OF S. J.
AMOROSO CONSTRUCTION COMPANY (GENERAL
CONTRACTOR) UNDER THE PROVISIONS OF THE
CENTRAL FIRE STATION CONSTRUCTION CONTRACT.

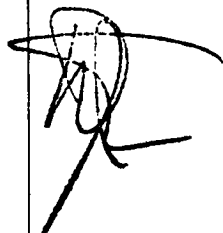
Lurie -
APPROVED motion
unanimously to
follow the recom-
mendations as out-
lined in the status
report presented by
Thomas B. Graham,
Director.

See verbatim trans-
cript made part of
final minutes for
detail.

Staff to proceed

Dennis Haney, Atty.
appeared

APPROVED AGENDA ITEM



City of Las Vegas

AGENDA DOCUMENTATION

Date: MARCH 14, 1984

0085

TO:
The City CouncilFROM: DON J. SAYLOR
DEPUTY CITY MANAGER

SUBJECT: DISCUSSION AND POSSIBLE ACTION ON REMOVAL OF S. J. AMOROSO CONSTRUCTION COMPANY
(GENERAL CONTRACTOR) UNDER THE PROVISIONS OF THE CENTRAL FIRE STATION
CONSTRUCTION CONTRACT - MARCH 21, 1984 CITY COUNCIL AGENDA ITEM

PURPOSE/BACKGROUND

Councilman Christensen made the motion to table, until the next meeting; consideration of removal subject to the following conditions:

1. S. J. Amoroso Construction Company will advise Architects and Owner of their ceramic veneer ASTM testing results by Smith-Emery Co. as soon as available and prior to next City Council meeting date.
2. Based upon ceramic veneer testing results, S. J. Amoroso Construction Company will submit revised completion schedule for the entire project.
3. A principal owner of S. J. Amoroso Construction Company will meet with the City Attorney and City Project Representative(s) in Las Vegas within this two week period.
4. City of Las Vegas will not take beneficial occupancy of any portion (i.e., Fire Services personnel into communications area) of the Central Fire Station Project until reports on all the above mutually agreed to conditions have been presented to the City Council at their regularly scheduled meeting on March 21, 1984.

The General Contractor agreed to these conditions and the motion was unanimously approved.

Specific information relative to the General Contractor's compliance will be discussed at the meeting.

FISCAL IMPACTRECOMMENDATIONS

Re-evaluate the General Contractor's compliance with the conditions and assess current performance.



THOMAS B. GRAHAM, AICP, RLA, DIRECTOR
OFFICE OF ARCHITECTURAL SERVICES AND
PROJECT CONTROL

Agenda Item 3-21-84

IV(j) A.

EXCERPT - CITY COUNCIL MEETING - MARCH 21, 1984

IV(j) OFFICE OF ARCHITECTURAL SERVICES AND PROJECT CONTROL

A. ABEYANCE ITEM FROM MARCH 7, 1984 - DISCUSSION AND POSSIBLE ACTION ON REMOVAL OF S. J. AMOROSO CONSTRUCTION COMPANY (GENERAL CONTRACTOR) UNDER THE PROVISIONS OF THE CENTRAL FIRE STATION CONSTRUCTION CONTRACT.

PAGE 1

MAYOR BRIARE:

The next, on Council's Page 23, we have an abeyance item -- a report. Mr. Graham, is this your -- . What's the good news, if any?

THOMAS GRAHAM:

Your Honor, Members of the Council, this was tabled from the meeting of March 7, subsequent to four conditions that were mutually agreed to at that time. Now, if I may, and I apologize to you that I don't have these in writing. Some of the necessary paperwork has arrived just this morning. Let me recap those conditions and give you the status on each of those. The first condition was that S. J. Amoroso Construction Company would advise the owners and the architects of ceramic veneer testing that they were having conducted. The test results do indicate to the City that in terms of code compliance -- and I stress that as code compliance -- we have a safe installation of that veneer. However, there is still a controversy over whether in fact the installation meets plans and specs, and that is in accord with City staff as well as architects we have under contract. But in regard to that item, it has been satisfied. The tests do show that it meets Uniform Building Code as a minimum stress condition. Based on those test results then, the second condition was that Amoroso Construction Company would submit a revised completion schedule for the entire project. That completion schedule has been submitted as of this morning and it does indicate that they will have the building done with the exception of the communications equipment finalization, which is done by Motorola as a subcontractor to them -- that would be done by May 4 excluding some landscaping which is under consideration by the Project Committee to delete from their contract anyway. So I would say May 4 the building proper and the on-site amenities such as parking, etc. would be completed by this schedule submitted by them, the only outstanding item which would by their schedule extend to June 9 would be the Motorola communications installation in the communications area. In that regard, they have fulfilled the requirement. My original feeling was, and it was concurred with by the architects of record, that approximately six weeks would be required to finish the work they have out there. That was prior to receiving this schedule. So completion of the building on May 4, excluding Motorola, is acceptable to us. The issue of Motorola going to June 9 is obviously one that I'm less than happy with, but I do understand that Motorola could not proceed quicker due to defaults on their previous schedules in terms of the status of the work. So I would recommend that schedule to you at this time. Condition No. 3 was that a principle owner of S. J. Amoroso Construction Company meet the City Attorney and City project representatives and that was accomplished. We did meet -- George Ogilvie, myself and representatives of the architects did meet with Salvatore Amoroso and we did get an agreement

EXCERPT - CITY COUNCIL MEETING - MARCH 21, 1984

IV(j) OFFICE OF ARCHITECTURAL SERVICES AND PROJECT CONTROL

A. ABEYANCE ITEM FROM MARCH 7, 1984 - DISCUSSION AND POSSIBLE ACTION ON REMOVAL OF S. J. AMOROSO CONSTRUCTION COMPANY (GENERAL CONTRACTOR) UNDER THE PROVISIONS OF THE CENTRAL FIRE STATION CONSTRUCTION CONTRACT.

PAGE 2

THOMAS GRAHAM:

from the owner that they would -- Amoroso -- would provide a concerted effort to complete this building in accord with the schedule they've tendered. Condition No. 4 is simply a statement on behalf of the City that we would not take beneficial occupancy of any portion and in particular the Fire Services occupying the communications level until such time as the above conditions had been concurred with. In regard to that, we have received a 10-day notice, as requested, from Amoroso that we would occupy perhaps on March 26 here that communications area. That's subject, of course, to receiving a recommendation from our architects that it is substantially complete. I would like to say that in regard to the four items, I feel they've been substantially met. Therefore, I would be willing to amend my previous recommendation that they be removed and in lieu of that suggest that they be allowed -- given this one last opportunity to finish the building in accord with the definitive schedule provided. Let me do say something though that I feel is important. I want it on the record. As your owner's representative, I am substantially less than satisfied with the performance of S. J. Amoroso Construction Company on this job to date, and I am extremely disappointed that it took your presence and assistance to simply get them to do what they were obligated to do under the original contractual terms and conditions.

MAYOR BRIARE:

Councilman Nolen.

COUNCILMAN NOLEN:

Mr. Graham, I have a question that concerns me a little bit here. You say that the veneer on the ceramic meets the Uniform Building Code but does not meet specs, and that concerns me. My feeling is that it should -- it must meet specs.

THOMAS GRAHAM:

That's the feeling of the architects of record, Harris Sharp Associates, as well as staff. What has happened here, Councilman Nolen, is that the contractor proceeded with approximately 85% of that installation. At the time it became obvious to us through visual inspection when they removed several pieces of that veneer, it did not comply, and that where the whole issue really had to then surface to you. We have a direct conflict of the dispute, if you will, in terms of the interpretation of those specifications. The contractor is saying he has met plan spec; the architect of record, City representatives, building officials, ICBO, who write the Uniform Building Code are saying they have not. In the interest of giving you your building and getting in, we feel you have a safe installation. We perhaps didn't get the quality we paid for. Believe me, gentlemen, you have my assurance we will in some way receive some compensation for that lack of compliance with plans and specs, and if you have any other questions, I'd direct them to George Ogilvie.

EXCERPT - CITY COUNCIL MEETING - MARCH 21, 1984

IV(j) OFFICE OF ARCHITECTURAL SERVICES AND PROJECT CONTROL

A. ABEYANCE ITEM FROM MARCH 7, 1984 - DISCUSSION AND POSSIBLE ACTION ON REMOVAL OF S. J. AMOROSO CONSTRUCTION COMPANY (GENERAL CONTRACTOR) UNDER THE PROVISIONS OF THE CENTRAL FIRE STATION CONSTRUCTION CONTRACT. PAGE 3

COUNCILMAN LEVY: What would happen if that starts falling down?

THOMAS GRAHAM: That will in the form -- when I say compensation -- we have --

COUNCILMAN LEVY: A bond?

THOMAS GRAHAM: Perhaps. There's many ways we can go at that. We will require some assurance that that plan and spec qualification has been met.

COUNCILMAN LEVY: I'd like to ask one more question.

COUNCILMAN NOLEN: Excuse me. Go ahead.

MAYOR BRIARE: Did you want to follow up on your original question?

COUNCILMAN NOLEN: Yes. In your professional opinion, or if there's someone here from the architectural firm that can render a professional opinion, that those big chunks of ceramic tile will not fall off of that building and hit somebody.

THOMAS GRAHAM: Yes. There's several representatives both from Amoroso Construction Company and the architects. Before they come up, if I might, let me read you a paragraph of the City's response to a waiver request -- waiver to code -- submitted by Amoroso to even permit them to continue with the installation of the veneer, and that paragraph reads basically this. It's important to understand that we in no way have given up any rights to argue compliance with plans and specs by allowing them to proceed here. That paragraph reads:

The foregoing waiver is granted solely for the purpose of facilitating the completion of this project and should not be regarded as an admission on the part of the City of Las Vegas or the architect that the plans and specifications for the applicable provisions of the Uniform Building Code have been complied with. As stated in Mr. Ogilvie's letter to Mr. Springer, neither the requests for this waiver nor the granting thereof shall prejudice the right of either party in any subsequent proceeding to argue the adequacy or lack thereof, the installation of the tile.

What we're saying in a nutshell is we believe you aren't going to have the problem. It's a very remote likelihood you'll have any problem with that veneer coming off. However, you did not get, in my opinion, gentlemen, reinforced by the architect's opinion -- you did not get what you paid for.

EXCERPT - CITY COUNCIL MEETING - MARCH 21, 1984

IV(j) OFFICE OF ARCHITECTURAL SERVICES AND PROJECT CONTROL

A. ABEYANCE ITEM FROM MARCH 7, 1984 - DISCUSSION AND POSSIBLE ACTION ON REMOVAL
OF S. J. AMOROSO CONSTRUCTION COMPANY (GENERAL CONTRACTOR) UNDER THE PROVISIONS
OF THE CENTRAL FIRE STATION CONSTRUCTION CONTRACT. PAGE 4

COUNCILMAN LURIE: Well, Tom, let me ask you one question because this concerns me is that the contractor follows the specs from the architect and you've got inspectors on the job. Why wasn't this detected before all the tile was put on in the first place?

THOMAS GRAHAM: Let me address that. Basically, what you've got is a problem with -- it's something that once it's done -- you can observe the methodology by which it's done. The result is hidden behind the tile once it's put on. So, therefore, we can only observe and again, the contractor precludes us from telling them how to do it or in what sequence to do it. However, we observed it, and when it first came to our attention, we flagged them and told them we had a problem from our visual inspection of when some subject tile was removed. We had a problem with that. They were alerted to that, and I can tell you it's not our responsibility to tell them how to do it. They have to achieve the end result implied in the plans and specs.

COUNCILMAN LEVY: I'd just like to make a couple of comments. First of all, we're not going to have our \$500 a day for non -- ?

THOMAS GRAHAM: No. This in no way affects that, Councilman Levy. The liquidated damages, as far as I'm concerned, run until the entire project is taken over under substantial completion by the City.

COUNCILMAN LEVY: So we'll still receive that?

THOMAS GRAHAM: Yes.

COUNCILMAN LEVY: I'd just like to say I'm glad, as a developer, I found out about this company so that I don't have them bidding on any of my jobs.

MAYOR BRIARE: Further comments? Is there something on the table? There's a motion on the table.

THOMAS GRAHAM: That's correct.

MAYOR BRIARE: If we just indefinitely postpone it, then it has the -- I think it has the effect --

COUNCILMAN CHRISTENSEN: It was my motion, I believe, wasn't it?

THOMAS GRAHAM: Yes.

MAYOR BRIARE: I believe it was Councilman Christensen's.

EXCERPT - CITY COUNCIL MEETING - MARCH 21, 1984

IV(j) OFFICE OF ARCHITECTURAL SERVICES AND PROJECT CONTROL

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THOMAS GRAHAM: Yes, it was Councilman Christensen's motion.

COUNCILMAN CHRISTENSEN: I'll withdraw it.

MAYOR BRIARE: Any objections?

COUNCILMAN LURIE: Do we need a motion to follow the recommendation from Tom, or do we just leave it?

MAYOR BRIARE: If we withdraw the motion -- if there's no objection, the motion's withdrawn. So we are now in a position of having received just a status report. I don't believe there's any action required by this Council. Is that --

COUNCILMAN LEVY: I think we should follow the recommendation of those four points.

MAYOR BRIARE: Okay. Very good.

THOMAS GRAHAM: And particularly, this schedule submitted by Amoroso.

COUNCILMAN LURIE: I would so move we follow the recommendation given to us by Tom Graham.

MAYOR BRIARE: Are there comments or questions? Do the representatives from the contractor wish to make any comment before we vote on this motion? Counselor, no, you don't wish to make any comment?

COUNCILMAN LEVY: I would like to ask Mr. Haney one question. Representing the contractor, are you agreeing to what has been said here today. Not my comments, but --

ATTY. DENNIS HANEY: Councilman Levy, we don't agree that we're in violation of plans and specs. That's -- we're agreeing with Mr. Graham that there's a dispute over whether we followed plans and specs or not. We think we did.

COUNCILMAN LEVY: Are you agreeing you'll have the job done on the date that's been set, Dennis?

ATTY. DENNIS HANEY: Yes. We've agreed to the schedule that we've submitted -- yes.

COUNCILMAN LEVY: And you're going to agree that you're going to bond? If those tiles come down, it's going to be your responsibility?

THOMAS GRAHAM: They haven't agreed to that or --

EXCERPT - CITY COUNCIL MEETING - MARCH 21, 1984

IV(j) OFFICE OF ARCHITECTURAL SERVICES AND PROJECT CONTROL

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COUNCILMAN LEVY: Well, I'd like to know are they going to?

ATTY. DENNIS HANEY: That's the dispute over whether or not we followed plans and specifications. If in fact S. J. Amoroso have followed plans and specifications and has done their work properly and the problem's in the design or the instruction of the architect, or that --

COUNCILMAN LEVY: Well, who's going to prove that?

ATTY. DENNIS HANEY: We'll have to decide that in an arbitration.

COUNCILMAN LEVY: They've brought in outside people who were not prejudiced, didn't they?

ATTY. DENNIS HANEY: Yes, and the outside people -- first of all, UBC requires a minimum strength of 50 pounds per square inch, I believe -- yes, PSI. The minimum we had was 82.8. The maximum we had was 257. That's five times the minimums required by code.

COUNCILMAN LEVY: Did they follow -- never mind code. Did they follow the plans and specifications?

ATTY. DENNIS HANEY: In my opinion, yes.

COUNCILMAN LEVY: But in who's opinion, no?

COUNCILMAN NOLEN: What was the minimum we asked for?

ATTY. DENNIS HANEY: The architect?

COUNCILMAN LEVY: Besides the architect?

ATTY. DENNIS HANEY: Fifty. Excuse me. Somebody asked a couple questions here. Somebody asked for what the minimum was that was called for. It's fifty.

TOM GRAHAM: In the specs? Not in the specs, in the code. Let's be clear on this. There's two distinct issues. The specifications refer to code. The City, and George can interrupt me if he likes -- the code -- in this case the City's being very generous and in the spirit of cooperation, rightfully so, in allowing that code provision to apply here in arrears after the fact, after they got it up and now they're submitting tests and trying to get us to accept it. But the specifications do not, other than through being tangential and incorporating the Uniform Building Code, and its applicable provisions do not specifically, to my knowledge, say fifty P. S. I. --

EXCERPT - CITY COUNCIL MEETING - MARCH 21, 1984

IV(j) OFFICE OF ARCHITECTURAL SERVICES AND PROJECT CONTROL

A. ABEYANCE ITEM FROM MARCH 7, 1984 - DISCUSSION AND POSSIBLE ACTION ON REMOVAL OF S. J. AMOROSO CONSTRUCTION COMPANY (GENERAL CONTRACTOR) UNDER THE PROVISIONS OF THE CENTRAL FIRE STATION CONSTRUCTION CONTRACT.

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- THOMAS GRAHAM: We did say -- and the item in dispute without getting into a lot of detail in the essence of time for you gentlemen is whether in fact we got a complete coverage on the back of each tile, and that is clear in the specs; it's clear in the Ancy Standards; it's clear through ICBO interpretations and that's our basis of opinion.
- COUNCILMAN NOLEN: So basically, we're more into an area, not so much whether the mastick itself is sufficient to hold, but whether it was properly applied on the back of each piece or on the surface.
- THOMAS GRAHAM: As per plan spec, that's correct.
- ATTY. DENNIS HANEY: Councilman Levy, may I show you a piece of paper which is my understanding of the disagreement?
- MAYOR BRIARE: Do you want to see it?
- COUNCILMAN LEVY: Sure.
- MAYOR BRIARE: While Councilman Levy's looking here, everybody should know that whenever any builder or any contractor, architect, engineer or anybody that has anything to do with the tile business, that we're already once burned when you talk about tile, and I don't think this Council wants to be twice burned on tile, and if anyone doesn't know what we're talking about, we're talking about the City's effort to beautify the downtown area with tiles on certain intersections. It's a tricky business.
- COUNCILMAN LURIE: One of my concerns too, Tom, is that we get the job that we paid for -- that there weren't any corners cut to save money that's not going to give us a top job.
- THOMAS GRAHAM: That's our concern.
- COUNCILMAN LURIE: That's my concern with the whole situation that's come out so far is that if you cut corners and you save material, you save money, you make a little bit more at the other end, and I hope that you're reviewing all those things.
- THOMAS GRAHAM: We are. You can be assured of that.
- CITY ATTORNEY OGILVIE: The mechanism we have set up is that we will get the job finished and then fight over whether or not they complied with plans and specs. If they did not, then remedial action will be taken. If they did, then they are correct and not us.

EXCERPT - CITY COUNCIL MEETING - MARCH 21, 1984

IV(j) OFFICE OF ARCHITECTURAL SERVICES AND PROJECT CONTROL

A. ABEYANCE ITEM FROM MARCH 7, 1984 - DISCUSSION AND POSSIBLE ACTION ON REMOVAL
OF S. J. AMOROSO CONSTRUCTION COMPANY (GENERAL CONTRACTOR) UNDER THE PROVISIONS
OF THE CENTRAL FIRE STATION CONSTRUCTION CONTRACT.

PAGE 8

MAYOR BRIARE: Would it appear that there's sufficient retention on this job to take care of the penalty plus a possible argument on this?

THOMAS GRAHAM: Yes, sir. There is sufficient funds remaining in the project budget.

MAYOR BRIARE: Councilman Levy?

COUNCILMAN LEVY: Being the contractor that I am or ain't (laughter), I'm ready to move. All I asked Mr. Haney is is his company going to be there if this stuff starts falling off the walls? He said more or less.

ATTY. DENNIS HANEY: Well, I'm sure we're going to be there.

COUNCILMAN LURIE: That's a good political answer. I like that.

COUNCILMAN LEVY: They'll be back in Arizona, I'm sure.

MAYOR BRIARE: Before we vote on the motion, I want to be sure that the contractor had an opportunity to make any comments he wished to, and do you have any other comments, Counselor?

ATTY. DENNIS HANEY: Well, no. I'm up here and had to make some. I -- obviously, I wanted to make it clear that we have during our course of discussion the last couple of weeks have agreed that neither S. J. Amoroso, the architect or the City are waiving any of their rights to have a dispute ultimately determined down the road.

MAYOR BRIARE: You were here while Mr. Graham was making his report.

ATTY. DENNIS HANEY: Correct.

MAYOR BRIARE: And he included his recommendations and with the motion that we're looking at now is to follow those recommendations.

ATTY. DENNIS HANEY: Yes, and we would like the opportunity to complete the project.

MAYOR BRIARE: Fine. As long as the Council knows that we're voting on the motion to follow the recommendations that Mr. Graham has laid out. Okay? Any comments or questions by anyone? (No response.) Cast your votes. Post. The motion's approved. (UNANIMOUS VOTE OF APPROVAL BY FULL COUNCIL.) Mr. Graham, we have followed your recommendations. Hopefully, everybody understands what your recommendations are.

(END OF DISCUSSION ON THIS ITEM.)

AGENDA*City of Las Vegas*

0094

March 21, 1984

Page 24

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM Council Action Department Action

V. GEORGE F. OGILVIE - CITY ATTORNEY

A. Appeal of Denial of Work Card:

Carmen Renee Husband

Nolen -
Appeal DENIED
Unanimous

3/14/84 Investigative Report by METRO made part of record and on file at LVMPD.

Clerk to notify

Appearances:
Lt. Hash Hanief
METRO PD and
Appellant

B. Regional Transportation Commission Cooperative Agreement No. 120 provides for participation in the engineering and construction of Tropicana Avenue between Las Vegas Boulevard South and Paradise Road.

Lurie -
APPROVED Items B
and C as recommended.
Unanimous

Staff to proceed

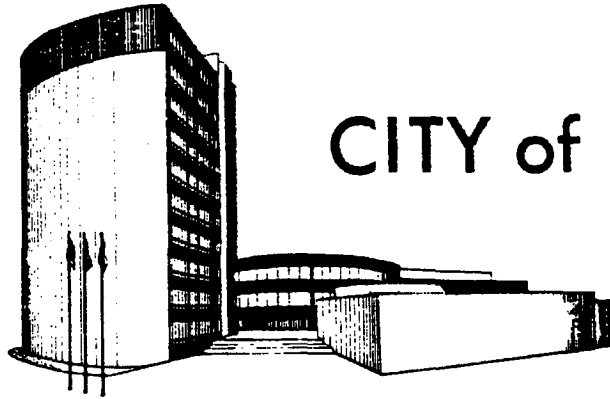
C. Regional Transportation Commission Cooperative Agreement No. 121 authorizes right-of-way acquisition expenses on Rancho Drive between Sahara Avenue and Charleston Boulevard.

APPROVED
(See Item B Above)

Staff to proceed

0095

MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

March 8, 1984

Ms. Carmen Renee Husband
1001 North Main #2
Las Vegas, Nevada 89101

Dear Ms. Husband:

I am in receipt of your formal appeal to the City Council regarding the denial of a work card. Please be advised that this matter will be heard on Wednesday March 21, 1984, at the regularly scheduled City Council 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 Council Chambers at 400 East Stewart Avenue.

Occasionally, the City Council has been persuaded to grant a work card to an applicant through the intercession of the applicant's prospective employer. Therefore, if you think that your prospective employer would acknowledge, either in writing or personally before the City Council at your hearing, that he is aware of the reasons that your work card was originally denied and wishes to hire you any way, I urge you to request him to do so. Also, you should bring to the hearing all other materials which you feel may assist you in your appeal.

Sincerely,

Carol Ann Hawley

CAROL ANN HAWLEY
CITY CLERK

CAH/lah

CC: CITY ATTORNEY
METROPOLITAN POLICE DEPARTMENT SIB



0096

March 8, 1984

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

Dear Mrs. 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 City Council.

Sincerely,



MS. CARMEN RENEE HUSBAND
1001 North Main #2
Las Vegas, Nevada 89101

Phone Number
382-1159

City of Las Vegas

0097

AGENDA DOCUMENTATION

Date: March 19, 1984TO:
The City CouncilFROM: *[Signature]*
CITY ATTORNEYSUBJECT: Regional Transportation Commission Cooperative Agreement No. 120 --
Tropicana Avenue between Las Vegas Boulevard South and Paradise RoadPURPOSE/BACKGROUND

Regional Transportation Commission Cooperative Agreement No. 120 provides for the design and construction of roadway improvements in Tropicana Avenue between Las Vegas Boulevard South and Paradise Road. Since this project lies wholly within the unincorporated area of Clark County, it will be administered and paid for exclusively by the County, subject to reimbursement by the Regional Transportation Commission in an amount not to exceed \$45,000 for engineering costs and in an amount not to exceed \$300,000 for construction costs, for a total reimbursement in an amount not to exceed \$345,000. The balance of the total \$1,642,000 which is necessary to complete the overall project will be derived, to the extent of \$800,000, from the State of Nevada and, to the extent of \$497,000 from a County sponsored special improvement district.

Therefore, the only action required of the City of Las Vegas by this Agreement is its approval thereof as a participating member of the Regional Transportation Commission.

FISCAL IMPACT

None

RECOMMENDATIONS

It is recommended that Regional Transportation Commission Cooperative Agreement No. 120 be approved and that the Mayor be authorized to execute the same on behalf of the City of Las Vegas.

Agenda Item

V-B

COOPERATIVE AGREEMENT

THIS AGREEMENT is made and entered into by and between the County of Clark, a political subdivision hereinafter referred to as COUNTY, and the City of Henderson, a municipal corporation, the City of North Las Vegas, a municipal corporation, and the City of Las Vegas, a municipal corporation.

WITNESSETH

WHEREAS, COUNTY is proposing to participate with the Nevada Department of Transportation (NDOT) in the design and reconstruction of Tropicana Avenue between Las Vegas Boulevard South and Paradise Road, being located wholly within the unincorporated area of Clark County; and

WHEREAS, the desired improvements provide for six (6) travel lanes, median islands and/or center left turn lane, curbs, gutters, sidewalks, streetlights, pavement markings, traffic control devices, drainage facilities and other related features; and

WHEREAS, the preliminary estimated construction costs for the improvements of said project is \$1,500,000.00; and

WHEREAS, NDOT has agreed with the COUNTY to fund the actual construction costs not to exceed \$800,000.00; and

WHEREAS, the COUNTY is also proposing to create a Special Improvement District from which approximately \$432,000.00 in construction and \$65,000.00 in engineering costs can be derived; and

WHEREAS, the additional funds required to complete the project, estimated at \$300,000.00 for construction and \$45,000.00 for engineering, will be provided by the Regional Transportation Commission.

NOW THEREFORE, in consideration of the premises and of mutual covenants and agreements hereinafter contained, the parties hereto agree as follows:

SECTION I - SCOPE OF PROJECT

This Cooperative Agreement applies to improvements on Tropicana Avenue between Las Vegas Boulevard South and Paradise Road. The basic improvements will be designed and constructed by NDOT to provide for six (6) travel lanes, median islands and/or continuous center left turn lane, curb, gutters, sidewalks, streetlights, pavement markings, traffic control devices, drainage facilities and signing. Of these basic improvements the safety lanes, new

curb, gutter, sidewalks and streetlights are proposed to be funded by COUNTY through a proposed Special Improvement District.

SECTION II - PROJECT COSTS

The Regional Transportation Commission of Clark County agrees to provide funding for project costs according to Section 6.1 REIMBURSABLE COSTS of the Policies and Procedure Manual of the Regional Transportation Commission within the limits specified below:

1. The engineering costs shall not exceed \$45,000.00 or fifteen percent (15%) of the actual construction costs incurred by the Regional Transportation Commission, whichever is less.
2. That portion of the actual construction costs which exceeds the total funds provided by NDOT and the funds derived from the Special Improvement District will be funded by the Regional Transportation Commission at a cost not to exceed \$300,000.00.
3. The total cost of this agreement shall not exceed \$345,000.00.

A written request must be made to the Regional Transportation Commission of Clark County and a supplemental agreement approved to increase any of the amounts noted above prior to payment of any additional funds.

SECTION III - GENERAL

1. The title sheet of the plans will show the Regional Transportation Commission of Clark County as one of the funding agencies.
2. Preliminary engineering and design work shall be performed by NDOT. This project will be designed in accordance with NDOT standards, criteria and policies.
3. The Regional Transportation Commission reserves the right to review plans and specifications and to approve those features and items for which the Regional Transportation Commission assumes a funding responsibility.
4. Construction of the project shall be by private contractor. NDOT will advertise the contract in accordance with their rules and procedures but not less than 3 times over a 3 week period the first publication being at least 14 days prior to the last as required to create a Special Improvement District.

5. Field staking and construction inspection shall be performed by NDOT.
6. Engineering costs shall be paid directly to the COUNTY based on that proportion of the engineering costs represented by the ratio of Regional Transportation Commission construction costs to the total construction costs of the said project. Reimbursement will be made in a lump sum payment following the completion and acceptance of the construction contract by NDOT within thirty (30) calendar days of receipt of invoice.
7. Construction costs incurred by Regional Transportation Commission shall be paid directly to the COUNTY based on actual quantities and contractor's bid prices. Reimbursement will be made in a lump sum payment following the completion and acceptance of the construction contract by NDOT within thirty (30) calendar days of receipt of invoice.
8. The COUNTY shall accept maintenance responsibility for the streetlight system, signalization and sidewalks which are constructed with said project. NDOT will by written agreement with the COUNTY, accept maintenance responsibility for the roadway improvements that include pavement, curb, gutter, signs, traffic control devices, drainage facilities and all other related features.
9. This agreement shall be terminated when construction of all improvements contemplated herein have been completed and each party has received the required reimbursement from the other party.
10. The items covered by this agreement must be completed to the satisfaction of the Regional Transportation Commission prior to June 30, 1986, or the Regional Transportation Commission may terminate this agreement. Time extensions may be granted at the option of the Regional Transportation Commission.

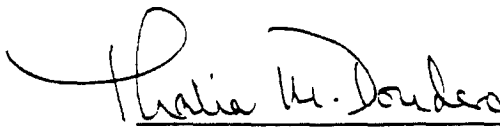
APPROVED AS TO LEGALITY:


MELVIN R. WHIPPLE
Deputy District Attorney

CLARK COUNTY

Date of Commission Action

February 21, 1984


Thalia M. DONDERS, Chairman

0101

ATTEST:

Loretta Bowman
LORETTA BOWMAN, County Clerk

Date of Council Action:

March 19, 1984

CITY OF HENDERSON

LeRoy Zike
LEROY ZIKE, Mayor

ATTEST:

Dorothy C. Vondenerink
DOROTHA VONDENERINK, City Clerk

CITY OF LAS VEGAS

William H. Briare
WILLIAM H. BRIARE, Mayor

Date of Council Action:

March 21, 1984

ATTEST:

Carol Hawley
CAROL HAWLEY, City Clerk

CITY OF NORTH LAS VEGAS

James K. Seastrand
JAMES SEASTRAND, Mayor

Date of Commission Action:

March 21, 1984

ATTEST:

Esther Borden
ESTHER BORDEN, City Clerk

City of Las Vegas

AGENDA DOCUMENTATION

Date: March 19, 1984 0102

TO:
The City Council

FROM: *[Signature]*
CITY ATTORNEY

SUBJECT: Regional Transportation Commission Cooperative Agreement No. 121 -- Rancho Drive Between Sahara Avenue and Charleston Boulevard

PURPOSE/BACKGROUND

Regional Transportation Commission Cooperative Agreement No. 121 provides for the right of way engineering and right of way acquisition for roadway improvements in Rancho Drive between Sahara Avenue and Charleston Boulevard. Since this project lies wholly within the corporate boundaries of the City of Las Vegas, it will be administered and paid for exclusively by this City, subject to reimbursement by the Regional Transportation Commission in an amount not to exceed \$20,000 for title reports, appraisals and related right of way acquisition expenses and in an amount not to exceed \$285,000 for right of way acquisition costs, for an aggregate reimbursement in an amount not to exceed \$305,000.

FISCAL IMPACT

The \$305,000 required to perform the contemplated work will be reimbursed by the Regional Transportation Commission.

RECOMMENDATIONS

It is recommended that Regional Transportation Commission Cooperative Agreement No. 121 be approved and that the Mayor be authorized to execute the same on behalf of the City of Las Vegas.

Agenda Item

V-C

COOPERATIVE AGREEMENT

THIS AGREEMENT made and entered into by and between the County of Clark, a political subdivision hereinafter called "THE COUNTY," and the City of Las Vegas, a municipal corporation hereinafter called "THE CITY", 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 construct Rancho Drive between Sahara Avenue and Charleston Boulevard, being located wholly within the incorporated area of the City of Las Vegas, has been approved by the Regional Transportation Commission.

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, the Regional Transportation Commission of Clark County authorizes the CITY to proceed with right-of-way engineering and acquisition of right-of-way for this project as it is mutually understood and agreed as follows:

SECTION I - SCOPE OF PROJECT

This cooperative agreement applies to improvements associated with Rancho Drive between Sahara Avenue and Charleston Boulevard. The basic improvements shall consist essentially of excavation, base courses, pavement to provide four travel lanes, median, drainage facilities, traffic control devices and pavement markings.

SECTION II - PROJECT COSTS

The Regional Transportation Commission of Clark County agrees to provide funding for project costs according to Section 6.1 of the Policies and Procedures Manual of the Regional Transportation Commission, "REIMBURSABLE COSTS", within the limits specified below:

1. No preliminary engineering and design costs shall be reimbursed under the terms of this agreement.

2. Right-of-way drawings, descriptions, title reports of the right-of-way required, appraisals, and right-of-way acquisition expenses subsequent to the date of this agreement at a cost not to exceed \$20,000, except such cost shall include \$5,696.04 reimbursed to the "CITY" prior to 1981.
3. The acquisition cost of the right-of-way not to exceed \$225,000, unless condemnation is necessary in which case reimbursement will be made in the amount of the Award.
4. The total amount to be funded pursuant to this agreement shall not exceed \$305,000.00 which includes all the above items.

A written request must be made to the Regional Transportation Commission of Clark County and a supplemental agreement approved to increase any of the amounts noted above prior to payment of any additional funds.

SECTION III - GENERAL

1. The title sheet of the plans and specifications shall show the Regional Transportation Commission of Clark County as the funding agency.
2. Right-of-way acquisition shall be performed by the CITY.
3. The design, construction, right-of-way acquisition 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.
4. The items covered must be completed to the satisfaction of the Regional Transportation Commission of Clark County prior to December 31, 1984. The Regional Transportation Commission may, at any time thereafter, grant time extensions, or terminate this agreement and require all sums advanced to the CITY be repaid.

APPROVED AS TO LEGALITY AND FORM:



MELVIN R. WHIPPLE
Deputy District Attorney

CITY COUNCIL MINUTES - MARCH 21, 1984

0105

Date of Commission Action:

February 21, 1984

CLARK COUNTY

By: Thalia M. Dondero

THALIA DONDERO, Chairman

ATTEST:

Loretta Bowman
LORETTA BOWMAN, County Clerk

Date of Council Action:

March 19, 1984

CITY OF HENDERSON

By: Leroy Zike

LEROY ZIKE, Mayor

ATTEST:

Dorothy A. Vondenbrink
DOROTHY VONDENBRINK, City Clerk

Date of Council Action:

March 21, 1984

CITY OF NORTH LAS VEGAS

By: James Seastrand

JAMES SEASTRAND, Mayor

ATTEST:

Esther Borden
ESTHER BORDEN, City Clerk

Date of Commission Action:

March 21, 1984

CITY OF LAS VEGAS

By: William H. Briare

WILLIAM H. BRIARE, Mayor

ATTEST:

Carol Ann Hawley
CAROL ANN HAWLEY, City Clerk

AGENDA*City of Las Vegas*

March 21, 1984

Page 25

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM

Council Action

Department Action

VI. REPORTS FROM RECOMMENDING COMMITTEES

The following Bills have received a recommendation as noted; however, no action may be taken at the 3/21/84 meeting:

- 103 A. BILL NO. 84-8 - AMENDS THE PROCEDURES RELATING TO APPEALS FROM DECISIONS BY THE BOARD OF ZONING ADJUSTMENT ON CERTAIN VARIANCE APPLICATIONS.

Committee: Councilmen Lurie and Levy

First Publication: Review-Journal - 3/10/84

Committee Recommendation:

Adoption at 4/4/84 City Council meeting.

Recommendation
Noted

4/4/84 Agenda

- 103 B. BILL NO. 84-9 - ANNEXATION A-5-84(A) PROPERTY LOCATED ON THE SOUTHWEST CORNER OF VEGAS DRIVE AND TENAYA WAY; PETITIONED BY: STEVEN S. MILLER, INC.; ACREAGE: APPROXIMATELY 15.05 ACRES; ZONED: R-E (COUNTY CLASSIFICATION) N-U (CITY EQUIVALENT)

Committee: Councilmen Lurie and Levy

First Publication: Review-Journal - 3/10/84

Committee Recommendation:

Adoption at 4/4/84 City Council meeting.

Recommendation
Noted

4/4/84 Agenda

APPROVED AGENDA ITEM

mp Cor

INTER-OFFICE MEMORANDUM

0107

March 20, 1984

TO:	FROM:
FILE	SANDRA R. LEBOEUF <i>SL</i> DEPUTY CITY CLERK
SUBJECT:	COPIES TO:
RECOMMENDING COMMITTEE MEETING MARCH 19, 1984	3/21/84 & 4/4/84 City Council Mtg. City Attorney Business Activity Community Planning & Development Engineering Services Public Services Building & Safety Metro Fire Services

MEETING HELD: Monday, March 19, 1984, at 4:00 P.M. in the City Manager's Conference Room, 10th Floor, City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. Meeting adjourned at 4:12 P.M.

PRESENT: Councilman Ron Lurie
Councilman Al Levy
Councilman Bob Nolen
City Manager Ashley Hall
Deputy City Manager Don Saylor
Deputy City Attorney Jan Stewart
Deputy City Clerk Linda Owens
Deputy City Clerk Sandra LeBoeuf
Harold Foster, Director, Community Planning & Development
Bert Dillow
Bruce Levin

A. BILL NO. 84-8 - AMENDS THE PROCEDURES RELATING TO APPEALS FROM DECISIONS BY THE BOARD OF ZONING ADJUSTMENT ON CERTAIN VARIANCE APPLICATIONS.

Committee: Councilmen Lurie and Levy

No one spoke in opposition to this bill. Committee recommended adoption at April 4, 1984 City Council meeting.

B. BILL NO. 84-9 - ANNEXATION A-5-84(A), PROPERTY LOCATED ON THE SOUTHWEST CORNER OF VEGAS DRIVE AND TENAYA WAY; PETITIONED BY: STEVEN S. MILLER, INC.; ACREAGE: APPROXIMATELY 15.05 ACRES; ZONED: R-E (COUNTY CLASSIFICATION) N-U (CITY EQUIVALENT).

Committee: Councilmen Lurie and Levy

No one spoke in opposition to this bill. Committee recommended adoption at April 4, 1984 City Council meeting.

0108

- C. BILL NO. 84-10 - ANNEXATION A-6-84(A), PROPERTY LOCATED SOUTH OF SAHARA AVENUE AND WEST OF DURANGO DRIVE; PETITIONED BY: WEST SAHARA INVESTMENT CO.; ACREAGE: APPROXIMATELY 1,304 ACRES; ZONED: R-E (COUNTY CLASSIFICATION) N-U (CITY EQUIVALENT).

Committee: Councilmen Lurie and Levy

No one spoke in opposition to this bill. Committee recommended adoption at April 4, 1984 City Council meeting.

REAL ESTATE COMMITTEE

- D. REQUEST OF BRUCE LEVIN TO PURCHASE CITY PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF WESTERN STREET AND OAKLEY BOULEVARD.

Councilman Levy stated that Bruce Levin was willing to purchase the above property for \$7,110.75. He wanted to know why the offer is the same as what Mr. Levin is paying for the large parcel of land that abuts this property. Normally, frontage on a corner is more expensive.

Bruce Levin stated that this piece of property is not developable. He also stated that he was in escrow on the other parcel of land.

Don Saylor stated that Mr. Levin did not need this piece of property for access. He stated the City obtained this piece of property in 1969 for access when the abutting parcel was divided into two or three parcels. The City at that time paid \$1.50 per foot.

The Committee recommended the property to be sold to Bruce Levin as recommended by staff, subject to the closing of escrow of the abutting parcel of land on or about the first of May.

AFFIDAVIT OF MAILING
CITY COUNCIL MINUTES - MARCH 21, 1984

(Mailing required under the provisions of NRS CHAPTER 241)

0109

STATE OF NEVADA)
)
COUNTY OF CLARK) ss

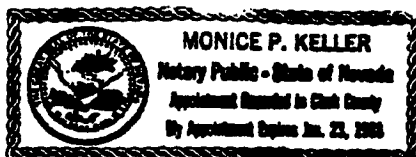
Loretta A. Wall, an employee of the City of Las Vegas, Nevada being first duly sworn, deposes and says that on the 9th day of March, 1984, a copy of a NOTICE OF INFORMATION MEETING before various RECOMMENDING COMMITTEES relative to proposed ordinances, to be held at the hour of 4:00 PM, on Monday March 19, 1984, 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).

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

Subscribed and sworn to before me this

9th day of March 1984

Monice P. Keller
NOTARY PUBLIC in and for said County
and State.
My Commission expires: 1/23/88



AFFIDAVIT OF POSTING
CITY COUNCIL MINUTES - MARCH 21, 1984

(Posting required under the provisions of NRS CHAPTER 241)

0110

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

Rosetta A. Hall, an employee of the City of Las Vegas, Nevada being first duly sworn, deposes and says that on the 9th day of March, 1984, at the hour of 10:00 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 PM on Monday, March 19, 1984, 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 Council Chamber)

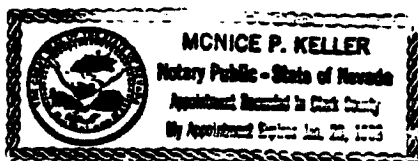
Rosetta A. Hall
SIGNATURE

Clerk
DEPARTMENT OF DIVISION

Subscribed and sworn to before me this

9th day of March, 1984

Monice P. Keller
NOTARY PUBLIC in and for said County
and State. My Commission expires: 1/23/88



N O T I C E

0111

The following Bills proposed for adoption by the City Council of the City of Las Vegas, Nevada, and Real Estate matter will be the subject of PUBLIC COMMENT before the respective Recommending Committees at the hour of 4:00 P.M., Monday, March 19, 1984, in the City Manager's Conference Room, 10th Floor, City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

- A. BILL NO. 84-8 - AMENDS THE PROCEDURES RELATING TO APPEALS FROM DECISIONS BY THE BOARD OF ZONING ADJUSTMENT ON CERTAIN VARIANCE APPLICATIONS.

Committee: Councilmen Lurie and Levy

- B. BILL NO. 84-9 - ANNEXATION A-5-84(A), PROPERTY LOCATED ON THE SOUTHWEST CORNER OF VEGAS DRIVE AND TENAYA WAY; PETITIONED BY: STEVEN S. MILLER, INC.; ACREAGE: APPROXIMATELY 15.05 ACRES; ZONED: R-E (COUNTY CLASSIFICATION) N-U (CITY EQUIVALENT).

Committee: Councilmen Lurie and Levy

- C. BILL NO. 84-10 - ANNEXATION A-6-84(A), PROPERTY LOCATED SOUTH OF SAHARA AVENUE AND WEST OF DURANGO DRIVE; PETITIONED BY: WEST SAHARA INVESTMENT CO.; ACREAGE: APPROXIMATELY 1,304 ACRES; ZONED: R-E (COUNTY CLASSIFICATION) N-U (CITY EQUIVALENT).

Committee: Councilmen Lurie and Levy

REAL ESTATE COMMITTEE

- D. REQUEST OF BRUCE LEVIN TO PURCHASE CITY PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF WESTERN STREET AND OAKLEY BOULEVARD.

Committee: Councilmen Levy and Lurie

ALL INTERESTED PERSONS ARE INVITED TO ATTEND: Attendance will be noted and a tape recording of the proceedings will be kept on file in the Office of the City Clerk until final disposition. A copy of the above Bills can be obtained through the Office of the City Clerk, Monday through Friday, 8 A.M. to 5 P.M.

0112

March 21, 1984

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AGENDA*City of Las Vegas*

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM

Council Action

Department Action

VI. REPORTS FROM RECOMMENDING COMMITTEES (Cont'd)

- 1103 C. BILL NO. 84-10 - ANNEXATION NO. A-6-84(A),
PROPERTY LOCATED SOUTH OF SAHARA AVENUE AND
WEST OF DURANGO DRIVE; PETITIONED BY: WEST
SAHARA INVESTMENT CO.; ACREAGE: APPROXI-
MATELY 1,304 ACRES; ZONED: R-E (COUNTY
CLASSIFICATION) N-U (CITY EQUIVALENT).

Committee: Councilmen Lurie and Levy

First Publication: Review-Journal - 3/10/84

Committee Recommendation:

Adoption at 4/4/84 City Council meeting

Recommendation
Noted

4/4/84 Agenda

REAL ESTATE COMMITTEE

- 1103 D. REQUEST OF BRUCE LEVIN TO PURCHASE CITY
PROPERTY GENERALLY LOCATED AT THE SOUTHEAST
CORNER OF WESTERN STREET AND OAKLEY BOULEVARD.
Committee: Councilmen Levy and Lurie

Committee Recommendation:

Property to be sold to Bruce Levin as recom-
mended by staff, subject to the closing of
escrow of the abutting parcel of land on or
about the first of May.

Levy -
Motion to sell
the small parcel of
land for \$7,110.75,
subject to the
escrow closing on
the abutting parcel
of land.
Unanimous

Staff to proceed

APPROVED AGENDA ITEM

mp Core

City of Las Vegas

0113

AGENDA DOCUMENTATION

Date: February 29, 1984

TO:
The City CouncilFROM:
DON J. SAYLOR
DEPUTY CITY MANAGERSUBJECT: DISCUSSION AND POSSIBLE ACTION ON THE REQUEST OF BRUCE LEVIN TO PURCHASE
CITY PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF WESTERN STREET
AND OAKLEY BOULEVARDPURPOSE/BACKGROUND

The parcel in question is relatively small consisting of 2,847.26 sq. ft., located at the intersection of Oakley and Western. The property was purchased by the City in 1969 to provide better access to a parcel located on the south side of Oakley but not abutting Western. However, that parcel was subsequently joined with another parcel that does abut Western so there no longer exists a need for the City ownership of the land in question.

The prospective purchaser proposes to develop an office complex at the southwest corner of Oakley and Western and although he does not need the City's parcel in order to consummate the development, acquisition of the small parcel would be of some benefit.

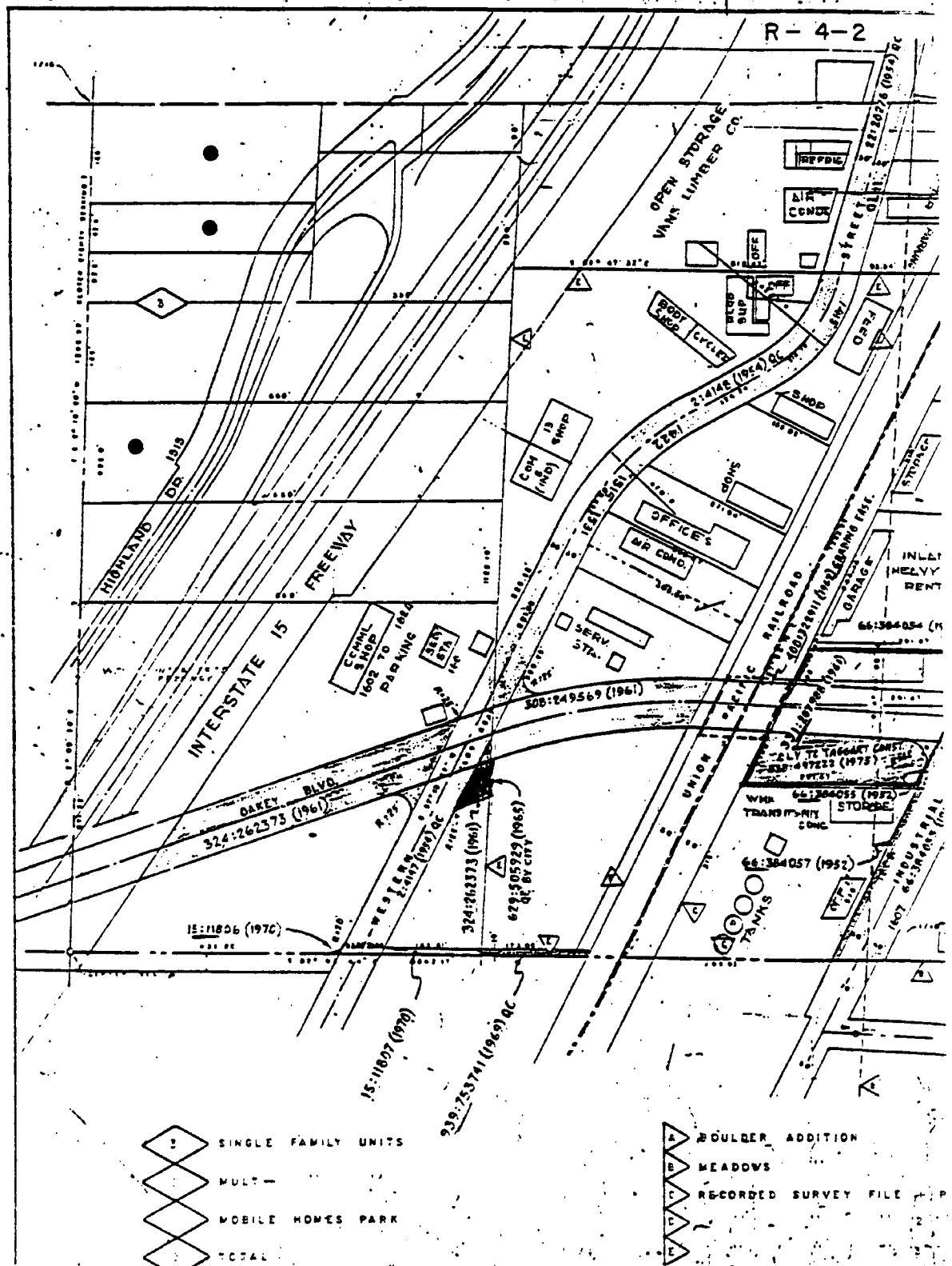
The request to purchase was made by Bruce Levin and he has offered to pay the same square footage price he paid for the larger principle parcel to the west which is \$2.4974 per sq. ft., or a total price of \$7,110.75.

FISCAL IMPACT

Income to City \$7,110.75.

RECOMMENDATIONS

The City Manager recommends that this item be referred to the Real Estate Committee unless the Council wishes to take action at the March 7th meeting in which case the City Manager recommends that the offer be accepted.



0115

AGENDA*City of Las Vegas*

March 21, 1984

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CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM

Council Action

Department Action

VII. BOARDS AND COMMISSIONS

1104

A. SENIOR CITIZENS ADVISORY BOARD
3-Year Term - Terms Expired on 3/3/84

1. Al Triner
2. Laura Tupper
3. Catherine Perrotti
4. Nick Orsino

Lurie - Clerk to notify
Motion to concur with
Mayor's appointments
of: Tom Bowling
P.O. Box 28266
Las Vegas, 89126
Dr. William Thompson
1937 Caballero Way
Las Vegas, 89109
Hazel Lewis
4830 Montara
Las Vegas, 89121
and the reappointment
of Nick Orsino carried
unanimously.

Bob Light, Senior Citizens Director,
appeared. He was directed by the Council
to write letters of appreciation to
Al Triner, Laura Tupper, and Catherine
Perriotti for their services and to
advise them that they are now Honorary
Members.

1108

B. COMMUNITY DEVELOPMENT BLOCK GRANT
CITIZEN ADVISORY REVIEW BOARD -
TENTH YEAR - 1-Year Term

1. Florence T. Ortiz - Resigned

Lurie - Clerk to notify
Motion to concur
with Mayor's appoint-
ment of:
David Watts
5200 Alpine Pl.
Las Vegas, 89107
carried unanimously.

APPROVED AGENDA ITEM

mp Carr

CITY OF LAS VEGAS

Date

0116

INTER-OFFICE MEMORANDUM

March 14, 1984

TO:

CAROL A. HAWLEY
City Clerk

FROM:

GENE SIMON
Sr. Citizen Coordinator

SUBJECT:

BOARD APPOINTMENTS
SR. CITIZEN ADVISORY BOARD

COPIES TO:

Mayor Bill Briare
Councilman Ron Lurie
Councilman P. J. Christensen
Councilman Al Levy
Councilman Bob Nolen

The terms of office as members of the Las Vegas Senior Citizen Advisory Board expired on March 3, 1984 for Al Triner, Laura Tupper, Catherine Perrotti and Nick Orsino.

Triner and Perrotti have served three terms (8 years) and Tupper two terms (6 yrs. 4 mos.). Nick Orsino was appointed to the board in January of this year to fill the unexpired term of Scott Craigie.

Triner, Perrotti and Tupper have served long and effectively. All have expressed a desire to be reappointed.

Attached are brief biographical sketches of Nick Orsino, Tom Bowling, Dr. William Thompson and Hazel Lewis, all of whom have expressed a desire to serve on the board. Four of the seven applicants should be selected for appointment.

Because of the changed fiscal environment and its deleterious effects on the operation of the Las Vegas Senior Center, one of the chief responsibilities of members of the Advisory Board must be fund raising to help support the various senior programs. It has thus become imperative that board members have the skill and experience necessary to assume critical responsibilities and to work diligently to achieve goals which will insure the successful operation of the Senior Center. They must be take-charge individuals who can give the time and expend the energy required to organize, promote and execute a variety of financially supportive activities.

A committee of which I am Chairman has redefined the role of Advisory Board members and has made various changes in the proposed amended by-laws and ordinance to conform to changed conditions. If the by-laws and ordinance are approved, members of the Advisory Board will henceforth be restricted to serving for two consecutive terms rather than indefinitely as in currently the case.

GS:bas

attachment

TOM BOWLING

0117

Sports and race book manager at Palace Station Casino. Not a senior. Has keen and sincere interest in seniors. Has been extraordinarily active in fund raising for senior projects.

Instituted "Beginners Poker Tournament" at Palace Station with \$12 buy-in from which \$2 is reserved for donation to senior projects. When sizeable sum is amassed, it is given to a senior organization. Raises \$10,000 to \$12,000 annually in this manner.

Has donated van to Catholic Community Services for Meals-on-Wheels project.

Has worked closely with Bob Light, Senior Citizen Center Director, and has arranged for numerous smaller donations to the center.

In November '83, arranged for \$2,000 donation to The ROCKET.

Attended University of North Carolina and has marketing background.

Las Vegas resident 12 years, all spent in gaming industry. Worked in gaming on cruise ship for three years previous to move to Las Vegas. Interested in fund raising and wants to support seniors. Can devote 15 to 20 hours each month to senior affairs.

DR. WILLIAM THOMPSON

Professor in Public Administration - UNLV

Very knowledgeable in grant writing.

Age 44. Las Vegas resident four years.

Ph.D from University of Missouri. Has Policital Science degrees.

Worked with many senior organizations while Supervisor of Kalamazoo Township, Michigan.

Has written Community Action, Recreation, Emergency Relief and business and economic grants.

Possesses expertise in pension and Social Security areas. Has researched these fields extensively and has been published in Nevada Historical Magazine and Las Vegas Living.

Offers to use talents in any way possible to assist Senior Center and entire senior community.

HAZEL LEWIS

Senior Assistant Vice President and Regional Savings Manager at First Federal Savings.

Vice-Chairperson of Women's Committee of the Chamber of Commerce.

Officer and very active in Soroptimist Club.

She is interested in providing opportunities and services to seniors.

Has had fund raising experience with Soroptimists.

Has arranged for donations of paper goods and prizes for bingo and fund raisers at center.

Will use her banking expertise to assist seniors and Senior Center.

Is interested in hosting seminars to acquaint seniors with banking services tailored to their needs.

Not a senior.

NICK ORSINO

Has been a full-time, non-paid volunteer at the Las Vegas Senior Center working with trips and tours section for the past year.

Has served on the Sr. Citizen Advisory Board since January of this year when he was appointed to fill the unexpired term of Scott Craigie.

Has excellent rapport with seniors and center's staff and has been an active and effective member of the Advisory Board since appointment. Very interested in continuing to serve senior center and senior community.

Owned plumbing business prior to retirement. Is a senior.

CITY COMMISSIONER
MAYOR PRO-TEM
RON LURIE



119

February 14, 1984

Mr. Joseph J. Benneman
1213 Charmast Lane
Las Vegas, Nevada 89102

Dear Joe:

We are in receipt of your resume. I have forwarded a copy to our City Manager, Mr. Ashley Hall, and will also keep you in mind when vacancies occur on our various Boards and Commissions.

Thank you very much for your interest in serving the City of Las Vegas.

Sincerely,


RON LURIE
CITY COUNCILMAN

RL:r
cc: Mr. Hall

JOSEPH J. BENNEMAN - SS# 177-20-2478, D.O.B. 7-18-27
1213 Charmast Lane, Las Vegas, NV 89102 (385-4648)

Business: 1537 Las Vegas Blvd. North, Las Vegas, NV 89104 (382-7619)

EDUCATION:

St. Boniface Private German Catholic School, Philadelphia, PA graduated 1933-1943.
Armed Forces Institute, Madison, WI, above average grades, Certificate 1947.
Perm Institute, Philadelphia, PA, Technical & Construction Math, Certificate 1949.
Perm Institute, Philadelphia, PA, Business Associate Degree 1950.
John Hancock Insurance, Philadelphia, PA, Life Underwriting, Certificate 1953.
US Navy Recruiting and Retention, Terminal Island, CA. Certificate 1969
(Active Duty).

EMPLOYMENT:

USN January 1945 to October 1947.
Reading Railroad, Philadelphia, PA, Brakeman/extra, 1948-1951.
John Hancock Insurance, Philadelphia, PA, Agent, 1952-1953.
Italian Restaurant, Philadelphia, PA, owner/operator, 1954-1957.
Joseph's TV Repair Service, Las Vegas, NV, owner/operator, 1959 to present.
Owner Atlas TV and AI TV repair, Las Vegas, NV, past owner Dees Book store,
Las Vegas, NV.

TEACHING POSITIONS:

Perm Institute, Philadelphia, PA part-time instructor, Construction Math
1949-1950.
Clark County Community College, Las Vegas, NV, TV & Electronics, 1975-1976.
Charleston Heights Community School, Las Vegas, NV, TV & Electronics, 1977-
1979.
Baker Park Community School, Las Vegas, NV, TV & Electronics, 1977-1979.
State of Nevada Industrial Commission (NIC), TV & Electronics 1973 and 1979.
(Appointed to professional faculty at UNLV & Clark County Community College
in 1975).

ORGANIZATIONS:

VFW-Past Post, District, and all American Commander.
Member American Legion and D.A.V., V.F.W.
Active USNR Recruiter, Las Vegas, NV 1969-1972. - Petty Officer. Honorable
discharge.
Bookkeeper-Auditor VFW Post #1753 Las Vegas, NV eight (8) years.
Past Commander of Disabled American Veterans 1981-1982.

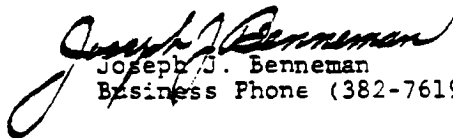
AFFILIATIONS:

Elected and served Democratic Committeeman in Philadelphia, 4 year term 1953.
Past President Parent-Teachers Association.
Past Board of Directors Charleston Heights Community School, Las Vegas, 1979.
Chairman of Board and present Secretary, Baker Park Community Schools, and
By-Laws Committee.
Chairman Voice of Democracy Clark County Schools, and Scholarship Awards
1960 to present. Including State of Nevada.
Co-Chairman of Governor Sawyer's "Hire the Handicapped" Campaign, 1967.
Nevada State Notary since 1967.
Veterans Service Office 15 years.
I have received over 45 awards from the USNR, VFW, Schools and through
community activities in the Las Vegas area.
I am married and have four children, one Law student, one Geology student.

As a 26 year resident of the State of Nevada, my activities are always directed toward the best interest and continued growth of our community. My attached resume highlights my career.

At the present time I am interested in securing a position with or without financial compensation, thus allowing me the opportunity to continue investing my energies in the welfare of our community.

Your consideration of my abilities would be greatly appreciated. Please contact me at your convenience.


Joseph J. Benneman
Business Phone (382-7619)

City of Las Vegas

CITY COUNCIL MINUTES - MARCH 21, 1984

0122

AGENDA DOCUMENTATION

Date: March 16, 1984

TO: The City Council

FROM:

R. B. Blue, Jr.
RICHARD B. BLUE, JR.
EXECUTIVE ASSISTANT TO THE
CITY MANAGER

SUBJECT: APPOINTMENT TO COMMUNITY DEVELOPMENT BLOCK GRANT CITIZENS ADVISORY COMMITTEE

PURPOSE/BACKGROUND

Appointments were made at the February 15, 1984 Council Meeting to the 10th Year Community Development Block Grant Citizens Advisory Committee. At that time Florence Ortiz was appointed to serve for a one-year term. We have received the attached letter from Mrs. Ortiz which indicates she will be unable to accept this appointment.

Therefore, I recommend that this committee vacancy be filled by appointing David E. Watts, 5200 Alpine Place, #28, Las Vegas, Nevada 89107.

FISCAL IMPACT

None

RECOMMENDATIONS

See Above

Agenda Item

VII - B

CITY OF LAS VEGAS

Date

0123

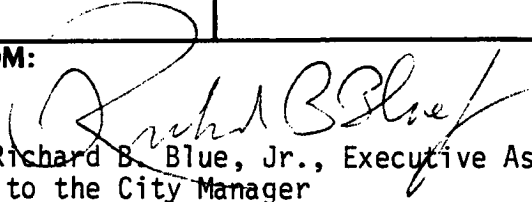
INTER-OFFICE MEMORANDUM

March 5, 1984

TO:

Carol Ann Hawley
City Clerk

FROM:


Richard B. Blue, Jr., Executive Assistant
to the City Manager

SUBJECT:

Resignation - CARB

COPIES TO:

Attached is a letter from Florence Ortiz requesting that she be removed from the Citizens Advisory Review Board for the Tenth Year. Please add an agenda item for March 21 for a new appointment to the Board. Thank you.

RBB:1m

Attachment

412 Park Way West
Las Vegas, Nevada 89106
February 26, 1984

Carol Ann Hawley, City Clerk
City of Las Vegas
400 E. Stewart Ave.
Las Vegas, Nevada 89101

Re: Community Development Block Grant
Citizen Advisory Review Board - Tenth Year

I sincerely regret that I cannot accept my appointment
by the City Council on February 15, 1984, to the Citizen
Advisory Review Board - Tenth Year.

The demands upon me to care for my husband during
recuperation from a very serious illness makes it
highly questionable that I would be able to contribute
enough time to serve efficiently.

I would appreciate being reconsidered for appointment
to the Advisory Board at a later date.


Florence T. Ortiz

cc: Paul J. Christensen,
Councilman

Richard Blue, Director
Dept. of Funds
Coordination
(CDBG Program)

March 21, 1984

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AGENDA*City of Las Vegas*

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM

Council Action

Department Action

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

1108 A. Bill No. Z-84-1 -- Amends the Land Use Plan
Map of the City of Las Vegas by changing
various zone designations

Sponsored by: Councilman Ron Lurie

First Reading and
referred -
Lurie and Nolen

4/2/84 Agenda of
Recommending
Committee

1110 B. Bill No. 84-11 -- Adopts the latest editions
of the Uniform Building Code with amendments
contained in a supplemental document and the
Uniform Building Code Standards (including
regulations for construction of fences).

Sponsored by: Councilman Ron Lurie

First Reading and
referred -
Lurie and Nolen

4/2/84 Agenda of
Recommending
Committee

1112 C. Bill No. 84-12 -- Annexation No. A-3-84(A)

Property Located: On the west side of
Decatur Boulevard between
Auborn Avenue and Reiter
Avenue

Petitioned by: George & Anna Essayian

Acreage: Approximately one-half
acre

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

Sponsored by: Councilman Ron Lurie

First Reading and
referred -
Lurie and Nolen

4/2/84 Agenda of
Recommending
Committee

AGENDA*City of Las Vegas*

March 21, 1984

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CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM Council Action Department Action

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

1114

D. Bill No, 84-13 -- Annexation A-4-84(A)

Property Located: On the west side of
Decatur Boulevard between
Sawyer Avenue and Lake
Mead Boulevard

Petitioned by: George & Anna Essayian

Acreage: Approximately one-half
acre

Zoned: C-2 (General Commercial)
C-1 (Limited Commercial)

Sponsored by: Councilman Ron Lurie

First Reading and
referred -
Lurie and Nolen

4/2/84 Agenda of
Recommending
Committee

MORNING SESSION RECESSED AT 11:16 A.M.

AGENDA*City of Las Vegas*

0127

March 21, 1984

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CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM

Council Action

Department Action

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

- 1402 A. VAC-3-84 - Petition of Vacation submitted by FOUR QUEENS, INC., to vacate the remaining portion of the 20' wide alley located in the block generally bounded by Fremont Street, Carson Avenue, Casino Center Boulevard and Third Street.

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

1. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an extension is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.

Staff Recommendation: APPROVAL

PROTESTS: 0

Levy -
APPROVED as recommended
Unanimous
(Christensen excused)

Clerk to notify & Planning to proceed

Terry Jones, Atty. appeared and represented applicant

No one appeared in opposition.

APPROVED AGENDA

mp *Core*

CITY COUNCIL MINUTES - MARCH 21, 1984

0128

To: The City Council
Re: Public Hearing Agenda Item
March 21, 1984 City Council Agenda

IX.

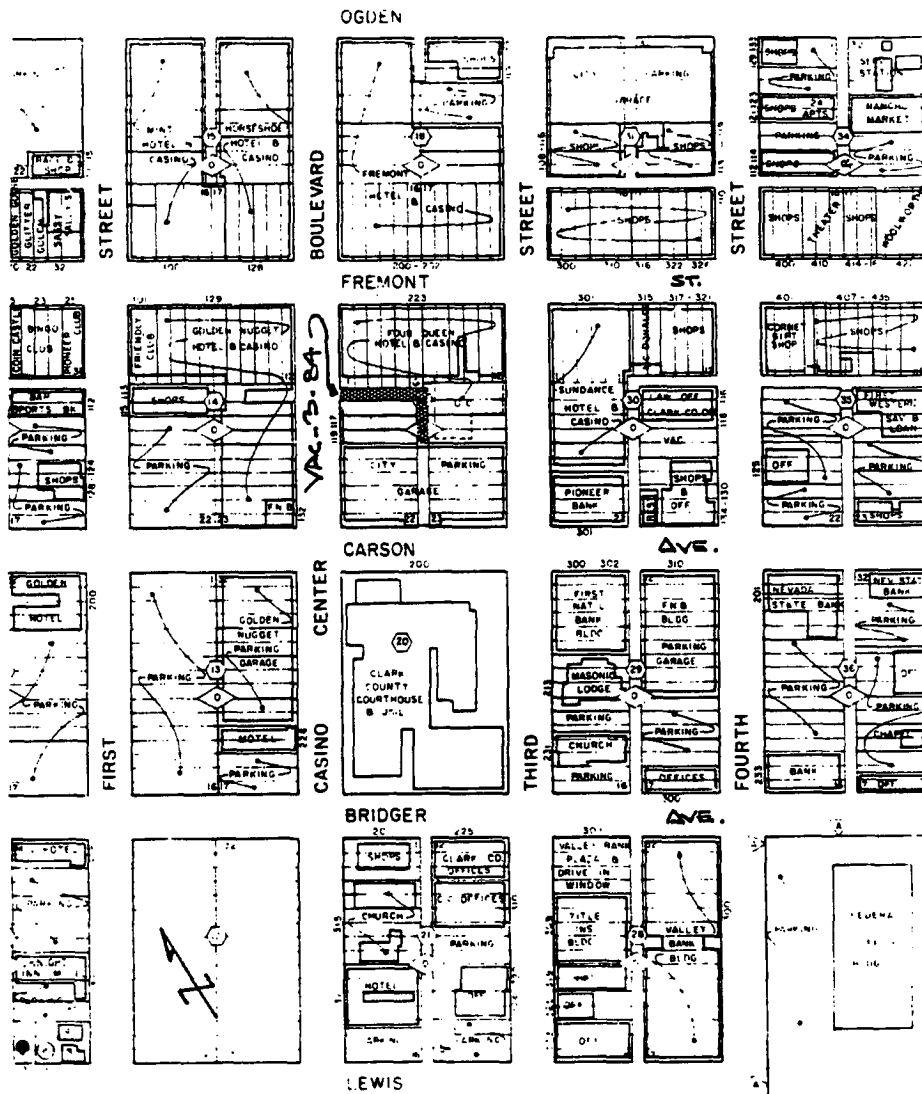
A. VACATION - VAC-3-84 - FOUR QUEENS, INC.

The request is by the Four Queens Hotel to vacate the remaining portion of the 20' wide alley north of the Carson Avenue Parking Garage. The portion under the parking garage has been approved for vacation by the Council. The alley is no longer needed because the Four Queens Hotel owns or has long leases on all of the land in this block. The applicant will have to satisfy the various utility companies and City departments on easements or relocation of utility lines.

PLANNING COMMISSION RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0



CITY COUNCIL MINUTES - MARCH 21, 1984

NOTICE

0129

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

The remaining portion of the 20' wide alley located in the block generally bounded by Fremont Street, Carson Avenue, Casino Center Boulevard and Third Street

SUBJECT TO

1. If the Order of Vacation is not recorded within one (1) year after approval by the City Commission or an extension is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted;
2. Reservation of easements for the facilities of the various utility companies;
3. Conformance to code requirements and design standards of all City departments;
4. Vacation shall not be recorded until all of the above conditions have been met.

A PUBLIC HEARING on said petition and recommendation of the Planning Commission will be held on the 21st day of March, 1984, at the hour of 2:00 p.m., in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, County of Clark, State of Nevada.

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

THIS NOTICE is given pursuant to an Order made by the City Council of the City of Las Vegas, Nevada, at a regular meeting thereof held on the 7th day of March, 1984.


CAROL ANN HAWLEY, City Clerk

AGENDA*City of Las Vegas*

0130

March 21, 1984

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CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM

Council Action

Department Action

IX. 2:00 P.M. - PUBLIC HEARINGS (Cont'd)

403

- B. VAC-4-84 - Petition of Vacation submitted by R. J. KALTENBORN to vacate U. S. Government Patent Reservations located between Del Rey Avenue and Holmby Avenue, east of Rainbow Boulevard.

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

1. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an extension is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.

Staff Recommendation: APPROVAL

PROTESTS: 0

Levy -
APPROVED as recommended by staff
Unanimous

Clerk to notify & Planning to proceed

Babe Kaltenborn appeared and represented applicant

No one appeared in opposition

APPROVED AGENDA

MP Cook

To: The City Council
 Re: Public Hearing Agenda Item
 March 21, 1984 City Council Agenda

IX.

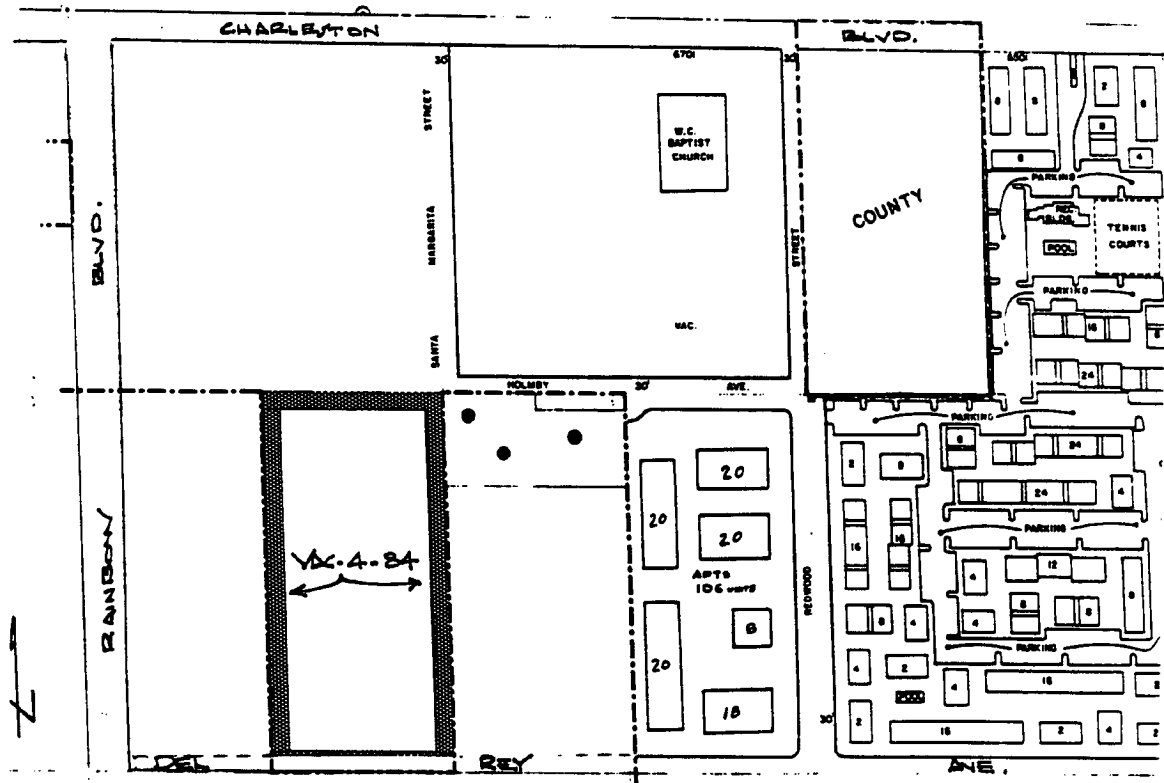
B. VACATION VAC-4-84 - R. J. KALTENBORN

The request is to vacate U.S. Government Patent easements along the north, east, west and the north 3' of the south 33' of this five-acre parcel which has been approved for apartment development. The only street that will be needed is along the south side of this parcel. The north 3' of the easement can be vacated because a 30' half street is all that will be improved.

PLANNING COMMISSION RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0



CITY COUNCIL MINUTES - MARCH 21, 1984

NOTICE

0132

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

U. S. Government Patent Reservations
located between Del Rey Avenue and Holmby
Avenue, east of Rainbow Boulevard

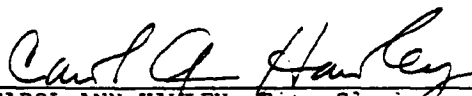
SUBJECT TO

1. If the Order of Vacation is not recorded within one (1) year after approval by the City Commission or an extension is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted;
2. Reservation of easements for the facilities of the various utility companies;
3. Conformance to code requirements and design standards of all City departments;
4. Vacation shall not be recorded until all of the above conditions have been met.

A PUBLIC HEARING on said petition and recommendation of the Planning Commission will be held on the 21st day of March, 1984, at the hour of 2:00 p.m., in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, County of Clark, State of Nevada.

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

THIS NOTICE is given pursuant to an Order made by the City Council of the City of Las Vegas, Nevada, at a regular meeting thereof held on the 7th day of March, 1984.


CAROL ANN HAWLEY, City Clerk

AGENDA*City of Las Vegas*

March 21, 1984

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CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM

Council Action

Department Action

IX. 2:00 P.M. - PUBLIC HEARINGS (Cont'd)

404 C. VAC-5-84 - Petition of Vacation submitted by C. H. BENNETT to vacate a portion of Hubbard Street, a 51' right-of-way generally located between Bonanza Road and Ross Avenue.

Planning Commission unanimously recommends DENIAL. If approved, following is the recommended condition:

1. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an extension is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted.

Staff Recommendation: DENIAL

PROTESTS: 0

Levy -
DENIED as recom-
mended by Staff &
Planning Commission
Unanimous

Clerk to notify

Jerry Rosen
appeared and repre-
sented applicant

No one appeared
in opposition

APPROVED AGENDA ITEM

mp *Core*

To: The City Council
 Re: Public Hearing Agenda Item
 March 21, 1984 City Council Agenda

IX.

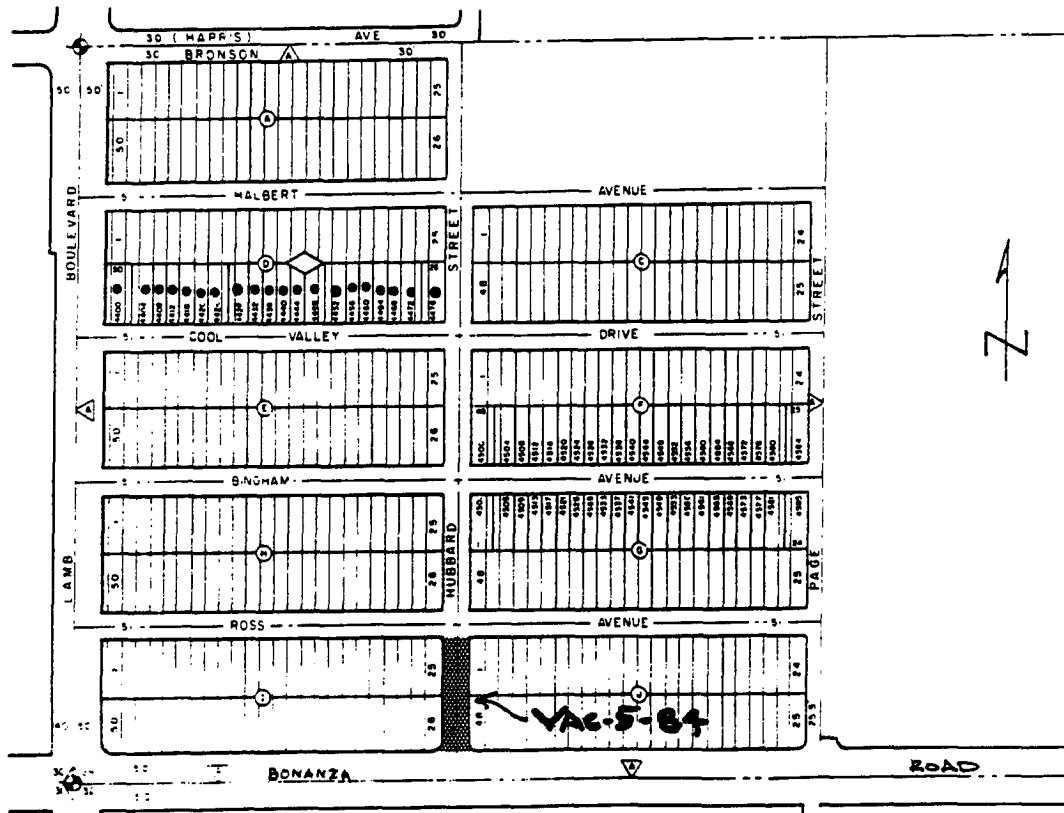
C. VACATION - VAC-5-84 - C. H. BENNETT

The request is to vacate Hubbard Street which is an unimproved 51' right-of-way between Bonanza Road and Ross Avenue. Hubbard Street is located approximately one block east of Lamb Boulevard. The street was dedicated in this subdivision that was recorded in 1929. The subdivision is just starting to develop on the north portion. The vacation of Hubbard Street was precipitated by a rezoning on the block to the east to R-3 for an apartment project that is Item K on this agenda. The applicant proposes to incorporate the east half of this street into that development and the west half of the street would go to the block to the west. The development of this subdivision to the north on the existing 25' wide lots will generate a sufficient amount of traffic to overload Page Street to the east. A portion of the right-of-way on Page Street was vacated several years ago to reduce it from a 60' collector street to a 51' local street. Due to this reduction it is felt Hubbard should not be vacated so it will remain as a through street to Bonanza.

PLANNING COMMISSION RECOMMENDATION: DENIAL - This street is needed for traffic circulation in this subdivision.

STAFF RECOMMENDATION: DENIAL

PROTESTS: 0



CITY COUNCIL MINUTES - MARCH 21, 1984

NOTICE

0135

NOTICE IS HEREBY GIVEN that a petition has been filed with the Clerk of the City Council of the City of Las Vegas, Nevada, asking for the vacation of certain real property herein-after described; that said petition has been referred to the Planning Commission of the City of Las Vegas; and that said Planning Commission has recommended that said petition be denied and that the following property not be vacated, to-wit:

A portion of Hubbard Street, a 51' right-of-way generally located between Bonanza Road and Ross Avenue

In the event the City Council does not follow the Planning Commission's recommendation to deny the petition, and approves the vacation, the staff of the Department of Community Planning & Development recommends the vacation be subject to the following conditions:

1. If the Order of Vacation is not recorded within one (1) year after approval by the City Commission or an extension is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted;
2. Reservation of easements for the facilities of the various utility companies;
3. Conformance to code requirements and design standards of all City departments;
4. Vacation shall not be recorded until all of the above conditions have been met.

A PUBLIC HEARING on said petition and recommendation of the Planning Commission will be held on the 21st day of March, 1984, at the hour of 2:00 p.m., in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, County of Clark, State of Nevada.

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

THIS NOTICE is given pursuant to an Order made by the City Council of the City of Las Vegas, Nevada, at a regular meeting thereof held on the 7th day of March, 1984.

AGENDA*City of Las Vegas*

March 21, 1984

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CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM

Council Action

Department Action

IX. 2:00 P.M. - PUBLIC HEARINGS (Cont'd)

405

- D. U-9-84 - Application of the UNION INTERNATIONAL OPERATING ENGINEERS #12 on behalf of the STATE OF NEVADA for a use permit to allow a Restitution Center (Halfway House) for male and female felons on property located at 1526 North Main Street in Zoning District C-2.

Board of Zoning Adjustment unanimously recommends DENIAL. If approved, subject to the following conditions:

1. Dedicate 4' of right-of-way for Main Street as required by the Department of Engineering Services.
2. Provision of fire hydrants and water flow as required by the Department of Fire Services.
3. Maximum occupancy 30 persons exclusive of staff.

Staff Recommendation: APPROVAL for a maximum of 30 persons, exclusive of staff.

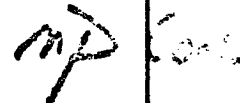
PROTESTS: 5

Nolen -
DENIED
Unanimous

Clerk to notify
Applicant not
present

No one appeared
in opposition

APPROVED AND FORWARDED



To: The City Council
 Re: Public Hearing Agenda Item
 March 21, 1984 City Council Agenda

IX.

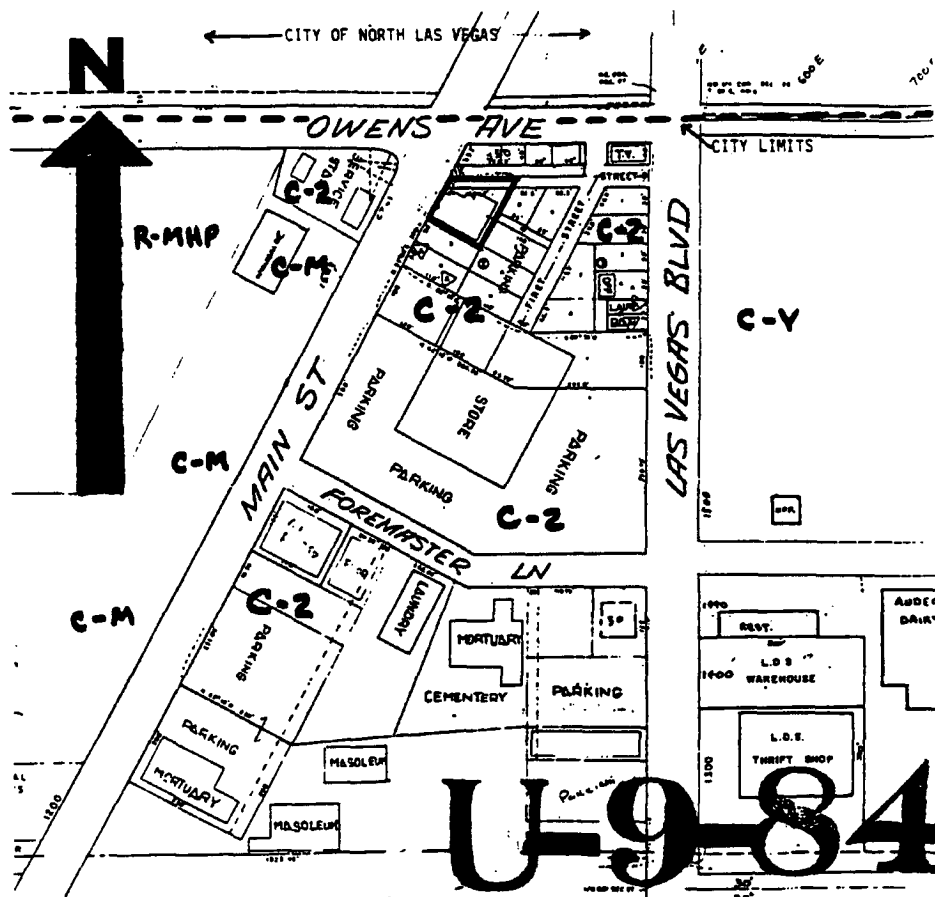
D. USE PERMIT - U-9-84 - UNION INTERNATIONAL OPERATING ENGINEERS #12 ON BEHALF OF THE STATE OF NEVADA

This item is before you for final decision because the use permit involves a Restitution Center for male and female felons. The Center is being requested by the State of Nevada in the former Operating Engineers Union Hall at 1526 N. Main Street in a C-2 Zone. The State is proposing to house a maximum of 60 felons who will be serving the last 6 months of their terms prior to being released. The facility will be a transition facility and many of the felons will have jobs while staying there. The felons will not be permitted to own automobiles and on this basis there is adequate parking for the nine member staff. The Restitution Center is immediately north of the former Vegas Village department store. The area is primarily developed with industrial and commercial uses, however, there is residential within a one-eighth mile radius of the proposed facility. There were protestants at the meeting indicating this use would affect their businesses and rental properties.

BOARD OF ZONING ADJUSTMENT RECOMMENDATION: DENIAL - Not a compatible use in this area.

STAFF RECOMMENDATION: APPROVAL - Subject to the occupancy being limited to 30 persons, exclusive of staff.

PROTESTS: 5 - 4 Persons spoke at BZA meeting
 1 Letter



EXCERPT - BOARD OF ZONING ADJUSTMENT MEETING - FEBRUARY 23, 1984

ITEM 2. U-9-84 - APPLICATION OF THE UNION INTERNATIONAL OPERATING ENGINEERS #12
ON BEHALF OF THE STATE OF NEVADA

PAGE 1

CHAIRMAN BUGBEE:

Item 2, U-9-84, the application of the Union International Operating Engineers #12 on behalf of the State of Nevada for a use permit to allow a Restitution Center (Halfway House) for male and female felons on property located at 1526 North Main Street in Zoning District C-2.

HAROLD FOSTER:

As you can see, the subject property is Main Street along the west side of the property and Owens Avenue just to the north. To the south of it is where the former Vegas Village store was located. It's all zoned C-2 in that major block. To the west of it some more C-2 Zoning and C-M. Primarily it's all commercial, light industrial along Main Street and Owens Avenue. Further north there's some apartment use. Oh, a good block or two to the west on Owens on the north side, there's some apartments, but primarily it's either commercial, light industrial, and the closest residential is apartments. The request is for a restitution center that will essentially be a housing facility which consists of a pre-release program for felons that would be handled through the State of Nevada. They do have various facilities in North Las Vegas and probably in other parts of the Las Vegas area. The purpose of this is to serve as a transition from being institutionalized to the time that they are released from serving their terms. At this particular facility, they are proposing to convert it to a facility that would house up to 60 persons, both female and male. Essentially, they'd be there up to a six-month time period. They would have a staff of approximately nine persons. The building is approximately 5400 square feet in size. The parking -- it'd require about ten/eleven spaces. They can provide that on-site. There will be no cars owned or used by the inmates that will be occupying the facility. Staff, in evaluating the request, recognizes there's a need for this type of facility. We feel, you know, the purpose of the use permit is to evaluate the area and determine if it is compatible. In this particular area we see it is primarily commercial and industrial uses. It's not adjacent to any single-family areas. We feel it is a satisfactory location. Staff just questions the number of persons that would be housed in this facility. We feel that 60 is essentially too many. We feel that possibly it should be modified to approximately half, and if it is approved, a maximum of 30 persons be housed in this facility. Based on that, staff

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ITEM 2. U-9-84 - APPLICATION OF THE UNION INTERNATIONAL OPERATING ENGINEERS #12
ON BEHALF OF THE STATE OF NEVADA PAGE 2

HAROLD FOSTER: would recommend approval, subject to: The 30 persons exclusive of staff. Conformance to the plot plan and elevations. Dedicating 4' of right-of-way from Main Street as required by Engineering Services; and also provision of fire hydrants and water flow as required by Fire Services. We have received one letter of protest from the North Las Vegas Chamber of Commerce.

CHAIRMAN BUGBEE: Yes, sir.

MIKE ECKELS: My name is Mike Eckels. I have applied on behalf of the Union and also the State of Nevada for this permit. The reason I chose this site was that it's out-of-town and away from everybody. At the west -- at the east there's a cemetery and the rest are vacant -- parking lot and the Vegas Village and at the east was vacant land and a small service station and garages. The State needs approximately 50 to 60 inmates. At the present time they're located at 3444 North Las Vegas Boulevard. I believe they've been there for the last five years. They're having problems with the landlords, so they have to move; and I chose this site because I thought it was the best location for the move.

CHAIRMAN BUGBEE: What was the State's problem with the landlords?

MIKE ECKELS: Excuse me.

CHAIRMAN BUGBEE: What was the problem with the landlords?

MIKE ECKELS: They could not repair the cooling and heating system there. They would not do any of the repairs.

CHAIRMAN BUGBEE: Well, you know, staff -- when you figure 60 into 5,000 or 54 and you've got about 74' per person in total.

MIKE ECKELS: If there is a need for extra space, that'd be available because the meeting hall in the back is 40 x 60 about 20 feet tall. We can make that two stories if space is the problem. That would allow extra about 2,400 sq. ft.

BONNIE JUNIEL: How many people are you going to have on the staff, did you say 9?

CHAIRMAN BUGBEE: Nine.

MIKE ECKELS: At the present time, it's 9. Three a day and they have 9 because of the 24 hours. Three at each shift.

BONNIE JUNIEL: Three per shift.

MIKE ECKELS: Right.

BONNIE JUNIEL: For 60 people?

MIKE ECKELS: Right. Not at the present time, but in the future it'd be increased maybe to four.

ROBERT GILES: What changes do you anticipate in the operation compared to the present operation other than the move, I understand that?

MIKE ECKELS: Just the move and the increase in the persons that occupy the property and that's about all.

ROBERT GILES: Maybe I missed -- what's the increase in the inmates as well as the increase in staff from its present operation?

MIKE ECKELS: Well, at the present time -- I checked today there was approximately about 24 right now and the increase could be about 20 more in addition to that.

ROBERT GILES: I misunderstood I thought you said to 30. Was that your recommendation?

HAROLD FOSTER: That was staff's recommendation.

ROBERT GILES: Staff's recommendation was to 30 and you're proposing how many?

MIKE ECKELS: Sixty.

ROBERT GILES: Sixty.

CHAIRMAN BUGBEE: We'll give you a few minutes. This is a public hearing. Anybody here wish to have further testimony or speak against this motion.

JOE EVANS: Our complaint is that my tenants -- and my tenants in that neighborhood have protested to me and they don't like it at all.

CHAIRMAN BUGBEE: Did you issue a written protest to the --

MRS. EVANS: No, we did not. We came up in person.

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ITEM 2. U-9-84 - APPLICATION OF THE UNION INTERNATIONAL OPERATING ENGINEERS #12
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CHAIRMAN BUGBEE: Okay.

ROBERT GILES: Give us your name and address, sir.

MRS. EVANS: Joe Evans, 500 North Ninth Street. We live up here but we have business property down there that we rent.

ROBERT GILES: I see.

MRS. EVANS: And they are complaining.

CHAIRMAN BUGBEE: Where is your property, ma'am?

MRS. EVANS: 1618 North Fifth Street that's L. Jay's Secondhand Store and 1622, 1624 Gabe's Bar.

CHAIRMAN BUGBEE: Are they in North Las Vegas?

MRS. EVANS: Yes, they are. The property is in North Las Vegas. It's just right in -- on the end there. We object to it because that type of a -- not only that I don't live in the Rose Gardens Senior Citizen Center, but it's entirely too close, I think, for those elderly people to have that many inmates. If one of them should get out and commit a murder or whatever. I don't think it's quite right. I think there's other areas that this type of thing could be put in, and it's going to hurt our business that I know.

CHAIRMAN BUGBEE: Thank you. Anyone else here to speak in opposition? Please come forward.

MARY ANN MAGUIRE: Okay. My name is Mary Ann Maguire and I own Vegas Village Beauty Salon. I'm going to make it short and sweet. I don't want them.

ROBERT GILES: Why?

MARY ANN MAGUIRE: Well, our area in the past couple of years since Vegas Village went out has been increasingly going downhill and we want something to bring it up. We don't want something to cut us down, and Bruce here has the cleaners. I have the beauty salon. We have a pizza shop in there that's trying to make a go of it and I don't see where it's going to give us any future at all. What are we supposed to do when my women won't come in the beauty shop because something like this is going to be in the area. I need my clientele who I've worked for for 8 years.

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BONNIE JUNIEL: Ma'am, this is a pre-release program. They're eventually going to be released anyway, you know that, whether they're there or someplace else.

MARY ANN MAGUIRE: Well, this is fine. Let them put them someplace else.

BONNIE JUNIEL: They're not going to be behind bars either, they're going to be -- I mean they're going to be in society in another six months. So, there's no way to actually avoid them.

BRUCE ROBINSON: We understand they'll be behind bars but what we're thinking about really is our customers. I've been there 25 years myself in that one location and I've got my customers there and I just want -- you know, make sure that I don't have that particular thing close to my customers to keep them away because it's hard enough now with the shopping center going.

MIKE ECKELS: I believe --

CHAIRMAN BUGBEE: Excuse me, excuse me.

MIKE ECKELS: Excuse me.

CHAIRMAN BUGBEE: We'll give you a chance to rebuttal.

MIKE ECKELS: I'm sorry.

CHAIRMAN BUGBEE: Is that it?

MARY ANN MAGUIRE: I have customers that come to the beauty shop. Now in this past month, two of them that have been mugged between Rose Gardens and my beauty salon. I mean, let's face facts, if we can save these people, let's try and save them. We got a lot of land out here. Why don't we build them something and put them out, you know, a little bit further where they're not going to be a hinderance to the people around them. I have nothing against rehabilitating somebody. I'm all for it, but let's give the people that are trying to make a life for themselves a little bit to stand by also. That's the only thing I have. We're having a hard enough time keeping our nose above ground.

BRUCE ROBINSON: In other words, it wouldn't be something that would be beneficial to us at this particular time as we see it.

CHAIRMAN BUGBEE: We appreciate what you're saying, sir, thank you.

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MARY ANN MAGUIRE: Thank you.

BRUCE ROBINSON: Thank you.

CHAIRMAN BUGBEE: Anyone else? You'll have a moment for rebuttal, sir.

MIKE ECKELS: Okay. A lot of people fear that it's going to hurt their business and the area, especially the beauty shop. They're probably going to be some lady inmates that want -- so, I don't think there'll be no problem. Probably going to increase the business instead of hurting it and to security wise, I don't think they have no problem in their area because they'll be guarded all the time and it'll probably be one of the safest places.

ROBERT GILES: What kind of movement will you have out at the -- a daily movement?

MIKE ECKELS: Daily movement -- the model inmates of the -- they probably have four to six months to go. They are free to go to work and come back and that's the main reason they have to be in Las Vegas where they can get on the bus and go to work and come back.

ROBERT GILES: What time -- what kind of time schedules do they have?

MIKE ECKELS: During the daytime.

ROBERT GILES: They go to work at 8 o'clock?

MIKE ECKELS: Right.

ROBERT GILES: They come home at 5 o'clock, is that right?

MIKE ECKELS: Right.

ROBERT GILES: They live in confinement in the proposed facility?

MIKE ECKELS: Right.

BONNIE JUNIEL: Sir, are you just going to start out with the 24 that you now have?

MIKE ECKELS: Excuse me.

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BONNIE JUNIEL: Do you now have 24 in the other facility that you're moving from?

MIKE ECKELS: Yes, at the present time it's 24. They fluctuate from 30 to 24 at the present time.

ROBERT GILES: Have you been involved with the present facility in North Las Vegas?

MIKE ECKELS: No, I haven't. However, my co-worker has been involved with it. He is the one that leased the property to State of Nevada five years ago.

ROBERT GILES: What sort of immediate area problems have you experienced there?

MIKE ECKELS: I talked to Mr. Hausright yesterday. The last five years have been good and I have checked with the City of Las Vegas to see if they have any problem in the area. They told me no.

CHAIRMAN BUGBEE: Well apparently the City of North Las Vegas, according to the Chamber of Commerce down there, have asked that this be denied. They haven't been getting along too well with those folks.

MIKE ECKELS: I'm not sure -- just as a protest. I'm not sure if they have checked into this matter at all. Maybe just protest to protest.

BONNIE JUNIEL: But you had nothing formal to happen where somebody had to protest something that went on there?

MIKE ECKELS: No.

BONNIE JUNIEL: There's been nothing.

CHAIRMAN BUGBEE: You mean for the time all your people had done their thing and left? You had nobody escape or nobody had to be sent back up to the mean institution?

MIKE ECKELS: I'm not sure about that, but there was no big complaint. The program still exists. If they have something big committed, I think the program would be shut down.

CHAIRMAN BUGBEE: Well, you know, I find it very difficult -- I understand the need for these things and I think it's an area in the planning that we have to take a long long look at but when you have people with businesses like this

EXCERPT - BOARD OF ZONING ADJUSTMENT MEETING - FEBRUARY 23, 1984

ITEM 2. U-9-84 - APPLICATION OF THE UNION INTERNATIONAL OPERATING ENGINEERS #12
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CHAIRMAN BUGBEE: gentleman says, he's been there 25 years. Maybe it won't hurt him, maybe it won't, but I don't want to gamble on his future. He's been a good taxpaying citizen for 25 years and that's the way I feel about it and I think he's got more say-so than the State in these matters. He's been living there and the lady with the beauty shop the same way. I'm really not as concerned about tenants -- we've got two or three organizations -- no, the hearing -- the opposition side is closed.

MRS. EVANS: Well, I was just going to mention, sir, that we've been there longer than the lady with the beauty shop.

CHAIRMAN BUGBEE: Well, I understand, ma'am. I know how long L Jays been there. If that's your building, it's been there a long long time.

MRS. EVANS: The bar's been there a lot longer than that.

CHAIRMAN BUGBEE: Okay.

JOE EVANS: I've been there more than 59 years.

CHAIRMAN BUGBEE: Alright, sir. I'm on your side, but it's a difficult thing. I think that there is a problem. We're going to have to face it, but I don't think the way to face it is just bouncing this thing into communities or reducing it down to half of what they want. So with that I'm going to close the hearing and call for a motion.

BONNIE JUNIEL: Mr. Chairman, I'm going to move for denial. I don't think that the security and the staff that I've heard here tonight -- I'm not satisfied with that.

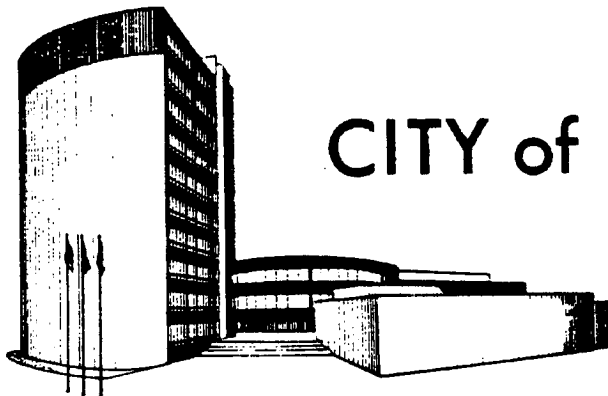
CHAIRMAN BUGBEE: Cast your votes, please. That has been denied. It will be heard at the City Council meeting on March 7th 2 PM in these chambers. (Motion carried with Emmett & Myers excused)

HAROLD FOSTER: No, that'll just be to set date for public hearing. So you don't need to be there on that. You'll be notified when it's going to come up.

MIKE ECKELS: Okay.

END OF EXCERPT

MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

NOTICE OF PUBLIC HEARING

MARCH 21, 1984

NOTICE IS HEREBY GIVEN THAT on Wednesday, March 21, 1984, at the hour of 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following:

U-9-84 Application of the UNION INTERNATIONAL OPERATING ENGINEERS #12 on behalf of the STATE OF NEVADA for a use permit to allow a Restitution Center (Halfway House) for male and female felons on property located at 1526 North Main Street in Zoning District C-2.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOTS 1 AND 2, BLOCK 2, SUNSET PARK SUBDIVISION.

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

A handwritten signature in black ink, appearing to read "Carol Ann Hawley". The signature is fluid and cursive.

CAROL ANN HAWLEY
CITY CLERK



March 21, 1984

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CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

AGENDA

City of Las Vegas

ITEM

Council Action

Department Action

IX. 2:00 P.M. - PUBLIC HEARINGS (Cont'd)

E. V-15-84 - APPEAL filed by K. E. FLEMMING to the action of the Board of Zoning Adjustment in APPROVING the application of JOHN T. MORAN, JR., ET AL, for a variance to allow 12 parking spaces where 24 spaces are required and to allow 6 of the proposed parking spaces to be in tandem where tandem parking is not permitted on property located at 638 South 4th Street in Zoning District R-4 (Apartment Residence), (Under Resolution of Intent to C-2).

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

1. Conformance to all other conditions of Z-100-64(132).

Staff Recommendation: DENIAL

PROTESTS: 8

Levy -
APPEAL DENIED
(THUS APPROVING THE APPLICATION)
Motion carried with
Briare voting "No."

NOTE: A verbatim transcript made part of Final Minutes.

Clerk to notify & Planning to proceed

Ken Fleming presented Council with petition of protest

Kent Dawson appeared in favor of the appeal.

John T. Moran, Jr. appeared on behalf of the application

APPROVED AGENDA

mp *Car*

To: The City Council
 Re: Public Hearing Agenda Item
 March 21, 1984 City Council Agenda

IX.

- E. APPEAL FILED BY K.E. FLEMING TO THE ACTION OF THE BOARD OF ZONING ADJUSTMENT IN APPROVING THE APPLICATION OF JOHN TO MORAN, JR., ET AL FOR A VARIANCE TO ALLOW 12 PARKING SPACES WHERE 24 SPACES ARE REQUIRED AND TO ALLOW 6 OF THE PROPOSED PARKING SPACES TO BE IN TANDEM WHERE TANDEM PARKING IS NOT PERMITTED - V-15-B4

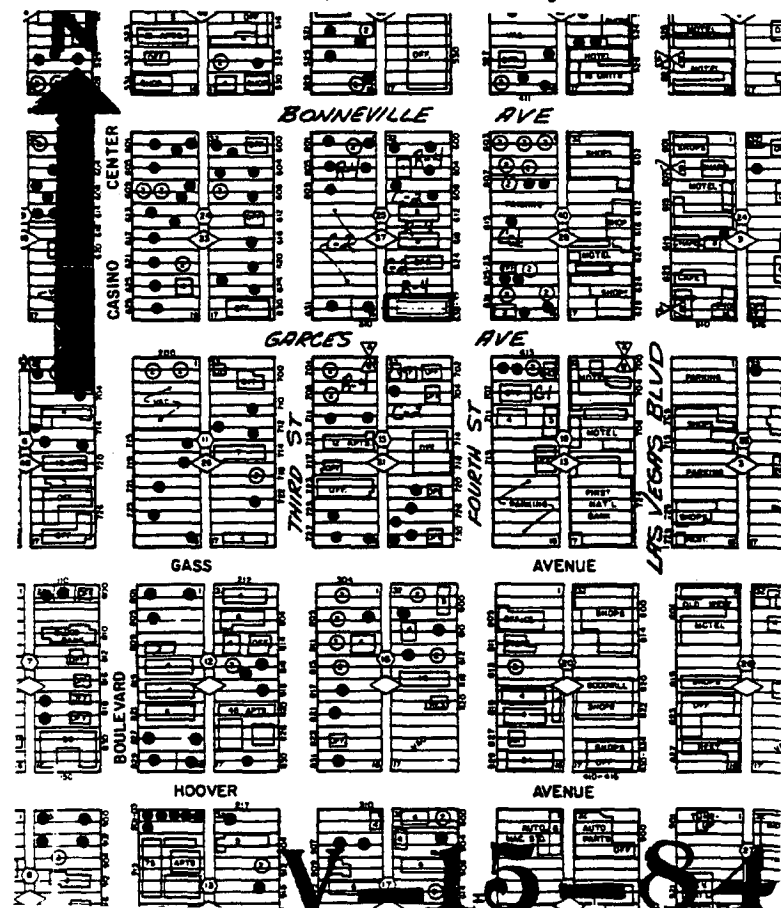
This item involves an appeal filed by a protestant to the action of the Board of Zoning Adjustment in approving a variance for John Moran, Jr., Et Al to allow 12 parking spaces where 24 are required. Six of the 12 parking spaces to be provided will be in tandem where tandem parking is not permitted. The applicant is in the process of constructing a two-story office building on this property at 648 S. 4th Street which was approved by the Council recently, subject to providing the required parking on a satellite basis. The satellite parking was proposed across the alley to the northwest in the Valley Bank Plaza employee parking lot. The applicant obtained a letter from the bank indicating it was receptive to leasing him spaces, however, the lease never materialized and the applicant subsequently applied for this variance. The applicant is proposing a dentist office in this building which requires additional parking than general office use. If the dentist office was not included, only 19 spaces would be required for this office building. There were a number of businessmen at the BZA meeting in protest who felt the clients for this proposed office would use their parking lots if adequate parking was not provided on the site. The applicant indicated he will not be needing more than the 12 spaces and that he has a corner lot with on-street parking along two sides of his property.

BOARD OF ZONING ADJUSTMENT DECISION: APPROVAL - Adequate parking will be provided for the uses proposed in this building.

STAFF RECOMMENDATION: DENIAL - Satellite parking should be provided.

PROTESTS: 8 - 5 Letters

3 Persons spoke at BZA meeting



JOHN MORAN, JR.:

counted the two-hour parking which is on Garces Street itself which runs next to my building and on both sides of the street as well as across on the other side, and there was approximately room for 29 vacant parking spots for two-hour parking, just in that one block area itself, which came to approximately 54 total vacant spots at 1:30. Now this is not unusual. Like I said, I go to and from there at all hours of the day and evening hours also and there is no congestion in this area. There is always parking available. I'd also like to bring to the Board members' attention that one block north of my property -- I'm located at 600 as that indicates -- at 500 -- in the 500 block on the corner there is, in fact, tandem parking already in effect at one of the law offices there. As you're well aware with that area, there's a lot of law offices being built and have been built. So one block north of my property there is, in fact, tandem parking which is what we're requesting here today also. Two blocks north on Clark Street and going north from Clark and 4th Street, which again is two blocks north of my property, there's no parking restrictions whatsoever. In other words, if my property was located two blocks north, I wouldn't have to have applied for a variance like I've done here today and seek your approval, because, in fact, north of that on Clark Street there aren't any restrictions on parking and you can do whatever you want in terms of parking. Basically, I've contacted several people in the area. One located at 217 East Garces, a Mr. Fulton who has a private investigation service there. He has no objection to the variance that we're seeking here today. Also, I've contacted another individual at 700 South 3rd Street, law offices there. They have no objection, that's one block from my property. They have no objection whatsoever. I put in a call to the individual who is at United Mortgage next door to me. He never returned my call and it's never been brought to my attention that he had any serious objection to what I was proposing to do. In my building itself that we're constructing there now, I would point out to the Board members that, in fact, the number of tenants in that building -- there's going to be very very minor -- there's going to be myself and my law offices, there's going to be one other attorney downstairs and his law office and there'll be one other attorney who handles only labor law and in fact doesn't even have a receptionist in his office plan because of the type of work he does. He doesn't have clients coming to and from. We're asking to allow us -- in asking you to waive 12 spaces and allow us to get by with 12 and the tandem parking that

CHAIRMAN BUGBEE:

Item 6, V-15-84, the application of John T. Moran, Jr., et al for a variance to allow 12 parking spaces where 24 spaces are required and to allow 6 of the proposed parking spaces to be in tandem where tandem parking is not permitted on property located at 638 South 4th Street in Zoning District R-4 (ROI to C-2). Mr. Foster.

HAROLD FOSTER:

The property is located on the northwest corner of Garces and 4th Street. They're in the process of constructing a two-story office building on the property. They are requesting a deviation from the required amount of off-street parking. This was recognized at the time the plot plan review was approved on the Resolution of Intent from the R-4 to the C-2 and at that time they indicated that they would obtain satellite parking from Valley Bank across the alley on that employee parking lot. They have not been successful in seeking some type of a lease for that satellite parking; and for that reason, they are requesting a variance. They are proposing that on the 6 spaces -- actually, there's another space that extends into the right of it -- 2 spaces that extends into the right of it to the south, and there you would have the 12 spaces, 6 of them -- they're all in tandem, meaning 6 would be behind the other and they would enter and exit off the alley. Staff, in evaluating, the request feels that there should be satellite parking provided for the request at this time, and for that reason we cannot support the request. We do have 7 protests on record, some from businesses in the area and some from residents along 3rd Street.

CHAIRMAN BUGBEE:

Yes, sir.

JOHN MORAN, JR.:

Mr. Chairman, John Moran, Jr. appearing on behalf of myself. With me is Mr. Herb Tobman, co-property owner with myself, and also Mr. Mike Morris, who is the general contractor on the building itself. Basically, what we're asking for is as Mr. Foster set forth. I would like to bring to your attention a few items that I think are relevant. First of all, the street parking on 4th Street -- I was down there -- I go down there everyday because my offices are currently located in the Valley Bank on the 12th floor. I am familiar with this area and in going to and from my offices, I've observed the amount of parking that is available on the street. For example, today at 1:30 I took a count and in front of my offices -- my new offices which are there now, there were approximately 25 vacant metered parking spaces on 4th Street itself that are available and they indicate that there is no congestion in this area. Also, I

- JOHN MORAN, JR.: we've requested. I don't think that we're asking anything that is going to create a problem in the area. In fact, like I mentioned, there's no restrictions farther towards downtown where there is perhaps more heavy congestion in that area, whereas, out towards where we're at there's very limited and there's available parking, two-hour and meters that isn't even being used currently.
- ROBERT GILES: Excuse me, Mr. Moran, what contingency do you have, if you will -- you apparently have the space totally used up there, should this be approved and you have a parking problem? What can you do, let people, you know, go home, work two shifts?
- HERB TOBMAN: Can I address this?
- ROBERT GILES: Certainly. Give us your name and address.
- HERB TOBMAN: My name is Herb Tobman. I live at 3000 Las Vegas Boulevard South and we're partners in this building. This building was built for four tenants. These tenants -- we had these tenants before we built the building, and I'd like to just reiterate that -- I think he kind of passed over it. One of them is a fellow by the name of Tom Pursel, who's an attorney, and all his work is done at the Culinary Union. I mean he's a labor lawyer and doesn't even have a receptionist. Doesn't now where he's at and isn't going to there. The second attorney is Tom Bell. Tom Bell has an ambulance company. He spends 80% of his time at his ambulance company. That's one of the reasons he's leaving the Jones, Jones, Bell, whatever, firm, as he does need a place to have an office. The third attorney is John who has a partner and one girl, and the fourth tenant is a dentist; and that's the total purpose of the building. Now people --
- ROBERT GILES: You have the parking right there plus the street is what you're saying.
- HERB TOBMAN: But nobody that works there will park in those 12 spaces, that's part of our lease. They have to seek parking and there is lots of parking in the area that they can rent; and it's just a building that has a purpose for just four people who are business people who have rented this and the last of their worries was this parking area. I think it's an important point.
- BONNIE JUNIEL: No staff and no tenant will be parking in those 12 spaces?

HERB TOBMAN: No. Right now they have parking spaces that they pay for, some in the Valley Bank Building. There's three --

CHAIRMAN BUGBEE: Mr. Tobman, you've got tandem parking there so you're going to have somebody that's not going to move around very much in the back of that building.

HERB TOBMAN: There'll never be that many people there. If each one of them has a client and he should get somebody that parks behind him, all they have to do is walk in and ask them, can you move your car?

CHAIRMAN BUGBEE: Okay. This is a public hearing. Anyone here to speak against this motion?

DAVID P. BOYER, JR.: Yes, I'm David P. Boyer, Jr. I live at 2900 El Camino Avenue. I'm Executive Vice President of the United Mortgage Company. We're the neighbors directly to the north and as the owners of the only other free parking in the block, other than the four slots on Garces, we're concerned about and having problems keeping our spaces empty for our customers. We're concerned. Number one, when we built our addition, we had to play by the rules and provide a space and a half for every 400 square feet of office. We're having problems keeping that empty. Now we'll have an additional office structure. Irregardless of who the tenants are now, how about two years from, three years from now, five years from now. We can envision an awful lot of problems again with parking spaces that are at a premium for our location. They're going to be directly adjacent to the proposed structure and unless we spend some money or spend some time creating some pretty excellent signage, it will be easy enough to confuse that parking lot as parking for this structure and for those two reasons, we do object to this particular variance.

CHAIRMAN BUGBEE: You're looking down the road, I think, in your thinking they're going to park in your lot?

DAVID P. BOYER, JR.: Yes, sir. Not on purpose, but -- and certainly not the employees or the tenants or employees of the tenants, the customers. It appears to be customer parking because that's exactly what it is.

CHAIRMAN BUGBEE: Okay. Anyone else in opposition?

KEN FLEMMING:

Yes. I'm Ken Flemming, 630 Las Vegas Boulevard South. I own the property and the business there and it's at Garces just one block from this location. I'd like to submit that Mr. Moran's demonstrated his disregard for the need for adequate parking by already building his building where he can't possibly have adequate parking. He's built on 71% of the land, leaving only a 50 by 40 foot parking in the back. I'd like to suggest that you not only require him to have the parking that should be there, but to make it stay in effect, if he has to lease it from the bank, as long as he has his use permit to do business there. He built 7500 square feet of offices for what he says are four or five people. Now it might be that's all that's in there when they first move in, but it probably isn't going to last. With that much space, he could have basketball games in there.

CHAIRMAN BUGBEE:

Well, granted, but don't you feel that the availability of someone's parking is going to be very directly proportioned to his availability of current and future tenants if there were any? They have said to us tonight that there are three or four people that have sort of gotten together and built this thing for themselves. I'm -- we're going to have parking problems in that area eventually. You're on 5th and Garces?

KEN FLEMMING:

Yes.

CHAIRMAN BUGBEE:

Actually, you're on Las Vegas Boulevard South. Okay, thank you. You, sir.

KENT DAWSON:

My name is Kent Dawson, 626 South 3rd. I own a building that is almost directly behind this that we just completed in May of last year that is 8,000 square feet. We spent a million dollars on -- we have the required number of parking spaces in the back and one thing that I've observed in the time that we have been there is, that people who have offices on 4th Street -- their employees, due to the fact that 4th Street is metered, are coming over into our neighborhood to park. All day, they'll come and move their cars every two hours so they comply with the two-hour requirement, but people are coming over there to the point that our clients don't have room to park in front of our building anymore, and it's becoming increasingly a problem, and I've watched and know of employees who work at those law offices on 4th Street who are doing that. With regard to the tandem parking that is down the street at -- that business that he referred to is the law offices of Stephens and Simmons and the alley is constantly occupied by vehicles maneuvering in and out letting other vehicles out to the point where

KENT DAWSON:

you cannot get in from the Bonneville entrance to that alley to the buildings which are down the alley where I officed prior to building this building. The -- I sympathize with John. If he's only going to have four people in that building, then it's ridiculous to require him to have a lot of parking, a lot of extra parking, however, I do not know of any way that you can restrict this or put a covenant on this building that will restrict him or some future owner from dividing it up, and it happens all the time. People will not evaluate the parking. They'll figure, oh, they're a few more places on the street and I can get this for a few dollars a year so why not; and the idea that the market will dictate how far he can divide that building and how many tenants he can put in is fallacious. It just won't work that way. Thank you.

CHAIRMAN BUGBEE:

Anyone else? You have a chance to rebuttal now, Mr. Moran.

JOHN MORAN, JR.:

Thank you, Mr. Bugbee. First of all as to United Mortgage's concern that somehow clients of ours would be using their lot. I would certainly hope clients of mine could read and write the English language, and I think it would be real simple to put a sign right there where their parking lot begins that says, "United Mortgage Parking Only," and I don't think that we'd have a problem with that, particularly again. I go down the street, and I took a random sample at 1:30 and found 54 total vacant spots metered and two-hour parking with not a car in sight, literally not a car in sight, and I don't mean a car here and then three spots, I mean not a car in sight in a two block portion. So I don't think that United Mortgage's concern about having other people who are unauthorized to park in their lot is really realistic. Certainly we have designated parking all over this town where people are to park and are not to park. A good example is down at Valley Bank -- which is adjacent to Valley Bank, there's a lot there and there's a sign there and people who don't park -- aren't supposed to park there and park there get towed away and that doesn't happen very often and their lot is maintained with a simple sign and I can't believe that United Mortgage couldn't do the same thing. I'd even help them lay out their sign if they'd like. Another point I'd like to bring to your attention is, there's been some concern about the tenants today aren't going to be the tenants tomorrow. Well, I'd like to bring to the attention of

JOHN MORAN, JR.:

the Commissioners that I have ten-year leases with the people that I've mentioned earlier who are going to be my tenants, and they're going to be there for that period of time so this isn't something where somebody's going to come in for 30 days, or 6 months, or 2 years, and then we're going to have a different arrangement. These four people I've mentioned have ten-year leases and will be the same people there. So we're not going to have that kind of a problem where that's even realistic either. In regards to the alleyway that Mr. Dawson brought up and his million dollar building that he built, well, unfortunately, I'm not in a position to build a million dollar building on 4th Street or where he's located. If I could, maybe I would have had enough money to buy some more land so I could afford to, you know, put some spaces there that we don't really need; but in any event, the alleyway -- I've been down the alleyway and what I'm doing with my alleyway is, if I'm given the right to go forward, is, I'm paving my alleyway. So that United Mortgage as my neighbor next door instead of having to exit their driveway there and drive in the dirt, they're going to be able to exit their paved parking lot and go into a paved alleyway and then exit through the alleyway on paving, and also I point out that I've never seen the alleyways back there crowded and that includes the building that Mr. Dawson brought to your attention, that law firm of Stephens and also his next door neighbor which is Harry Reid's office, and they also have tandem parking on further north; and therefore, I think my request is reasonable and I respectfully request the Commissioners to consider it and give me approval to go forward.

CHAIRMAN BUGBEE:

Thank you.

BONNIE JUNIEL:

Mr. Moran, one of the people -- I don't remember which one mentioned your employees -- that it's hard to park downtown and they're seeking other places to park. I don't know if you have any control over that, but I can imagine that they would seek a free parking space.

JOHN MORAN, JR.:

I certainly wouldn't fault anybody for seeking a free parking space, but --

BONNIE JUNIEL:

But it isn't free when it belongs to someone else.

JOHN MORAN, JR.:

Oh, no. My employees would definitely be put on notice as everybody in there that there would not be any parking in United Mortgage's lot, and that wouldn't be necessary because there's so much parking down there right now

JOHN MORAN, JR.: that isn't being utilized that it's just vacant. In fact, I don't know what the lost revenues are from the meters that aren't even being utilized down there and just sitting there, and I would ask the Commissioners to go down there and take me up on that and just look at any time of the day you want and you'll see all kinds of empty spaces down there, and there's no congestion. There's adequate parking all over the place so there's no reason to use United Mortgage's lot.

BONNIE JUNIEL: It wasn't them. I don't think it was him, I think it was someone down the street.

CHAIRMAN BUGBEE: Any questions, Commissioners? I'll close the hearing. Motion.

ROBERT GILES: It seems to me you've got a spacious building there with a parking regulation that goes to the square footage and you've well covered the use of the building for the next ten years and the parking, so I'm going to move for approval as you have applied.

HAROLD FOSTER: If approved, staff would recommend: Conformance to the plot plan and elevations. 2. Conformance to all other conditions other the zoning approval Z-100-64(132).

ROBERT GILES: I would include that.

JOHN MORAN, JR.: That's no problem.

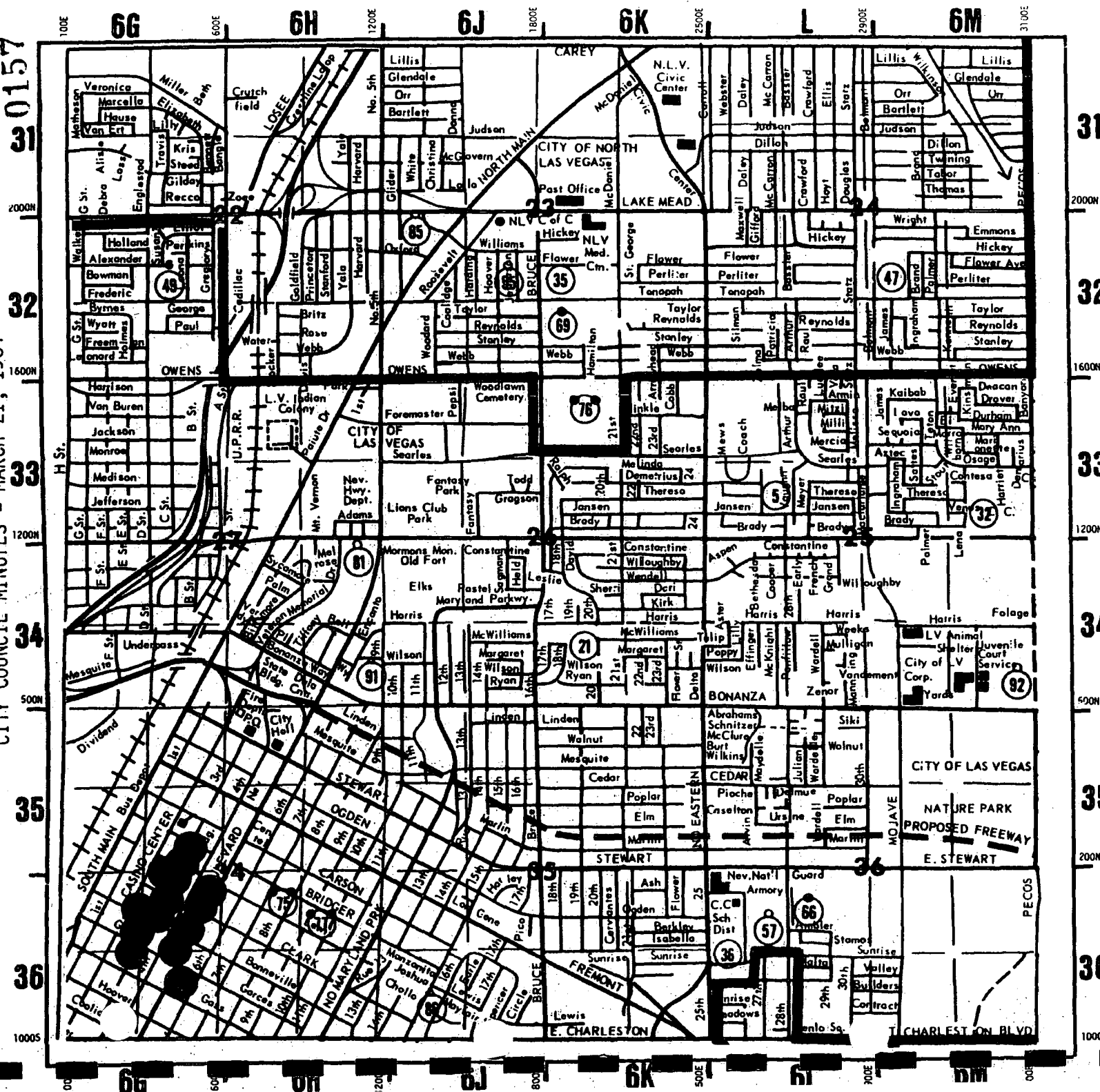
CHAIRMAN BUGBEE: Cast your vote, please. Show the vote. The motion has been carried. (The motion carried unanimously with Emmett & Myers excused)

JOHN MORAN, JR.: Thank you, Board members.

END OF EXCERPT

310157

MAP 36



05	06	07
15	16	17
25	26	27
35	36	37
45	46	47
55	56	57
65	66	67
75	76	77
85	86	87
		88
		89

MAP KEY

BOUNDARIES:

NORTH Carey Avenue

EAST Pecos Street

SOUTH Charleston Blvd.

WEST Decatur Blvd.

ZIP:

89030 89101/6/7/8
89130

PREFIX:

382-3-4 385-6-7
452-3-9 646-7-8
870-7-8

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BLUE DOT: Indicates Subject property

RED DOT: Indicates business people and/or property owners that have signed the petition.

RED DOTS:

1. K. E. Fleming, Nevada Properties Realty
2. Dave Boyer, Jr., United Mortgage
3. David Gunn, Kwik Kopy
4. Victor O. Fisher, V. O. Fisher, CPA
5. Dave Phillips, The Photo Shop
6. Martin A. Sherman, Jacks Key Shop
7. Larry Haas, Haas & Spino Insurance
8. Eli Welt, Bobbys Pawn Shop
9. Don Fair, Fair Investments
10. Gary Stafford, Garys Bail Bonds
11. Gene Paulson, The Medical Exchange
12. Kent Dawson, Harding & Dawson, Attys
13. J. R. Blood, Tiberti-Blood & Co.

49

THE UNDERSIGNED, oppose the approval of Variance No. V-15-84.

WE, HEREBY, petition the Mayor and City Commissioners to reject the application of John T. Moran, Jr. for a variance that would allow 12 parking places where 24 are required and to allow 6 of the proposed parking spaces to be in tandem where tandem parking is not permitted on property located at 638 So. Fourth Street in Las Vegas, Nevada.

DATE	NAME	ADDRESS
3-13	Ken Fleming Nevada Properties Realty	630 Las Vegas Blvd S LAS VEGAS, NEV.
3-13-84	Ed. Weber Bobby's Pawn Shop	626 So Vegas Blvd S So Vegas Mr
3-13-84	A. L. Fain Fair Investments	630 LAS VEGAS BL LAS VEGAS, NEV.
3-13-84	GENE PAULSON The Medical Exchange	325 So. 3rd St LAS VEGAS, NEV.
3-13-84	Roger M. Murrell	325 So 3rd St LAS VEGAS NEV.
3-13-84	Sandra A Menard	325 S. 3rd St L. V. NV 89101
3-13-84	Gary's Bail Bonds	524 Las Vegas Blvd S Las Vegas
3-14-84	UNITED MORTGAGE Co. United Mortgage Co.	624 South 4th Las Vegas

CITY COUNCIL MINUTES - MARCH 21, 1984

0160

THE UNDERSIGNED, oppose the approval of Variance No. V-15-84.

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DATE	NAME	ADDRESS
3/13/84	Eugene J. Murphy	630 LAS VEGAS BLVD S. LAS VEGAS
3/14/84	David L. Munn Quik-Kopy	620 So 4th Las Vegas, NV
3/14/84	Larry Haas Haas & Spino Insurance	1001 So. 3rd St Las Vegas, NV
3/20/84	Victor O. Fisher, C.P.A. Victor O. Fisher, C.P.A.	317 E. GARCES AVE LAS VEGAS, NV 89101
3/20/84	Hal E. Smith The Photo Shop	715 Las Vegas Blvd Las Vegas Nev 89101
3/20/84	David Phillips	715 Las Vegas Blvd Las Vegas Nevada 89101
3/20/84	Mark A. Hecner Jacks Key and Safe	628 LAS VEGAS BLVD So

WE, HEREBY, petition the Mayor and City Commissioners to reject the application of John T. Moran, Jr. for a variance that would allow 12 parking places where 24 are required and to allow 6 of the proposed parking spaces to be in tandem where tandem parking is not permitted on property located at 638 So. Fourth Street in Las Vegas, Nevada.

[illegible]

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DATE	NAME	ADDRESS
<u>3-14-84</u>	<u>Jana Cagar</u>	<u>5429 Del Monte Ave</u> <u>Las Vegas, NV 89102</u>
<u>3-14-84</u>	<u>James E. Guesman</u> JAMES E. GUESMAN	<u>325 S 3RD St #24</u> <u>LAS Vegas, NV 89101</u>
<u>3-14-84</u>	<u>Mary Kelly Murphy</u>	<u>325 S. 3rd St. #24</u> <u>Las Vegas, NV 89101</u>
<u>3-20-84</u>	<u>Camille De Franco</u>	<u>4801 Spencer St</u> <u>Las Vegas, NV 89109</u>
<u>3-20-84</u>	<u>Paul Dutton</u>	<u>5501 Bartlett Ave. #17</u> <u>300 S. 4th</u> <u>Las Vegas, Nev.</u>
<u>3/20/84</u>	<u>Janet Henke</u>	<u>300 S. 4th St</u> <u>L.V. NV</u>
<u>3/20/84</u>	<u>Karen L. Shaffer</u>	<u>300 S. 4th St</u> <u>L.V. NV</u>
<u>3/20/84</u>	<u>Kristen Thyling</u>	<u>330 S. 4th St.</u> <u>Las Vegas, NV 89101</u>

THE UNDERSIGNED, oppose the approval of Variance No. V-15-84.

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DATE	NAME	ADDRESS
<u>3/20/84</u>	<u>Jana Hedberg</u>	<u>325 So. Third #20</u>
<u>3/20/84</u>	<u>Clare Morbatter</u>	<u>302 E. CARSON #112</u>
<u>3/26/84</u>	<u>John H. Williams</u>	<u>325 S. 3RD #4</u> <u>Las Vegas, NV 89101</u>
<u>3/20/84</u>	<u>Robert Bratt</u>	<u>325 S. 3rd #24</u> <u>L.V. NV 89101</u>
<u>3/20/84</u>	<u>Harold Smalley</u>	<u>300 S. 4th St.</u>
<u>3/20/84</u>	<u>Ben White</u>	<u>300 S. 4th St.</u>
<u>3/20/84</u>	<u>Michael Loyd</u>	<u>300 S. 4th St.</u>

0164

THE UNDERSIGNED, oppose the approval of Variance No. V-15-84.

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DATE	NAME	ADDRESS
<u>3/20/84</u>	<u>Rebecca J. Brumby</u>	<u>330 So. 4th St.</u> <u>LAS VEGAS, NEV 89101</u>
<u>3/20/84</u>	<u>TERRY WILLIAMS</u>	<u>330 So. 4th St</u> <u>Las Vegas, NEV. 89101</u>
<u>3/20/84</u>	<u>Judi Jones</u>	<u>330 So. 4th St.</u> <u>Las Vegas, Nev 89101</u>
<u>3/20/84</u>	<u>Dorothy Adair</u>	<u>330 S. 4th St.</u>
<u>3/20/84</u>	<u>Carol Tolman</u>	<u>330 S 4th St.</u> <u>6013 Sunrise Ave.</u>
<u>3/20/84</u>	<u>Xanda Perez</u>	<u>330 S 4th St</u>
<u>3/20/84</u>	<u>James Sims</u>	<u>300 S 4th St</u>
<u>3/20/84</u>	<u>Joe Smith</u>	<u>300 S 4th St</u>

THE UNDERSIGNED, oppose the approval of Variance No. V-15-84.

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DATE	NAME	ADDRESS
<u>3-14-84</u>	<u>Richard A. Tafel</u>	<u>325 S. 3rd Street #21</u>
<u>3-14-84</u>	<u>GR Calabrese</u>	<u>325 So. 3rd</u> <u>Las Vegas NV 89101</u>
<u>3-14-84</u>	<u>Bill Sharkey</u>	<u>325 S. Third St, #21</u>
<u>3-14-84</u>	<u>Wendy Dwyer</u>	<u>325 S. 3rd St. #21</u>
<u>3-14-84</u>	<u>Bruce Bink</u>	<u>325 S. 3rd</u>
<u>3/14/84</u>	<u>Richard A. Tafel</u>	<u>325 So 3rd St S. #21</u> <u>LV NV 89101</u>
<u>3/14/84</u>	<u>William Hoaland</u>	<u>816 Eugene Cernan Dr.</u> <u>L.V., NV 89101</u>
<u>3/20</u>	<u>Angela Kutz</u>	<u>502 E. Kays</u> <u>89109</u>

0166

WE, HEREBY, petition the Mayor and City Commissioners to reject the application of John T. Moran, Jr. for a variance that would allow 12 parking places where 24 are required and to allow 6 of the proposed parking spaces to be in tandem where tandem parking is not permitted on property located at 638 So. Fourth Street in Las Vegas, Nevada.

TRANSCRIPT - LAS VEGAS CITY COUNCIL MEETING - MARCH 21, 1984
IX-E - V-15-84 - APPEAL FILED BY K.E. FLEMING TO THE VARIANCE
APPLICATION OF JOHN T. MORAN, JR.

PAGE 1

MAYOR BRIARE: The next Public Hearing is shown as Item E, on Council's Page 34. This is V-15-84, an appeal by K. E. Fleming to the action of the Board of Zoning Adjustment that approved the application of John Moran for a variance to allow 12 parking spaces where 24 spaces are required and to allow 6 of the proposed parking spaces to be used in tandem where tandem parking is not permitted. The Board of Zoning Adjustment recommended approval; staff recommended denial and there were 8 protests. Mr. Moran, you're going to be defending your positive action by the BZA, so we're going to ask Mr. Fleming or someone else that filed the appeal to speak first. Then you will get an opportunity, of course, to rebut their appeal.

JOHN T. MORAN, JR.: Thank you, Mr. Mayor.

MAYOR BRIARE: Would you like to be seated?

JOHN T. MORAN, JR.: Yes, I can. Thank you.

KEN FLEMING: I'm Ken Fleming, 630 Las Vegas Boulevard South. I requested the appeal on this. I've got a petition signed by 43 downtown business people. I also have some of the businesses here (handing the petition and papers to the Council). Everyone of the names --

MAYOR BRIARE: What do the red spots mean?

KEN FLEMING: The red spots are the people that are in the immediate vicinity, within a block or so of his project. But every soul that signed the petition lives or works or owns property between Fremont and Charleston, Main and Las Vegas Boulevard. I submit that the approval of this would grant a special privilege which is contrary to code. I think you all received a letter from me regarding that. Also, the reason for Mr. Moran's request was that he doesn't need the required parking, and according to code, I don't believe that's a legitimate reason because everybody that wanted to build a building just said, "Well, I don't want to have as much parking as I need," it would be chaos and the whole idea of the code is to set that aside. Also, I believe it would make an unfavorable precedent for other buildings in the area including me, because I'll be right back down wanting to add onto my building and take away my parking. Thank you for your consideration.

MAYOR BRIARE: Anyone else that wishes to speak in behalf of the appeal? That is to oppose the variance.

COUNCILMAN LEVY: I'd like to ask that gentleman a question before he sits down.

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MAYOR BRIARE: Mr. Fleming, Councilman Levy has a question for you.

COUNCILMAN LEVY: How many of these people own their properties in there and have made investments themselves?

KEN FLEMING: I didn't take that -- I didn't take that number. Mr. Welch owns the property his business is in.

COUNCILMAN LEVY: Mr. Farr?

KEN FLEMING: No, Mr. Farr --

COUNCILMAN LEVY: Doesn't Mr. Farr work for you?

KEN FLEMING: He's a tenant. No, he does not. He has his own business. Farr Investment Company. He's at the same location I'm at.

COUNCILMAN LEVY: There seems to be quite a few of these. That's the only question I have.

MAYOR BRIARE: Anyone else have any questions of Mr. Fleming? (No response.) Thank you, Mr. Fleming. Yes, sir.

JIM DAWSON: Jim Dawson, 626 S. Third. I'm representing Harding and Dawson Law Offices. We're aware of the parking situation down there and I brought some photographs to show you. This is looking on down South Third Street and then both north and south on South Third from our building, and parking spaces are full. People are collecting in our vicinity almost four blocks from the Courthouse now in order to make their court appearances in the mornings. When the Zoning Board of Adjustment made their decision, they were premising that decision on the representation that was made by Mr. Moran that he would only have four tenants in that building, and on the further representation that all of his employees and all of the people who worked in those offices would not park in those six parking spots which he has now -- that they would be parking somewhere else -- they had other leases or parking spaces in garages or another place to go, and the only problem with making a decision based upon those facts is that there's no way to continue to force that unless there's some type of covenant running with the land. So all they need to do is get approval for the variance and then they can go in, they can release, they can sublet, they can assign, people can surrender their leases and they can add more people without coming back to you unless, of course, you have some type of a covenant that runs with the property so that future owners will have notice that they do have to comply with the City parking regulations. So the

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JIM DAWSON:

Board of Adjustment made their decision without including in it any way of protecting us surrounding property owners. We built a building this same size, same square footage, across four City lots. We spent an awful lot of money on the building and we spent an awful lot of money on providing the parking required by your City ordinances, and had we known the variances were going to be granted and that we might not have any customer parking in front of our building, we probably would not have built a building or gone to the extra expense of providing the parking to comply with the City requirements. We asked Mr. Moran following the hearing at the Zoning Board of Adjustment to provide us with a letter confirming his representations that the parking would not be used by his tenants or employees and that they would maintain the required number of parking spaces in the event that they changed the use of the building. He stood outside of this building and agreed, gave me his word, that he would do that. He did not keep his word. I do not have a letter to this day that I could hold him to for my protection or my partner's protection on our property. He also made some representations to the Planning staff at the time that he first brought in his plans for his building that he was going to obtain parking in an adjacent Valley Bank parking lot as a sublease to bring up the parking on this building to the full requirements of your ordinances. At the hearing of the Zoning Board of Adjustment he came in and said that he was not able to obtain such an agreement and is therefore asking that it be waived after he's built his building. Now, I had occasion to call Valley Bank two years ago when I was looking -- I was in another building. I was looking for additional parking spaces and it only took one phone call to Valley Bank and they flat out told me they would not sublease; there was nothing available; they were using the entire lot. So I don't think he had a good faith intent when he put the information in that he would obtain that lease when he filed his plans. There are numerous businesses in this area that have the full parking. Mr. Moran has stated that there are vacant parking spaces up and down Fourth Street. Those happen to be metered spaces and so rather than pay in a metered space, the employees of the businesses on Fourth Street are coming over to Third Street where it is unmetered parking, and that's where they park all day. They'll come out during their coffee break and move their cars a few feet. But the parking situation down there is critical and any addition to the street parking, it will wipe out any available parking on Third Street all the way down past Roger Monzie, which is clear down in the 700 block, which is already full. Thank you.

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MAYOR BRIARE: Thank you, Mr. Dawson. Mr. Dawson, I think Councilman Levy has a question.

COUNCILMAN LEVY: Mr. Dawson, one of the things that -- I'm not going to try to defend Mr. Moran's case, but I would like to make a comment to you regarding the parking. If you have a building and you're the landlord of it and you don't have enough parking, you're the one that's going to really suffer -- more than anybody else -- you, the owner of the property. I think Mr. Moran will be the one who will suffer the most if he should get this grant and does not have enough parking. No one else -- he will.

JIM DAWSON: Yes. I've heard that argument. That argument was made on his behalf at the Zoning Board of Adjustment meeting. That assumes that the market will take care of the situation and that the landlord will not be able to lease if he doesn't have adequate parking. However, that doesn't hold true, and if it did hold true, there would be no reason to have the ordinances that you now have in place. I know that they can lease buildings without adequate parking because I have in fact leased buildings without adequate parking. Fortunately, for my employees I was responsible enough to go out and find additional parking in County Garages, at the Golden Nugget, wherever I could, rather than having them park on the street, but usually the result is that when a place is leased with inadequate parking, people go to the streets, and if you make the price right, they'll lease with inadequate parking.

MAYOR BRIARE: Any other questions? (No response.) Is there anyone else that wishes to speak on behalf of the appeal? (No response.) Mr. Moran, it's your turn to speak against the appeal.

JOHN MORAN, JR. Good afternoon, Mr. Mayor, Councilman. John Moran, Jr., 300 South Fourth Street, Suite 1212 Valley Bank, for the record. Basically, I've sat here and listened to two protestors set forth their contentions as to why the City Councilmen should not follow the recommendation and approval of the BZA in approving my request, yet what first of all comes to mind is the fact that the only individual who objected last time who was adjacent to my property that is fronting on Fourth Street was United Mortgage. They are my neighbor on the north side. They do front on Fourth Street as does my project. Since our last appearance in front of the BZA, I have talked to the people at United Mortgage. They had signed, and they are not here today by virtue of the fact that they don't wish to protest obviously. I talked to Ted over there who runs United Mortgage on occasion about this, and we have a good working relationship. If he signed the petition, I'm surprised, but I'm also -- you know, I didn't

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JOHN MORAN, JR.

expect him to be here, nor is he. I would point out that the two people that are here though, Mr. Dawson, a local attorney, and Mr. Fleming, who's in real estate, do not front on Fourth Street. In fact, Mr. Dawson's building is some distance from my project, which Mr. Dawson is over on Third Street. I don't know what his problems are over there. I don't know what Mr. Fleming's problems are over on Fifth Street where he's located, but neither one of these two gentlemen are located on my street, and I'm familiar with the parking on Fourth Street. The reason I'm familiar with it is because I drive down there every day to and from work, and I know that if we were to leave here today and go down Fourth Street, that you could find approximately 50 spaces adjacent to my project. On the Garces side, there's two-hour parking up and down the street that's vacant. on Fourth Street, it's vacant. I would point out that neither one of these two men are even on my street and, therefore, I can't understand why they're here today. Mr. Dawson made some representations as to what he contends I had talked to him about after the BZA meeting and after getting approval when he strenuously objected together with Mr. Fleming, and I would like to clarify for the Councilmen and Mr. Mayor the fact that as I pointed out at the BZA, the tenants that I have have five-year leases and they have five-year options. These are not short-term tenants. These are people that are going to be -- in fact, the people that are leasing from me are my personal friends, and I have known these people a long period of time and that's why I have given them the long-term leases that are in effect. Now, Mr. Dawson would have the Councilmen and you, Mr. Mayor -- to try to lead you to believe that I misrepresented something some time ago on another application when I was in fact seeking satellite parking. I would point out to Mr. Dawson, for his edification, that I wrote a letter to Mr. Harold Foster on September 27, 1983, as well as on September 29, 1983, and I attached a letter from Peter Thomas, the Vice President and Director of Valley Bank. The letter sets out confirming our understanding at that time that there were parking spaces available. That is in Mr. Foster's file and is a matter of record and it is from Valley Bank. So I have no idea why Mr. Dawson would tend to try to discredit me in contending that that was some kind of a farce or something that I would intend to do because at the time I did intend to go for it, but it didn't work out. I do have letters to that effect and those letters were naturally given to Mr. Foster at the time, and when that didn't work out, I had to come back lawfully before the BZA with another proposal, and that's exactly what I did, and I complied with the law, and I've made a lawful application which was subsequently granted by the BZA, and I'm certainly asking the

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JOHN MORAN, JR. Councilman and you, Mr. Mayor, to approve and follow the approval of the BZA in approving my request. I would also point out that what I'm asking for is given one block away. There is tandem parking one block away from my location. There is no restrictions on parking two blocks away, and, therefore, I'm not asking for anything that is unusual. All we're doing is asking for the same thing that's being given a mere two blocks away from my property on Fourth Street contrary to the locations of Mr. Dawson's multi-million dollar building that he said it cost him to build over on Third, and Mr. Fleming's and I respectfully ask that the Councilmen and Mr. Mayor approve and follow the recommendations of the BZA in their approval.

MAYOR BRIARE: Thank you, Mr. Moran. Any questions of Mr. Moran?

COUNCILMAN LURIE: John, Mr. Dawson mentioned something about a letter you were going to give them, or some commitment you made, and he said that you reneged on your commitment. What's he talking about there?

JOHN MORAN, JR. The letter that I understood was that Mr. Dawson was asking me if I would give him in writing the fact that I have a five-year lease and a five-year option with the tenants, and I'd be more than happy to give Mr. Dawson copies of the lease to that effect. And that was my understanding of what he wanted.

COUNCILMAN LURIE: Okay. I just wanted some clarification so that maybe it was something else about your people not parking in his --

JOHN MORAN, JR. No, absolutely not.

COUNCILMAN LURIE: -- spaces.

JOHN MORAN, JR. He asked me about a five-year lease and a five-year option and whether or not I'd give him a letter to that effect. I'll give him a copy of the leases if he wants.

COUNCILMAN LURIE: That's between you and him.

JIM DAWSON: That's not --

MAYOR BRIARE: Any other comments? Just a minute, Mr. Dawson. Any other comments by the Council for Mr. Moran? Is there anyone else in the audience that's here today to speak against the appeal? Okay, then, Mr. Dawson, unless you're going -- unless Mr. Lurie has a question of you, the only opportunity you have now is to rebut anything you wish to rebut on Mr. Moran and that's the end of the hearing.

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JIM DAWSON: That's all I have to do.

MAYOR BRIARE: You wish to rebut?

JIM DAWSON: Yes.

MAYOR BRIARE: Not to add any more to what your application already exists. Thank you, Mr. Moran.

JIM DAWSON: I wouldn't have asked for a simple letter telling he had a five-year lease because that -- I know that's no good. That does me no good to say you have a five-year lease because those can be cancelled. So I didn't ask for that. Mr. Fleming was there. He heard what was said, and I asked for some commitments as to what they'd represented at the Planning Commission -- no subleasing, no assignments, that they would not permit parking to be --

MAYOR BRIARE: Mr. Dawson, what you and Mr. Moran talked about or did not talk about is not something that we can use to make a judgement on this, is it?

JIM DAWSON: Right. I'm just saying that he has not kept his word and I -- that has some bearing on what I think he'll do in the future. Even though he's only saying there's four tenants there, I think that will increase.

JOHN MORAN, JR.: My subleases have a nonassignment, non-subleasing clause, which is standard.

JIM DAWSON: He can still release them, Mr. Mayor.

MAYOR BRIARE: Well, again, gentlemen, please don't get into an argument back and forth here because it's not going to come to anything unless you have something you want to hand to us.

JIM DAWSON: The other point is he knows very well that we're right directly behind his building. We're half a block away from his parking lot.

MAYOR BRIARE: Actually, this is your application, Mr. Fleming. If you wish to offer rebuttal, you're entitled to. I let Mr. Dawson jump in there, but you're the one which should have been up here.

KEN FLEMING: Thank you, and I'll try to keep it to just the items he spoke about. First of all, of course, United Mortgage is represented on my petition and the date is very recent. I doubt that he's had any change of heart. Mr. Moran asked what my problem was. My problem is is that it's a violation of the code; that it's an unfair business

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KEN FLEMING: practice to give one building special privileges and parking, where the rest of us have to have a different land use. He says that there are plenty of spaces on the street. Well, if there are, it's because the rest of us have adequate parking. Those aren't his spaces. Those are everybody's spaces. So to keep this fair for all, you'd either need to accept my appeal or change the code. Thank you for your consideration.

MAYOR BRIARE: This will conclude the public hearing. Now, are there any comments or questions by the Council? Mr. Foster, would you tell us -- now, I'm not sure whether I gleamed this from Mr. Moran or not, but would you tell us as it stands right now, how many parking places must Mr. Moran have -- as it stands now? Well, let me say, as it stood before the BZA got ahold of it?

HAROLD FOSTER: Twenty-four is required. He did come before the Council and ask for permission to obtain satellite parking, which he intended on the Valley Bank facility across the alley, which he wasn't successful in.

MAYOR BRIARE: But that would include the 24 that were --

HAROLD FOSTER: Yes.

MAYOR BRIARE: -- on the property?

HAROLD FOSTER: Right.

MAYOR BRIARE: Plus satellite parking?

HAROLD FOSTER: Yes, to make up the 24.

MAYOR BRIARE: Any other questions? What's the pleasure of the Council?

COUNCILMAN CHRISTENSEN: I have a point here that the thing needs clearing up for my own mind. How far along is this building?

COUNCILMAN LEVY: Three-quarters. Seventy-five or Eighty Percent if I'm not mistaken. I drove by it today.

JOHN MORAN, JR. Councilman Christensen, it will be ready on the middle of April, I believe -- end of April. Also, what Mr. Foster represented earlier, I'll clarify that. When I saw that the satellite parking, which I had originally gone in on, wasn't going to be available at that location, I came back with an entirely new application, and I filed a new application. It was modified. And I filed a new application which came on --

COUNCILMAN CHRISTENSEN: Okay. That's the thing that I -- that's the thing that I'm --

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- JOHN MORAN, JR.: So the satellite parking is not part of any presentation here, nor was it before the BZA when they gave me their approval.
- COUNCILMAN CHRISTENSEN: Well, what I was getting at is the letter that he had from Valley Bank indicating that he had the satellite parking, is that right, Mr. Foster?
- HAROLD FOSTER: The letter indicates that the bank was willing to lease Mr. Moran the property -- I mean the additional off-street parking.
- COUNCILMAN CHRISTENSEN: So he did have the satellite parking that was required when he started construction of the building?
- HAROLD FOSTER: Well, this letter indicates that the Bank is willing to lease up to 14 parking spaces to you, referring to Mr. Moran, for the purpose of employee parking, subject to the terms and conditions mutually acceptable to us in approval of a lease form by Bank Counsel, and apparently, they couldn't work out the details and that's -- but my staff issued the permit based on this letter.
- COUNCILMAN CHRISTENSEN: I understand that. What I'm getting at is that when you allow a variance or something like this, it's generally due to an unusual circumstance on the property, and I guess the question in my mind is is it an unusual circumstance to have the parking not become available after the building's half done, because it puts a tremendous burden on a person to have to tear down the building now, or to give it away, walk away, or whatever they have to do because the parking fizzled.
- COUNCILMAN LEVY: No. I'd just like to make a comment along that line and a little philosophy. I think Mr. Moran is going to suffer, if anybody.
- COUNCILMAN CHRISTENSEN: I understand that, but I'm talking about the reasons for variances and so forth that are normally because of an unusual circumstance on the property, and the only problem here is that the building is built pretty much, and all of a sudden the parking's gone, and so then that means that if we don't approve the parking, then whoever's on the hook for the building has to flush that all down the drain and start over again literally. Is that what I'm talking about?
- HAROLD FOSTER: Yes, unless he can find satellite parking on some other property in the immediate vicinity.

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- COUNCILMAN LEVY: Which I think you'll have to do. If he finds himself in trouble, then he'll do it.
- COUNCILMAN CHRISTENSEN: You know, the other question I have is in some areas we don't require parking because it's -- what is that zoning, commercial? When you get up to commercial in some areas of downtown, you're not required parking?
- HAROLD FOSTER: Right. What we felt was reasonable walking distance from downtown and close to public transportation along Fremont Street. That's two blocks to the north.
- COUNCILMAN CHRISTENSEN: And that area expands constantly as the City grows.
- COUNCILMAN LURIE: I would think that even if this is approved today, you're still going to have to look for additional parking or continue to negotiate downtown for people that are going to be using that building.
- JOHN MORAN, JR. If I was one block closer to downtown, I wouldn't even have to be here today because what I've built down there is completely acceptable, like -- well, two blocks north, and then one block north, there is exactly on site what I'm asking for today. Two blocks north it's not even required, which seems to me to be confusing because the further north from my location you get, the closer to downtown you get and the more congestion you get. I'm out towards the end towards Charleston, and that certainly isn't as congested as downtown yet and the more congested area. The further north on Fourth Street you go, you get more congestion; yet, like I say, two blocks north, and I wouldn't even have to be here today.
- COUNCILMAN LEVY: Yet, I'm in the midst of building a building just one block south of you, Mr. Moran, and I'm certainly putting a lot of parking in because I'm going to take a little more value with my building, and I think you are hurting yourself. But that is the case here today, and that's -- we have no choices except to either deny or approve this denial of your request. I think that you're going to find your way and you're going to probably have to find yourself some more parking if your tenants and the people who visit those tenants, their clients, find themselves in trouble. You're going to have all kinds of problems, and I think that's going to be your worry. I'd like to at this time, Mr. Mayor, if it's in order to make an order --
- MAYOR BRIARE: What's your pleasure, Councilman?
- COUNCILMAN LEVY: I'll move that we follow the recommendations of the BZA.
- COUNCILMAN LURIE: Which would be to deny the appeal.

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COUNCILMAN LEVY: To deny the appeal.

MAYOR BRIARE: Comments by the Councilmen? In other words, you want to -- sometimes the negative things are difficult.

COUNCILMAN LEVY: Right.

MAYOR BRIARE: Denying the appeal would allow Mr. Moran the fewer parking spaces?

COUNCILMAN LEVY: And he'll find the space. It's too late now.

MAYOR BRIARE: Alright. Comments by the Councilmen? Cast your votes. Post. The motion's approved. The appeal is denied and Mr. Moran prevails.

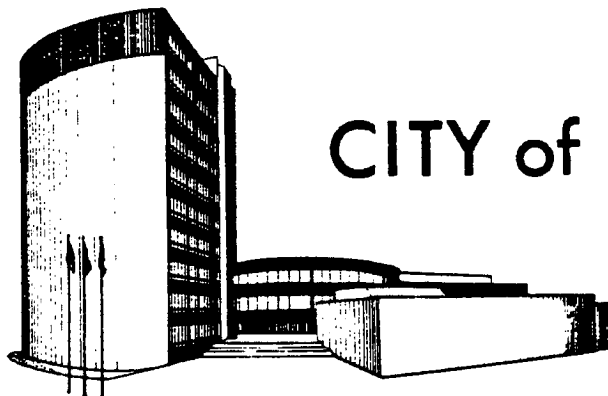
(VOTE: Councilmen Lurie, Christensen, Levy and Nolen voted "Yes"; Mayor Briare voted "No.")

JOHN MORAN, JR. Thank you.

(END OF DISCUSSION ON THIS ITEM)

/ch

MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

NOTICE OF PUBLIC HEARING

MARCH 21, 1984

NOTICE IS HEREBY GIVEN THAT on Wednesday, March 21, 1984, at the hour of 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following:

V-15-84 APPEAL filed by K. E. FLEMMING to the action of the Board of Zoning Adjustment in APPROVING the application of JOHN T. MORAN, JR., ET AL for a variance to allow 12 parking spaces where 24 spaces are required and to allow 6 of the proposed parking spaces to be in tandem where tandem parking is not permitted on property located at 638 South 4th Street in Zoning District R-4 (Apartment Residence), (Under Resolution of Intent to C-2).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOTS 17 AND 18, BLOCK 25, CLARK'S LAS VEGAS TOWNSITE.

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

Carol Ann Hawley
CAROL ANN HAWLEY
CITY CLERK



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AGENDA*City of Las Vegas*CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Council Action

Department Action

IX. 2:00 P.M. - PUBLIC HEARINGS (Cont'd)

F. U-10-84 - APPEAL filed by MILDRED I. COOK to the action of the Board of Zoning Adjustment in APPROVING the application of ALICE PERRING on behalf of CHARLENE KAINRATH for a use permit to allow a child care facility for 12 children on property located at 1400 Jessica Avenue in Zoning District R-1 (Single-Family Residence).

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

1. Enter an Assessment District Agreement for installation of sidewalk and street lighting as required by the Department of Engineering Services.
2. The hours of operation shall be limited to 7:00 A.M. to 6:00 P.M., Monday through Friday only.

Staff Recommendation: APPROVAL

PROTESTS: 21

Levy -
APPEAL granted (THUS
DENYING APPLICATION)
Unanimous

Clerk to notify

Mildred Cook
appeared

Mrs. J.A. Muller,
1421 Norman,
appeared in favor
of the appeal

Charlene Kainrath
appeared on behalf
of the application

APPROVED AGENDA ITEM

mp

To: The City Council
 Re: Public Hearing Agenda Item
 March 21, 1984 City Council Agenda

IX.

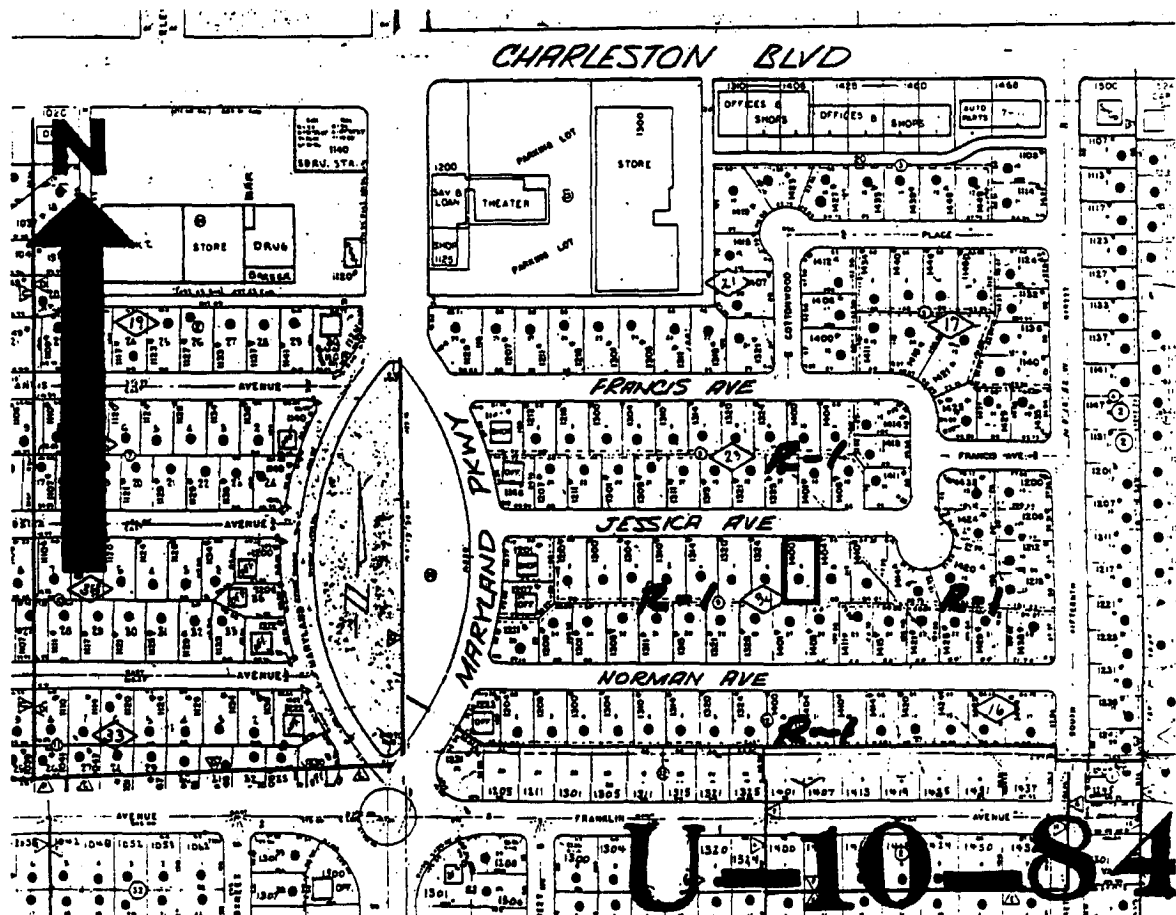
F. APPEAL FILED BY MILDRED I. COOK TO THE ACTION OF THE BOARD OF ZONING ADJUSTMENT IN APPROVING THE APPLICATION OF ALICE PERRING ON BEHALF OF CHARLENE KAINRATH FOR A USE PERMIT TO ALLOW A CHILD CARE FACILITY FOR 12 CHILDREN - U-10-84

The request is an appeal to the approval by the Board of Zoning Adjustment in allowing a use permit for a child care facility for 12 children at 1400 Jessica Avenue. A child care facility is allowed in any residential zone up to 12 children providing a use permit is approved. The purpose of the use permit is to hold a public hearing and determine if the use would be appropriate at the requested location. This application is in the Huntridge Subdivision which is an older development of single family homes. The applicant has a family care facility there presently for 6 children. The proposed operator of the child care facility purchased this home three years ago. Some of the protestants at the BZA meeting indicated that the streets are relatively narrow and parking is a problem in this neighborhood.

BOARD OF ZONING ADJUSTMENT DECISION: APPROVAL - Subject to the hours of operation being limited to 7:00 A.M. to 6:00 P.M., Monday through Friday only.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 21 - Petition with 19 property owners
 1 Person spoke at BZA meeting
 1 Letter





CENTER SPOTLIGHT

This month we are proud to introduce a member of SNAEYC who is a licenced home-care professional. For the past 6 months Charlene Kainrath has been operating a child care center for infants up to school age children in her home at 1400 Jessica (near Maryland Parkway and Charleston).

Charlene moved here from California 5 years ago where she had taken 12 credits in Early Childhood Education. After working as a dealer for several years, she remodeled a portion of her home to create a large play room, and then received her licence to care for 6 children.

At this time Charlene has 5 full time children in her care ranging in age from 10-33 months.

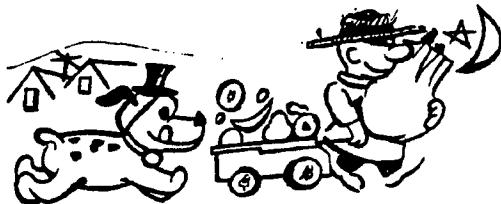
Charlene tells us that her basic goal in working with children is to give each child the highest sense of self esteem possible, and to encourage them to learn to help themselves as they need to feel that they can control some aspects of their lives. Therefore they help with activities such as clean-up, learning to manage their own clothes and handling their own foods at meals.

During my visit to Charlene's home, I observed many things that she does to enhance the childrens' self concepts. Each child's art is displayed on one wall and Charlene praised some aspect of each child's work as they were coloring. The children were also encouraged to socialize with each other during their play and gain an awareness of each others feelings. Charlene has a wall unit full of toys plus blocks, ride on toys, and a child-sized table and chairs. She is a bargain hunter and has obtained many of her materials for a fraction of the cost. Materials are stored in baskets and crates on the shelves. Outside she has a picnic bench, treehouse/slide, sandbox, bouncing horse, and a great grassy area.

The children arrive between 7:30-10:00, and are involved in a variety of activities such as freeplay indoors/outdoors, arts and crafts, music, movement, stories, dramatic play, snacktime and lunchtime. Charlene serves wholesome foods as she feels these foods help the children play more constructively and not become hyperactive as they may when they eat sugary products.

Charlene hopes to open a larger facility within a few years and expand to offer a variety of pre-school activities now that the children in her care are moving out of the infant/toddler age and into their pre-school years. She hopes that the parents will then choose to keep their children in her facility until they become school age.

It was a pleasure and an experience to visit Charlene's home care center, and we hope more of you in this facet of child care will contact us for ideas and suggestions. SNAEYC would like to meet some of your needs also!



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THOUGHTS FOR THEMES

This month we wanted to pass along a few favorite activities for the themes of: Safety, Community Helpers and Halloween. The staff at Carousel Nursery gathered all of the following information for you and we hope you'll enjoy it. Thanks to Ellen Veselack for representing Carousel for us.

We are also going to try a different format for presenting our ideas this month. We will introduce various activities in conjunction with specific themes. We hope this will help you organize your theme presentations more fully and give you ideas for theme-related learning center materials.

Safety

LANGUAGE: Pre-School Children in Traffic, available through AAA (5 booklets on traffic safety for 3-6 year olds)

The traffic light we see ahead
is sometimes green & sometimes red.
Red on top & green below,
The red means stop,
The green means go.
Green below-go, go, go.
Red on top-stop, stop, stop.

MOVEMENT: Play "Stop & Go". Leader turns back on group & says 'go'. Group creeps up on leader. Leader says 'stop' & turns around. Anyone caught moving is out, & last one out becomes new leader.

CRAFT: Using red construction paper, cut out stop signs. Write 'stop' on it for younger children. Older kids can write it themselves. Glue/tape craft stick to back for a handle.

ART: Set out red, green, yellow paints on table or easel for free expression with safety colors. Provide collage materials in these colors and add circle & rectangle traces so that the children can make their own traffic signals.

FIELD TRIPS: Go for walk around your center using your stop signs to 'direct traffic'. If there is a real traffic light in your area go and watch it do its job.

Call Metro Police Dept. and ask them to send out one of their officers from the Red Light, Green Light Program to show a film and discuss safety with your children.

Community Helpers

DRAMATIC PLAY: Bring in envelopes & let the children 'write letters' and 'mail' them. A box with a slit works well for a mailbox. They can pretend to be mail carriers.

MATH: Cut out 10 hands from white paper, label with numbers 1-10. Cut out 10 red stop signs, put corresponding dots on these. Children match hands to signs.



PETITION

We the undersigned do respectfully appeal the decision of the Board of Zoning Adjustment which approved the application of U-10-84 on February 23, 1984, of Alice Perring on behalf of Charlene Kainrath to license a day care center for twelve (12) children at 1400 Jessica Avenue, Zoned R-1. The above property is legally described as Lot 9, Block 9, Huntridge Subdivision Tract Number 3.

We the undersigned request that the license for a day care center at 1400 Jessica Avenue be denied by the City Commission.

NAME	ADDRESS	ZIP CODE
1. Mr. & Mrs. W.H. Samuel	1311 Jessica ave.	89104
2. Mr. Humbert Bonanno	1305 E. Jessica ave.	89104
3. Mr. Luke Bonanno	1315 E. Jessica Ave.	89104.
4. Mr Mrs Ralph Stokley	1301 E Jessica	89104
5. Mr. & Mrs. Sam McCallough	1210 Jessica	89104.
6. Mr & Mrs Allan & Sholes	1304 E Jessica	89104
7. Tony & Homalby	1410 JESSICA	89104
8. Mohamud Nair	1424 JESSICA	
9. Nader Nassiri	1424 JESSICA	
10. Mary C. Lemman	1428 Jessica ave.	
X 11. Josephine Guthrie	1411 Jessica ave	
12. Bill Tinto	1325 JESSICA	
13. Rich & Bungle	1211 Jessica	
14. Josephine Downey	1314 Francis	
15. John P. Burman	1310 Francis	
16. Gene Spear	1304 E. Francis	89104
17. Mr & Mrs Leo & Smith	1400 Francis	89104
18. Maxine Cook	1300 Jessica Ave.	89104
19. Ray L Cook	1304 Jessica ave	89104
20.		

CITY COUNCIL MINUTES
SOUTHERN NEVADA ASSOCIATION MARCH 21, 1984
FOR THE EDUCATION OF YOUNG CHILDREN

6521 Mecham Ave.
Las Vegas, NV 89107



15 0183



Charlene Kainrath
1400 Jessica Avenue
Las Vegas, NV 89104

So. Nev. AEYC News-March/April

CALENDAR OF EVENTS

March 24....Kindergarten Share
Fair at Red Rock Elem. Call
Dode Morgan for details at
386-4960 extension 223.

March 31....WOYC Workshop
(see attached flyer)

April 1-6...Community Childrens
Fair at Boulevard Mall with
static displays/resources.

April 7.....Childrens Fair
activities for WOYC 10-2pm
in the Boulevard Mall.

April 13...Deadline for May
newsletter articles.

THE BOARD ROOM

A special thank you is extended to all who participated in the SNAEYC Potluck. The food was delicious; company of friends enjoyable; Dru Raney & Alyce Gray were dynamic in their discussion on teaching children about their emotions. We all left energized and glad we'd come.

Wednesday evening we also wished Grace Schmiedel many free & leisurely evenings as her term as Treasurer concluded. Grace has been a part of the SNAEYC Board for many busy years. We will miss her input and expertise. CHARLENE KAINRATH was nominated & approved by the membership present to fulfill the vacancy of Treasurer. Charlene has a home care center & has a strong background in accounting. Welcome Charlene!!

Our second new member to the governing board is ELLEN VESELACK. She will be our Vice President when Lynne Bombinski & family make their move to Spain. Ellen has been the Pre-Kindergarten teacher at Carousel Christian Nursery for 5 years. Welcome Ellen!! (We also look forward to hearing from Lynne's new AEYC chapter there--but please, use English!)

Well, that's it for this month. I hope to see all of you at our WOYC Workshop & the Fair as we celebrate the Week of the Young Child.

Vita
877-6863

WOYC NOTES

We will be celebrating the Week of the Young Child with a kick-off Workshop on March 31, to be followed by a Childrens Community Fair April 1-7.

I'm especially pleased at the response from our schools and local service organizations. This year we will also have some television exposure by way of a Public Service Announcement to be aired March 26-April 7!! Thanks to Channel 10!!!

If you have any questions or did not receive information on how to register for participation in the WOYC activities, please call me or Nancy Smith (870-2664) for further information.

Thank you SNAEYC members for lending your support to our childrens' future!

Debby Nease
WOYC Chairperson
565-1302

All About Weather

Christ Lutheran Children's Center

CREATIVE ART/CRAFTS:

Paint with powder tempera & an ice cube.

Place shaving cream on blue paper. Sprinkle on dry tempera to create clouds during a sunset/storm.

Rainy Day Person-cut umbrella from a wallpaper book. Glue it to a piece of paper. Cut 2 boots from brown/black paper & attach them to the bottom of the umbrella.

Each child cuts out a big raindrop & then drops colored water with an eye dropper.

DRAMATIC PLAY:

Weather Baskets- sunglasses, fan/umbrella, raincoat, boots/ mittens, scarf, hat.

Dress for the Weather- flannel board game from Instructo.

MATH: Make a rain gauge & measure the amount of rain on a rainy day. On a sunny day, measure your shadow with yarn. Measure a stationary object to show that shadows lengthen & shorten at different times of day. Chart the daily weather for the month using a weather chart you make

SOUTHERN NEVADA ASSOCIATION
FOR THE EDUCATION OF YOUNG CHILDREN

presents

0184

The Week of the Young Child

MARCH 31-APRIL 7, 1984

SATURDAY, MARCH 31 WORKSHOP FOR EARLY CHILDHOOD PROFESSIONALS/PARENTS
Calvary Lutheran Church/Carousel Christian Nursery
800 North Bruce Street---across from Cashman Field

8:30-9:00am REGISTRATION FOR WORKSHOPS \$5.00 General Admission
0.00 SNAEYC Members

Workshop Presentations:

Reading Readiness For Four Through Six Year Olds

Maureen Loop, Kindergarten Teacher

Infant/Toddler Education & Enrichment Activities

Jeri Wallis, Instructor Cl. Co. Community College C. D. Lab

Art & The Pre-School Child

Bonnie Shadel/Pam Wilson, Teachers Cl. Co. Parent Cooperative

Children's Literature & Storytelling

Nancy French, Librarian Las Vegas Library

After School Programming

Laurie Kiel, Kindergarten/After School Teacher Carousel Nursery

Angel Salazar, After School Teacher W. Charleston Baptist Ctr

Musical Experiences With Young Children

Session I-Linda Hutchings, Brite Music Company

Session III-Karen McGuire, Musical Director W. Charleston Baptist Church

Nutrition Education In The Pre-School: Growing Up Healthy

Carolyn Kaye Garland, Child Nutrition Programs Specialist

Infant/Toddler Licensing & Legislative Changes

Barbara Clark, Child Care Licensing

9:00-10:00 SESSION I WORKSHOPS

10:15-11:00 KEYNOTE SPEAKER- "CHILDREN: OUR INVESTMENT IN THE FUTURE"

Penelope Royce, Projects Coordinator/Nevada

Arizona/Nevada Headstart/CDA

President No. Nev. AEYC

11:00-11:30 BROWN BAG LUNCH BREAK (coffee/ice tea/desserts provided)

11:30-12:30 SESSION II WORKSHOPS

12:45-1:45 SESSION III WORKSHOPS

MONDAY-SATURDAY, APRIL 1-7 COMMUNITY CHILDREN'S FAIR (Free Admission)
Boulevard Mall/3500 So. Maryland Parkway

Monday-Friday Static displays by local child care facilities
Children's resource/referral information available

Saturday HANDS-ON CHILDREN'S FAIR 10am-2pm (Free Admission)

ALL CHILDREN MUST BE ACCOMPANIED BY AN ADULT!

Play Experiences Include:

Sand and Water Discoveries

Sensory Experiments

Creative Art Activities

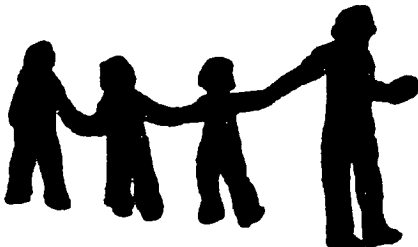
Sciencing Opportunities

Story Time & Children's Literature

Health Services for Children

Community Resources & Referrals

SPECIAL GUEST- CHUCK-E-CHEESE!!!



*Children: Our Investment
in the Future*

EXCERPT - BOARD OF ZONING ADJUSTMENT - FEBRUARY 23, 1984

ITEM 3. U-10-84 - APPLICATION OF ALICE PERRING ON BEHALF OF CHARLENE KAINRATH

CHAIRMAN BUGBEE: Item 3, U-10-84, the application of Alice Perring on behalf of Charlene Kainrath for a use permit to allow a child care facility for 12 children on property located at 1400 Jessica Avenue in Zoning District R-1.

HAROLD FOSTER: This is in the Hunter's Subdivision. You can see Circle Park there about a half a block to the west east of Elm Parkway. It's essentially an R-1 area. The applicants do have a family care home which means they can care up to six children. They're now asking for this use permit to allow the care of children up to twelve. This is the property, showing the residence shaded in brown, and the driveway off of Jessica. The purpose of the use permit is to notify the surrounding property owners and get input and determine if there is any unusual circumstances why the permit should not be allowed. This is somewhat of an older neighborhood. There's probably less children in the area then in, let's say, newer residenital areas. That is probably the only characteristic that staff can find in the area. Basically we have no objections to it, so staff would recommend approval of the application, subject to: Conformance to the plot plan. Enter into an Assessment District for installation of sidewalks, street lighting as required by Engineering Services. They do indicate the hours of operation will be limited from -- or would be from 7 AM to 6 PM, Monday through Friday only, so it would add that as a condition -- it would be limited to those hours and days. We do have two protests on record, and I believe there's some people here that are also opposed to it.

CHAIRMAN BUGBEE: Yes, ma'am.

CHARLENE KAINRATH: What was that about the lighting?

HAROLD FOSTER: Signing an Assessment District for sidewalks, street lighting, so that whenever there's one in the future you're already signed up for it.

CHAIRMAN BUGBEE: It's just when and if they do it, you'll agree to go along with it.

CHARLENE KAINRATH: Okay.

CHAIRMAN BUGBEE: Do you have anything you want to talk to us about it.

CHARLENE KAINRATH: No. It sounds like --

CHAIRMAN BUGBEE: You're agreeable with staff's explanation?

CHARLENE KAINRATH: Yes.

EXCERPT - BOARD OF ZONING ADJUSTMENT - FEBRUARY 23, 1984

ITEM 3. U-10-84 - APPLICATION OF ALICE PERRING ON BEHALF OF CHARLENE KAINRATH

CHAIRMAN BUGBEE: This is a public hearing. Then we'll hear -- we'll give you a chance for rebuttal. You're here to speak against this?

MILDRED COOK Yes, I am.

CHAIRMAN BUGBEE: Okay.

MILDRED COOK: I'm here to protest.

ROBERT GILES: Give us your name and address, please.

MILDRED COOK: Pardon.

ROBERT GILES: Give us your name and address, please.

MILDRED COOK: Mildred Cook, 1324 Jessica, next door to 1400 Jessica; and my reasons for protest are: Streets are too narrow for parking for parents in front of the residence at 1400 Jessica. Jessica Avenue is only wide enough for two cars and if cars are parked on each side of the street, only one car is able to travel down the street at any given time. There are no sidewalks or street lights on Jessica Avenue. Number two, if a fire were to start in the residence or in the area, the fire truck would have difficulty travelling down the street or would have difficulty in having access to the back of the residence at 1400 Jessica. Number three, a wooden structure was built on the kitchen area of the residence at 1400 Jessica and no building permit was obtained for the structure and it is a fire hazard. The structure abuts to the wooden fence and is located on the property line. This wooden structure is a very dangerous fire hazard and children would not be safe being allowed in this structure. The residence at 1400 Jessica is only a two-bedroom home and a built-in carport and is not adequate to house 12 children in the residence safely. The noise factor of cars coming and going and children playing in the yard will be a major nuisance to the residents in the area. This nuisance factor will be especially disturbing at early hours in the morning and evening. Most of the residents are retired senior citizens and have lived in the area for over 40 years. The Planning Board needs to be concerned again about the parking facilities which are non-existent in the area. Only two cars can be parked in front of the residence in question without blocking our neighbors parking and only one car may be parked in the driveway as the carport is built-in. There's certainly no room for six cars to allow -- to arrive and be parked for any period of time in the area, much less 12. Number 7, the home is not adequate to take care of 12 children in the residence safely. The home has wooden structures connected to the kitchen which are

EXCERPT - BOARD OF ZONING ADJUSTMENT - FEBRUARY 23, 1984

ITEM 3. U-10-84 - APPLICATION OF ALICE PERRING ON BEHALF OF CHARLENE KAINRATH

MILDRED COOK: a fire hazard and unsafe for children to occupy. I respectfully ask and demand that this request for a use permit to allow a child care facility for 12 children be denied and an investigation take place over the safety of the temporary structure that is illegally attached to the kitchen and abuts against the property line. The property line in question is between the residence of 1400 Jessica and the residence at 1324, and I have pictures to show.

CHAIRMAN BUGBEE: We have the pictures, thank you. Any other one here to protest against this action? You have a chance for rebuttal, ma'am.

CHARLENE KAINRATH: I've forgotten most of the points. There were so many of them.

CHAIRMAN BUGBEE: Let me say this to you. If there are some fire code violations here, I believe that will be handled, right, with inspections, Harold?

CHARLENE KAINRATH: Can I say something about that?

CHAIRMAN BUGBEE: Well, let me just clarify the air for you.

HAROLD FOSTER: They'll have to conform to the fire regulations.

CHAIRMAN BUGBEE: The fire regulations will be handled by the other departments in the City. There's been no protest filed by the Fire Department to us.

CHARLENE KAINRATH: I have been licensed by the Fire Department, the Building Department, for over a year.

CHAIRMAN BUGBEE: This is what I'm getting to. So, there's certain areas in there that are really not germane to the issue here tonight whether you have six or eight. Now how long -- for instance how long has -- she talked about the wooden shed -- been on?

MILDRED COOK: She --

CHAIRMAN BUGBEE: Excuse me.

MILDRED COOK: I'm sorry.

CHAIRMAN BUGBEE: The public hearing is closed. You may sit down.

EXCERPT - BOARD OF ZONING ADJUSTMENT - FEBRUARY 23, 1984
ITEM 3. U-10-84 - APPLICATION OF ALICE PERRING ON BEHALF OF CHARLENE KAINRATH

MILDRED COOK: I'm sorry, sir.

CHARLENE KAINRATH: I bought the house three years ago and it's the same as it was then.

CHAIRMAN BUGBEE: It was there when you bought it.

CHARLENE KAINRATH: What it is is just some wooden boards on a roof and sides where the water heater, the washer and dryer are. It's not a structure.

CHAIRMAN BUGBEE: What I'm saying is, is it was there when you bought it.

CHARLENE KAINRATH: Oh, yes.

CHAIRMAN BUGBEE: Okay. Any other questions?

ROBERT GILES: The pictures that we have that you obviously don't have privy to does not abode well for a youth facility. Is it presently in operation in any way?

CHARLENE KAINRATH: I've been licensed since October of 1982 for six children and I have a City license. I have a fire permit, a health permit.

CHAIRMAN BUGBEE: How many -- what are the ages of the children?

CHARLENE KAINRATH: My youngest is 14 months and my oldest is three years.

CHAIRMAN BUGBEE: It's pre-school children you're handling?

CHARLENE KAINRATH: Yes.

ROBERT GILES: Are any of the activities conducted outside of the home?

CHARLENE KAINRATH: Yes. At 9:30 AM we have snacks. The children go out about a quarter of ten in the morning and they're out until about 10:30. Then they come in for morning class until 11, and then they're out from 11 until 11:30 at which time they come in for lunch and nap, and then they're out from about 2:30/3:00 until 3:30 when they have afternoon snacks, and then they go out again after afternoon snack about 4 and they're out until about 5. So they're out from 10:30, 11 to 11:30, and 2:30 to 3:30, 4 to 5.

CHAIRMAN BUGBEE: And you close what time?

CITY COUNCIL MINUTES - MARCH 21, 1984

EXCERPT - BOARD OF ZONING ADJUSTMENT - FEBRUARY 23, 1984

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ITEM 3. U-10-84 - APPLICATION OF ALICE PERRING ON BEHALF OF CHARLENE KAINRATH

CHARLENE KAINRATH: I'm licensed -- I'm open from 7 AM to 6 PM.

CHAIRMAN BUGBEE: Okay.

ROBERT GILES: And that's five days a week.

CHARLENE KAINRATH: Monday through Friday only.

ROBERT GILES: One of the pictures that I'm looking at shows a side yard that has considerable debris and grass growing and so forth. Obviously, the children don't play in that --

CHARLENE KAINRATH: There's a five foot fence that separates those two yards. It's a --

ROBERT GILES: I'm sorry, I've mislooked at the picture. It does not -- I'm looking at the wrong side of the fence, excuse me.

CHAIRMAN BUGBEE: Any other questions?

ROBERT GILES: Would you address yourself to traffic. You're asking for six more children than you presently have. What do you anticipate in the line of traffic in the hours that you're operating?

CHARLENE KAINRATH: I don't know. So far I have never personally had one complaint in the last 16 months that I've had children there. No one's ever once complained about the traffic problem. As part of my contract that the parents have to sign, I express in there they must think of my neighbors because that's my business and they must not block any driveways or anything. The children arrive at various times in the morning and leave at various times in the afternoon. Not very often do they -- more than one parent arrive at the same time.

CHAIRMAN BUGBEE: I'll close the public hearing. Motion.

ROBERT GILES: I'll move for approval with staff's recommendations and suggest here to pass that you become a good neighbor to those that protested and clarify their minds if you will..

CHARLENE KAINRATH: Okay, thank you.

CHAIRMAN BUGBEE: Cast your votes, please. That motion has carried. (Motion carried unanimously. Emmett & Myers excused)
This is a final action unless appealed?

EXCERPT - BOARD OF ZONING ADJUSTMENT - FEBRUARY 23, 1984

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ITEM 3. U-10-84 - APPLICATION OF ALICE PERRING ON BEHALF OF CHARLENE KAINRATH

HAROLD FOSTER:

Yes, it's a final action, however, the decision
may be appealed within 11 days to the City Clerk.

END OF EXCERPT

PETITION

TO: CITY CLERK, CAROL ANN HAWLEY
of the City of Las Vegas, Nevada

RE: Agenda Item U-10-84

Appeal filed by MILDRED I. COOK to the action of the Board of Zoning Adjustment in APPROVING the application of ALICE PERRING on behalf of CHARLENE KAINRATH for a use permit to allow a child care facility for 12 children on property located at 1400 Jessica Avenue in Zoning District R-1 (Single-Family Residence).

WE, The undersigned, would like to protest the above-referenced appeal to be heard at the Council Chambers on Wednesday, March 21, 1984 at the hour of 2:00 P.M. Due to our inability to attend such meeting at such said time due to employment constraints and lack of sufficient notice, we respectfully request that you accept this Petition as our protest to the appeal and application.

Name: John T. Herdren 3/14/84

Address: 1429 Harmon

Name: Carol Carpenter

Address: 1435 Harmon

Name: Therbert Bonanno

1305 E. Sunset Ave.
L.V. Nev. 89104

Name: Lube Bonanno

Address: 1315 E. Sunset
L.V. Nev. 89104

Name: Mrs. Mrs. Ralph Stokley (Doris Becker)

Address: 1301 E. Jessica
L.V. Nev.

Name: Dr. Kellie

Address: 1209 E. NORMAN
L.V. Nev. 89104

Name: John J. Lelli

Address: 1305 Harmon

Name: Michael Alter

Address: 1404 Harmon Ave

Name: Gladys Altus
Address: 1464 Johnson Ave

Name: Mr & Mrs Francis Kozmarczyk
Address: 1428 NORMAN AVE
L.V. 89104

Name: Mr & Mrs R.C. Creston
Address: 1425 Norman
Las Vegas Nev

Name: Mr & Mrs Peter Greko
Address: 1415 NORMAN AVE
LAS VEGAS, NEV.

Name: Mr & Mrs Paul Stueger
Address: 1420 Norman Ave
LAS VEGAS NEV. 89108

Name: Mr & Mrs G. Hildebrand
Address: 1410 Norman
L.V. Nev.

Name: Michael ZACKSTICK
Address: 1314 NORMAN AVE
L.V. NEV. 89104

Name: Emory Jenkins
Address: 1218 Johnson
City

Name: Mr & Mrs J.A. McCullough
Address: 1216 Jessica, Nev.
Las Vegas Nev. 89104.

Name: Frank Dingle
1211 Johnson
Las Vegas

Name: Mr & Mrs J.R. Miller
Address: 1121 Norman Ave.
Las Vegas Nev. 89104

Name: Mildred L. Carter
Address: 1324 Jessica
Las Vegas Nevada 89104

Name: Travis Conti
Address: 1300 Jessica
Las Vegas NV 89104

Clara Sholes	1304 E. Jessica
Ron Crum	1211 Francis
Maxine Councilman	1216 FRANCIS
Hazel Sterling	1305 "
Dora Taylor	1315 FRANCIS
Gene Miller	1415 @ Francis
Maynard Schuyler	1321 Norman
Jim Skunk	1405 Norman

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RE: U-10-84

Las Vegas City Council

Since October 1982 I have been licensed for child care in my home for 6 children. I am open Monday through Friday, 7 AM to 6 PM. My child care is available only for permanent children. I take no drop-ins or temporary children. I do this because I believe that in this way, the children in my care, will feel the security, in my home, of a family group. Four of my children have been with me for over a year.

I provide care only for preschool children. All my activities are directed only to this age group. Please refer to my activity schedule attached. Although my activity starting times may vary by five or ten minutes, the schedule itself remains constant daily. The reason for this is that I believe a young child feels more secure in an atmosphere where he knows what is going to happen next throughout the day. As you can see, the children keep very busy moving from one activity to another and varying between indoor and outdoor play. This, and the fact that the activities themselves vary each day, allow very little time for the children to become bored. Please, at this time, note that the outdoor play times do not begin until 10 AM and do end at 5 PM. As to the activities themselves: My freeplay times include music activities, finger play activities, planned board stories, stick puppet stories and songs, and dramatic play activities such as "grocery store" complete with all the props. I have also provided a large supply of toys for the children. My Discovery Program is a program I purchase monthly. This includes a letter to each parent describing the activities and giving them the songs and finger plays to continue at home with their children. It also provides a complete daily lesson plan for the instructor and a lesson sheet for each child. Please see the copies attached. The children in my program are at several different learning levels. I strive to individualize their participation to their learning level. In my painting and crafts program we experiment with many

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different medias - poster paint, salt and blow paint, play dough, finger paint, glue and glitter, glue and sand, glue and paper, melted crayon shavings, etc. The product is not as important as the process itself. I strive through art work to stimulate their development and increase their self esteem.

All food served by me is nutritious and follows the five basic food groups. I believe that what the children eat is just as important as what they do in my care. Please see sample copy of menu attached.

I have a large play room indoors and a large play area outdoors for the children. Please see pictures attached. I have another large room in my home which can be converted into an additional play room.

On January 1984 I applied for a use permit for group home child care for 12 children. Please see attached copy of the letter I sent to the Board of Zoning Adjustment with my application. On February 23rd 1984 the Board of Zoning Adjustment approved this use permit. Following this approval, a petition was recorded in City Hall by Mildred Cook asking that this use permit be denied to me. My first thought was to circulate my own petition in support of this use permit. I came to the conclusion that this would only show that some of my neighbors supported me and some of them didn't - which would accomplish very little. It was never my intention or desire to cause any worry or problems for any of my neighbors. I felt that perhaps the words "Child Care Facility for 12 Children" on the letter sent to my neighborhood by the Board of Zoning Adjustment, may have evoked fears of 12 teenagers roaming through my home and our neighborhood at all hours of the day and night. I thought that perhaps, since I have never had any neighbor say anything to me about my child

care in the past, that they may have been completely unaware of its existence, therefore its hours, days of operation, or age group.

So, on March 13th, I decided to start visiting the people who signed the petition, discuss my child care with them, and invite them over to see my facility. After discussing my child care facility, several people reconsidered, and signed a statement for me asking that their names be taken off the petition. Please see attached petition, neighborhood map, and statement. Several people have continuing concerns in regarding zoning, traffic, and parking.

On the corner of Jessica Avenue and Maryland Parkway are two commercial businesses. The people who live close to this corner have had problems in the past because of these businesses. Also, the noise level of traffic on Maryland Parkway has been a bother to them.

Zoning - They are concerned that my use permit will change the zoning to commercial, or set a precedent to change our zoning, or set a precedent for other business permits, or, as one lady told me, set a precedent for any kind of change in our neighborhood. I know that this use permit does not change our zoning. I am not an attorney, so I do not know about precedents, but I ask that my use permit be considered on an individual basis, unbiased by problems that may have been created on the other end of my street by other things that I do not have any control over.

Traffic - When I asked what it was about the cars driving on Jessica Avenue, that might be a problem to them, my neighbors replied that it would be the noise of the cars going by that would be a problem.

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Considering the noise of traffic on Maryland Parkway, I can appreciate their concern. However, there will never be a parade of 12 cars going down Jessica Avenue at the same time. The people who drop off and pick up their children at my home usually arrive and leave one at a time. It is difficult for me to understand how an individual car driving down Jessica Avenue could create a noise problem.

Parking— One of my neighbors explained to me that our street is narrow, and if two cars come down the street from opposite directions at the same time, one of them will have to pull over if they come to pass where there is a parked car. After this conversation, as I was walking home, this began to bother me but I couldn't figure out why. A little while after I got home, I realized what it was so I walked back out on the street. I counted 9 cars and trucks parked along Jessica Avenue. I do not understand how a car parked in front of my home could cause any more of a problem than a car parked in front of any other. Although we do have a narrow street, I do not think it is fair to say that other neighbors can have cars parked in front of their homes but no one can park in front of mine. Also, the parents take only a few minutes to drop off or pick up their children at my house. In the year and a half that I have had licensed child care in my home, no one has ever come to me and said that they have had a problem with my parking. I believe that that is partly because, in the past, I have been very insistent with the parents to respect my neighbors in regards to their parking.

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I have a regulation regarding this in the contract the parents sign when they initially place their child in my care. Please see attached copy. I have recently posted an enlarged copy of this on the inside of my front door to remind the parents as they leave. Please see attached copy. If any of my neighbors have a problem they can come and see me and I will definitely take care of the problem immediately.

Since my child care is available only for preschool children and all my programs are designed for that age group, to alleviate any fears by my neighbors as to the age group itself, I request that my use permit carry the condition: the age of the children shall not exceed 5 years old.

In my letter to the Board of Zoning Adjustment I have stated my active involvement in the Southern Nevada Association For the Education of Young Children. Three weeks ago I became Treasurer of this organization. At the present time we are preparing for the "Week of the Young Child" which includes a Community Childrens Fair at the Boulevard Mall and a parent participation workshop for the community. Please see attached poster.

In the January 1984 Issue of "Young Children" there is an article stating the "Child Care Licensing Position of the National Association For the Education of Young Children." This article begins with the statement that "Findings from the 1980 census show that more than 50 percent of mothers of young children in the United States are employed outside the home. Therefore an increasing number of parents are seeking child care settings within

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their communities which will nurture, protect, and educate their children." I have heard that for the next 20 years Las Vegas will be the second fastest growing city in the nation. Therefore there will be an increasing need for good child care. I feel that I provide excellent child care. I feel that I do so without causing any hardship on my neighbors. I request at this time to receive my use permit to extend my licensed in-home child care to include 12 children.

Thank You,

Charles Kainrath

RECEIVED

MAR 26 12 21 PM '84

CITY CLERK

Activity Schedule

7 AM to 9 AM	Indoor Freeplay
9 AM to 9:30 AM	Discovery Program
9:30 AM to 10:00 AM	MORNING SNACK
10 AM to 10:30 AM	Outdoor Exercise Program
10:30 AM to 11:00 AM	Painting & Crafts
11 AM to 11:30 AM	Outdoor Freeplay
11:30 AM to 12 PM	Lunch
12 PM to 12:30 PM	Preparation for Nap & Storytime
12:30 PM to 2:30 PM	Nap
2:30 PM to 3:30 PM	Outdoor Freeplay
3:30 PM to 4 PM	AFTERNOON SNACK
4 PM to 4:15 PM	Letters & Numbers Program
4:15 PM to 5:00 PM	Outdoor Freeplay
5 PM to 6 PM	Indoor Freeplay

Dear Parents,

With a theme of "Circus In Town", this month will be full of excitement as we meet clowns and circus animals in our many learning activities.

The children help with a "chalk talk" story about Mud Pie Elephant and her dirt bath by adding more and more chalk "dirt" to our large chalkboard elephant. We sing "Goin' To the Circus", and make stand-up paper circus trucks to load up with playdough "animals". Tot Tiger, who insists he's not ticklish, ends up roaring with laughter on our letter "t" page. The Wonder Wagon brings a collection of circus books and others, which provides a fun experience in classifying and sorting as we play library.

Other alphabet friends for the month are "s" and "u". We'll also continue our work on listening for sounds that come at the beginning and end of words. We have a lesson on opposites tall and short, then see how many ways we can "move tall and short". The shape of the month is the pentagon, and a Science Discovery lesson about wind gives everyone a chance to experiment with blowing popcorn. The children will enjoy a story of mischievous Peanut Monkey and play a game with "Peanut Patterning Cards". At home, you might play patterning games with your child to help reinforce this readiness skill. Arrange six spoons in any pattern on a placemat. Then give your child a placemat and six other spoons so he or she may copy your arrangement, while looking at it. Use other items too, such as nuts in a shell, keys, cereal, or coins.

Some especially fun experiences include planting grass seed in St. Patrick's Day shamrocks, making clown paper bag puppets, and pasting yarn "hair" on Lasso Lion's mane. After hearing a story of how Lasso tried to please his grandma by wearing a hat he didn't like, we'll talk together about how we care for others' needs as well as our own. This month, as always, we are striving to help your child know that he or she is a very special and capable person.

A Collection Of Our March Songs & Fingerplays

1. Song — "Goin' To The Circus, Hey-Hey-Hey!"

Sing this song to the tune of "You Must Have Been a Beautiful Baby". Talk about the different animals to see at the circus and sing about them for other verses.

Oh, I'm goin' to the circus, hey-hey-hey!

I'm goin' to the circus today.

I will hear the lions roar when I walk into the door,

Roar-roar-roar-roar-roar-roar-roar!

(move like lions)

Oh, I'm goin' to the circus, hey-hey-hey!

I'm goin' to the circus today.

Over, please

2. Fingerplay — "Special Noses"

Say the words and do the motions with your child. Talk about all the things you both like to smell.

Above my mouth and below my eyes,	(point to mouth, then to eyes)
Is something that's a big surprise!	(point to nose)
It can smell flowers and a yummy treat,	(pretend to hold & smell something)
And all the things that I like to eat.	
My nose can sniff and sneeze KERCHOOOO!	(sniff & pretend to sneeze)
My nose is special and yours is too!	

3. Fingerplay — "Tiger Tickles"

Tickle, tickle, tip-toe fingers	(wiggle fingers of both hands)
Up my arms and on my nose.	("walk" fingers up arms & land on nose)
Tickle tummy, tickle elbows,	(tickle tummy & elbows)
Tickle knees and tickle toes!	(tickle knees & toes)
Tickles, tickles all around me!	(wiggle fingers of both hands)
Down my head and shoulders, too.	("walk" fingers down head to shoulder)
Now I wonder, would you giggle	(poise your fingers in mid-air)
If I tried to tickle YOU?	(point to each other)

4. Song — "The Pony Prance"

Sing this song to the tune of "The Old Gray Mare." Prance freely and "freeze" in place on the last line of the song.

Clip-clop, clip-clop, do the pony prance,	(dance)
Do the pony prance, do the pony prance.	
Clip-clop, clip-clop is our pony dance!	
(Clap) Stop where you are.	(clap & "freeze" in place)

5. Fingerplay — "I'm A Little Leprechaun"

Do this holiday fingerplay together, then take turns hiding a "pot of gold" (plastic container of dry cereal or treats) from each other and give clues about where it's hidden.

I'm a little leprechaun proud and green,	(hold thumbs in armpits proudly)
Searching for a pot of gold I have never seen.	(shade eyes & look around)
Look up high, look down low...	(point high & low)
Grab a chunk of sparkles and away we go!	(grab "gold" & run in place)

6. Song — "Little Bookworm"

Sing this song to the tune of "I'm A Little Teapot." Encourage your child to look at books often and plan a visit to the library together.

I'm a little bookworm thin and tall,	(stand with arms stretched high)
I like books the best of all.	(make a "book" with both hands)
Little bookworms have a lot of fun,	(wiggle like worms)
Oh, books are great for everyone!	(point to each other)

7. Song — "Land Of Imagination"

Sing this song to the tune of "You Are My Sunshine". Talk about the things you and your child would like to see in your "Land Of Imagination."

1. Oh, there's a land called Imagination	2. You can pretend you are in the circus,
And you can go there today with me.	Or be a monkey up in a tree.
Where there are dragons and candy houses,	Where stacks of blocks can turn into castles,
And you can be just what you want to be!	And you can be just what you want to be!

One night, Bongo had a wonderful dream. In the dream, a drumstick fairy seemed to float down from the sky. He carried a shiny baton and wore a furry hat with a feather on it. He marched right up to Bongo and sang, "If playing the drum is what you wish to do, hold on to that wish and then it will come true!" The drumstick fairy faded away, and Bongo woke up, but she never forgot the dream. And she never forgot her wish to play the big bass drum.

Each year Bongo grew and grew until finally she was five years old. On Bongo's fifth birthday, she was playing near the circus tent when the drummer walked by carrying the beautiful big bass drum. He said, "Happy Birthday, Bongo. I bet I can count how old you are on my drum." BOOM-BOOM-BOOM-BOOM-BOOM! (Play your drum five times.) "Now that you are five years old, maybe you can play the drum, too." He handed the drumstick to Bongo and, would you believe it? It didn't seem heavy anymore! Bongo had grown and the stick had stayed the same! Bongo bonged BOOM-BOOM-BOOM-BOOM-BOOM! BOOM-BOOM-BOOM-BOOM-BOOM! All the clowns and elephants ran to see what was happening. They clapped for Bongo because her wish had finally come true.

Have you ever wished you could do something right now instead of having to wait until you're bigger? Tell me about that. (Accept responses.) Now you can take turns booming how old you are on our drum. We'll count while you boom. (Give each child a turn to say his or her age and hit the drum as the group counts. Vary the activity by booming how old they'll be on their next birthdays.)

DIRECTIONS: Finger-trace, then trace the dotted pentagon. Color the picture and cut out the pentagon. Punch a hole at the top where indicated and print the child's name on the back to complete it for the parade.

MOVEMENT — "PENTAGONS ON PARADE": Help the children thread their pentagons onto the length of string or yarn. Space them so each child may hold the yarn above his or her pentagon as the group marches in parade fashion around the classroom to a lively record.

TEACHER'S PLAN-AHEAD TIP: For tomorrow, collect 8-10 objects that end with clear consonant sounds such as hat, mat, spoon, net, cup, drum, etc. Bring some that end with "t" and some that do not. Cut a 3" tall letter "t" from fine sandpaper and paste it to a piece of cardboard.

(Bring the textured letter "t" and the objects you collected to the circle.) We have another new alphabet friend today, the letter "t". (Show the textured letter and say the phonetic sound. Finger-trace the textured letter and pass it around the circle.) Let's play a different kind of game with the letter "t". We've learned to listen for sounds at the beginning of a word like "t-t-tiger". Now let's listen for sounds that come at the end. (Have the children name each object and help them identify its ending sound.) Let's get trickier. Some of these objects END with "t-t-t" (say the phonetic sound) and some do not. You can help decide which things have a "t-t-t" sound at the end. (Have the children name each object ending with "t-t-t".)

One day at the circus, Tot-t-t Tiger and Spot-t-t Tiger were going up and down on a teeter-totter. (Show a skill page.) Here they are on the teeter-totter. Spot Tiger giggled, "Tee-hee-hee! Riding up and down on this teeter-totter tickles my tummy." Tot Tiger replied, "Well, I'm not ticklish. NOTHING tickles me." A slow deep voice said, "I think I could get you to giggle with just a little tickle." The two tigers looked down and saw a turtle sitting by the teeter-totter. Tot said, "We'll I'm not going to giggle and you can't make me. I told you, I AM NOT TICKLISH!"

When the teeter-totter came down, the turtle reached out and tickled Tot's furry foot like this. (Make a tickling gesture with your fingers.) Tot's tail twitched, but he didn't crack a smile. The teeter-totter took Tot high. When it came down again, the turtle was waiting! He tickled Tot's foot. This time, Tot's tail twitched and the corners of his mouth turned up in a smile. The third time the teeter-totter came down, the turtle tickled again and Tot couldn't stand it any longer. What do you think he did? (Accept responses.) He laughed a huge ROAR-ing laugh and said, "Roar-har-har-ha! Roar-ha-ha! I'm ticklish after all!"

DIRECTIONS: Finger-trace and print the “t’s”. Color the page.

FINGERPLAY — "TIGER TICKLES":

Words

Tickle, tickle tip-toe, fingers
Up my arms and on my nose.
Tickle tummy, tickle elbows,
Tickle knees and tickle toes!

Tickles, tickles all around me
Down my head and shoulders, too.
Now I wonder, would you giggle
If I tried to tickle YOU?

Motions

(wiggle fingers of both hands)
 ("walk" fingers up arms & land on nose)
 (tickle tummy & elbows)
 (tickles knees & toes)
 (wiggle fingers of both hands)
 ("walk" fingers down head to shoulders)
 (poise your fingers in mid-air)
 (point to a friend in the circle)

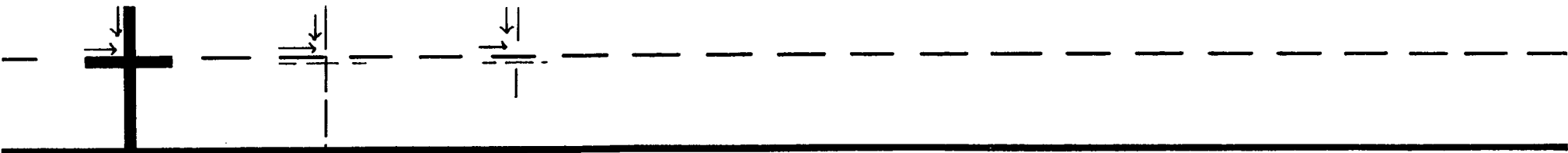
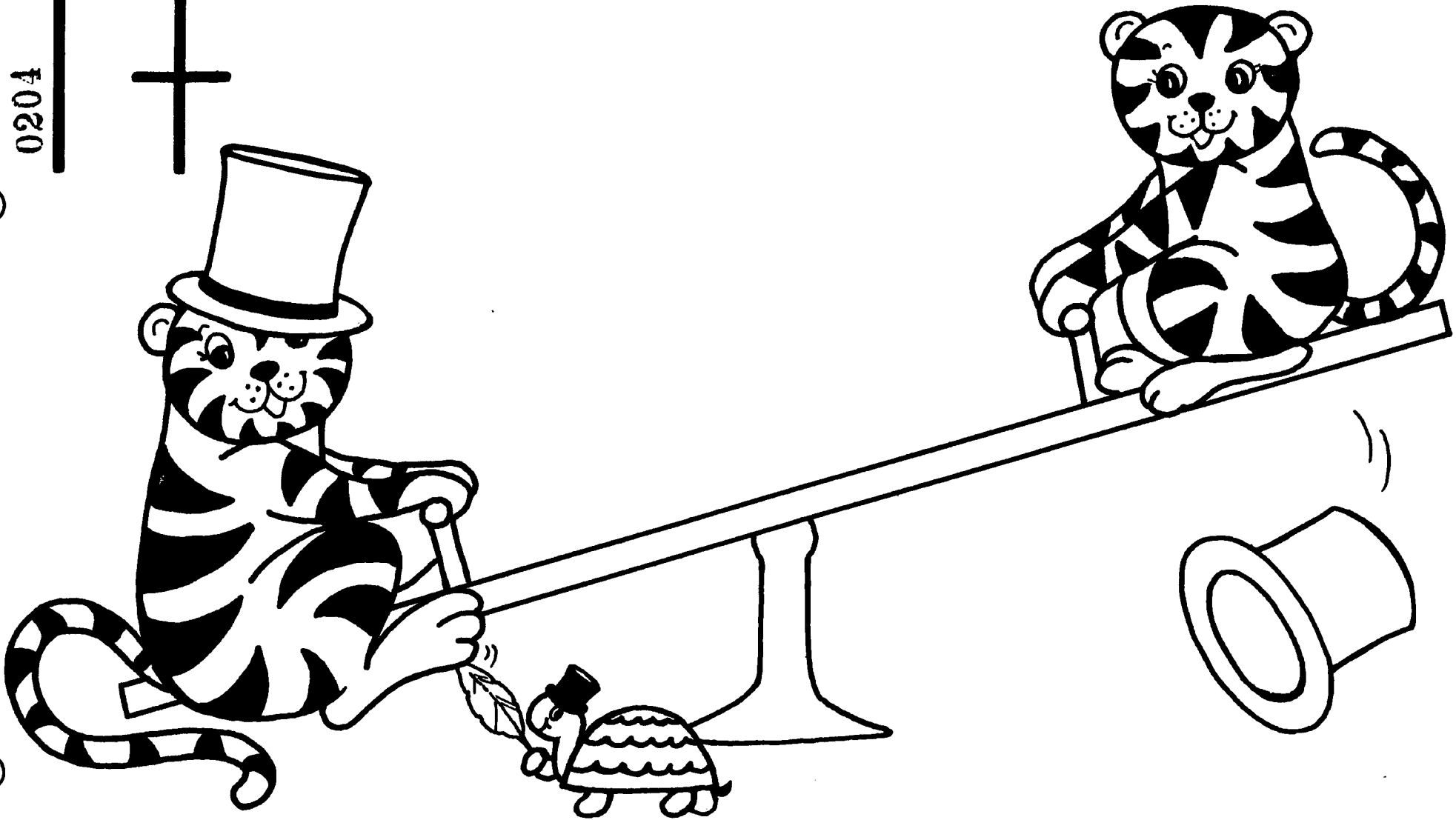
TEACHER'S PLAN-AHEAD TIP: For tomorrow's story, bring a sock to use as a pony puppet. Make simple face features and a mane on the sock with markers or paper glued on.



Name _____

CITY COUNCIL MINUTES - MARCH 21, 1984

5
0204
+



Discovery Days 10 ALPHABET FRIENDS
Fingerplay — "Tiger Ticks"

Finger-trace, then print
the t's. Color the page.

0205

	Mon	Tues	Wed	Thurs	Fri
6-5-83					
Am	Banana Pear Grape Juice	Granola Fruit Bar Cranberry Juice	Graham Crackers + Peanut Butter Milk	Apple Slices OS	Raisins Apple Juice
Lunch	Tuna casserole with peas Bread & Butter Apple sauce Milk	Spaghetti Green Beans Parmesan Bread & Butter Apple Slices milk	Egg Omelette + mushrooms Bell Pepper + Cheese Sausage Toast Orange Wedges Milk	Chicken Legs Baked Potatoe Carrots Bread & Butter Banana Slices Milk	Lasagna Zucchini Parmesan Toast Apple Slices Milk
Pm	Crackers + Cheese Pear Grape Juice	Banana Cranberry Juice	Apple Slices OS	Crackers + Cheese Apple Juice	Jello + Banana Slices Milk
6-13-83					
Am	granola Fruit Bar Red Fire Aloe Juice	Graham Crackers + Peanut Butter Pear Grape Juice	Banana Grape Fruit Juice	Apple Slices Red Fire Aloe Juice	Hard Boiled Egg Milk
Lunch	Roast Beef Potatoes + gravy Green Beans Bread & Butter Apple sauce Milk	Tuna Sandwich Zucchini Apple Slices Milk	Sausage Peas Bread & Butter Orange wedges Milk	Macaroni + cheese Carrots Bread & Butter Banana slices Milk	Ham Green Beans Bread & Butter Peaches Milk
Pm	Crackers + Cheese milk	Banana Red Fire Aloe Juice	Hard Boiled Egg Pear Grape Juice	Orange Slices Grape Fruit Juice	Pudding Milk

0206

Board of Zoning Adjustment

For the past 16 months I have had licensed child care for 6 children in my home. I am now applying for a use permit to have a child care facility for 12 children.

In the past I have been very insistent with the parents to respect my neighbors in regards to their parking. I have included a regulation regarding this in the contract the parents sign when they initially place their child in my care. Please see the attached copy. I park my own car down the street from my home to leave the driveway and front of my home free for parking. There is a grassy area $7\frac{1}{2}$ feet wide and 43 feet long in front of my house between the rolled curb and my chain link fence that the parents can use to pull in off the street for the few minutes it takes for them to drop off and pick up their children.

I am careful to keep the front of my house in good repair. My front and back yards are trimmed, mowed, and edged regularly by Bill Murray Landscaping as a part of my child care expenses.

I feel that I provide an excellent environment for the children in my care. My compliance with city licensing regulations has always met with city standards. Any questions in this regard can be referred to Liz Newburn at the City Department of Business Activities. I am an active member of the Southern Nevada Association for The Education of Young Children and am presently a member of their newsletter committee. As part of this committee, I collect articles for their newsletter from Las Vegas preschools and submit them for publication monthly. Last year my child care facility was

0207

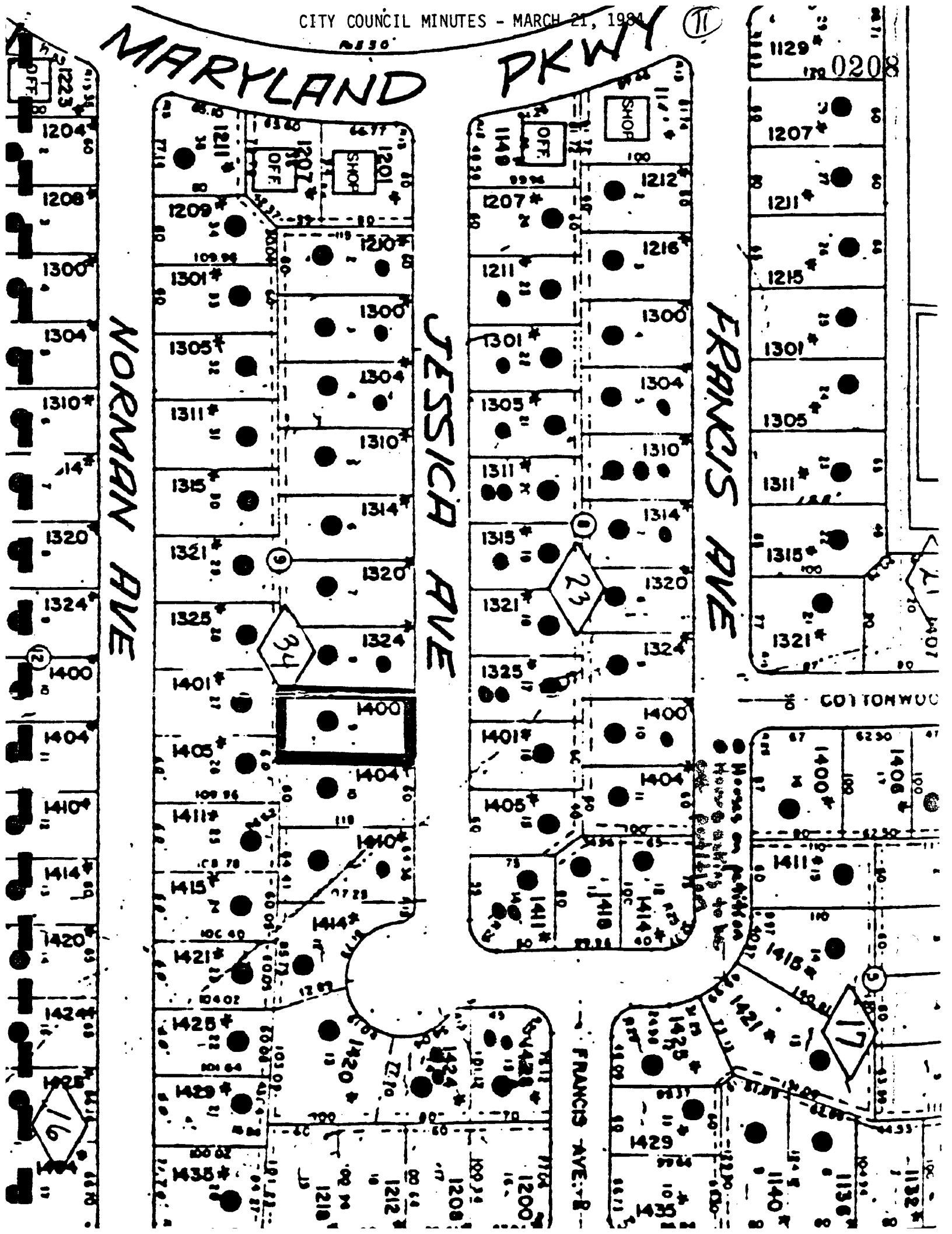
spotlighted in the SNAEYC newsletter. Please see the attached copy. I have completed 12 units in preschool education at Fullerton Junior College and Rio Hondo Junior College in California. I am presently enrolled at Clark County Community College in the spring semester for Preschool Music Curriculum and Preschool Physical Education Curriculum. The Community College has plans to extend their Child Development Associate Credential Program to in-home child care in the fall of 1984 or the spring of 1985. This has been long-awaited by me and at that time I will be enrolling in this program to receive my credential. I provide more for the children in my care than babysitting and I feel that the community benefits from this. These benefits will be increased when my facility is extended to include 12 children.

Thank You,
Charlene Kainrath

PKWY

JESSICA AVE

FRANKS AVE



Regarding (U1084) the Board of Zoning Adjustment's decision to approve a use permit to allow a child care facility for 12 children on property located at 1400 Jessica Ave. in Zoning District R-1. We, the undersigned, signed a petition to the City Commission requesting that this use permit be denied. We have, since, reconsidered and request that our names be taken off the petition.

NameAddressDate

Josephine Furtick

1411 Jessica Ave

3/12/84

Wane Samuel

1311 Jessica Ave.

3/13/84

BILL HORTON - 11/14/84

1325 JESSICA Ave

3-13-84

. NASSIRI

1424 Jessica Ave

3-13-84

M. Nassiri

1428 Jessica Ave.

3-19-84

Mary C. Demman

clerk P/S

7 AM - 6 PM - 1310 Francis

3-19-84

0210

12. PARENTS SHOULD NOTIFY ME IF THE CHILD HAS BEEN ILL IN THE HOME DURING THE EVENING, MORNING OR WEEKEND BEFORE RETURNING TO MERRY DAYS.
13. IF YOUR CHILD BECOMES ILL OR IS INJURED AND YOU CANNOT BE REACHED, THE PHYSICIAN ON THE IDENTIFICATION AND EMERGENCY FORM WILL BE CALLED. I RECOMMEND THAT YOU LEAVE A SIGNED CONSENT FORM WITH YOUR PHYSICIAN FOR HIM/HER TO PROCEED WITH EMERGENCY TREATMENT. ALL FIRST-AID WILL BE ADMINISTERED BY MERRY DAYS.
14. ALL CHILDREN MUST NAP OR HAVE A REST TIME IN THE EARLY AFTERNOON, DAILY.
15. CHILDRENS BELONGINGS SHOULD ALL BE LABELED WITH THE CHILD'S NAME. I AM NOT RESPONSIBLE FOR LOST ARTICLES IF THEY ARE NOT LABELED.
16. PARENTS WHO WANT THEIR CHILDREN TO EAT SPECIAL FOODS MUST PROVIDE THESE FOODS.
17. PARENTS ARE EXPECTED TO PROVIDE AN EXTRA CHANGE OF CLOTHING FOR THEIR CHILD.
18. PLEASE BRING ONLY DISPOSABLE DIAPERS FOR CHILDREN WEARING DIAPERS. RUBBER PANTS MUST BE WORN OVER TRAINING PANTS.
19. I WILL DISCIPLINE YOUR CHILD IN ANY MANNER DEEMED NECESSARY WHICH IS NOT ABUSIVE AND DOES NOT INCLUDE CORPORAL PUNISHMENT.
20. YOUR CHILD MUST BE BROUGHT TO THE DOOR AND I MUST BE TOLD THAT HE/SHE HAS ARRIVED. HE/SHE MUST BE PICKED UP AT THE DOOR AND I MUST BE TOLD THAT HE/SHE IS LEAVING.
21. ALL PERSONS PICKING UP CHILDREN MUST BE AUTHORIZED TO DO SO IN WRITING BY THE PARENT.
22. A MERRY DAYS - PARENT CONTRACT MAY BE TERMINATED AT MY DISCRETION WITH TWO WEEK'S NOTICE IF IT IS FELT THAT CONTINUED CARE OF A PARTICULAR CHILD MIGHT BE DETRIMENTAL TO THE CHILD OR THE CHILD CARE PROGRAM.
23. IF MERRY DAYS IS TO CONTINUE TO EXIST, IT IS NECESSARY THAT NEIGHBORS' DRIVEWAYS BE RESPECTED AND THAT PARKING BE DONE ONLY IN LEGAL SPOTS. PLEASE DO NOT DOUBLE PARK. HELP ME MAINTAIN GOOD RELATIONS WITH MY NEIGHBORS.

I AM INTERESTED IN YOUR CHILD AND HIS/HER NEEDS AND WOULD LIKE TO KNOW OF ANY SPECIAL HABITS OR PROBLEMS THAT EXIST SO THAT I CAN BE PREPARED TO DEAL WITH THEM WHEN THEY ARISE. THE MORE I KNOW ABOUT YOUR CHILD THE BETTER OFF WE'LL BOTH BE.

PLEASE FEEL FREE TO ASK ME ANY QUESTIONS YOU MAY HAVE. I WILL BE MORE THAN HAPPY TO WORK WITH YOU AND HELP YOU IN ANY WAY I CAN.

Parents

If Merry Days is to continue to exist, it is necessary that neighbors' driveways be respected and that parking be done only in legal spots. Please do not double park. Help me maintain good relations with my neighbors.

Thank you,

Charles Kinneth

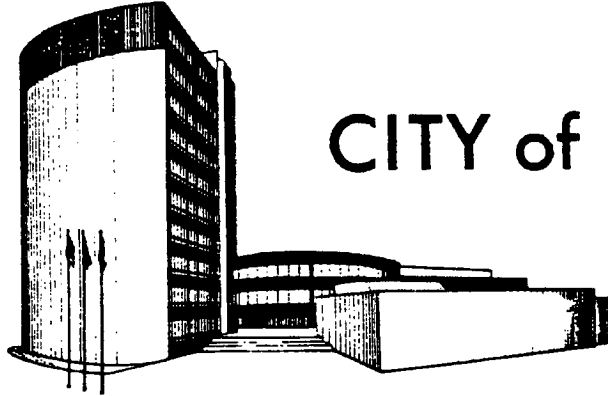
0212

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

NOTICE OF PUBLIC HEARING

MARCH 21, 1984

NOTICE IS HEREBY GIVEN THAT on Wednesday, March 21, 1984, at the hour of 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following:

U-10-84 APPEAL filed by MILDRED I. COOK to the action of the Board of Zoning Adjustment in APPROVING the application of ALICE PERRING on behalf of CHARLENE KAINRATH for a use permit to allow a child care facility for 12 children on property located at 1400 Jessica Avenue in Zoning District R-1 (Single-Family Residence).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT 9,
BLOCK 9, HUNTRIDGE SUBDIVISION TRACT NUMBER 3.

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


CAROL ANN HAWLEY
CITY CLERK



AGENDA*City of Las Vegas*

March 21, 1984 0213

BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

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PHONE 386-6011

ITEM

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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, Engineering 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.
6. Approval of the parking and driveway plans by the Traffic Engineer.

APPROVED AGENDA ITEM



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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 & DEVELOPMENT DEPARTMENT
HAROLD P. FOSTER, DIRECTOR (CONTINUED)

7. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
8. Provision of fire hydrants and water flow as required by the Department of Fire Services.

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. 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.

Final Maps:

1. Conformance with the tentative map.

All Vacations shall conform to the following general conditions:

1. Reservation of easements for the facilities of the various utility companies

APPROVED AGENDA ITEM



AGENDA*City of Las Vegas*

March 21, 1984

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BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

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PHONE 386-6011

ITEM

Commission Action

Department Action

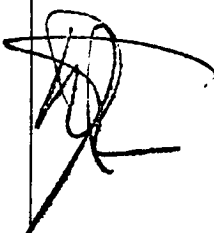
X. COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT
HAROLD P. FOSTER, DIRECTOR (CONTINUED)

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 AGENDA ITEM



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CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)A. TENTATIVE MAP - DUNCAN COURT CONDOMINIUM
CONVERSION

Property generally located on the northeast corner of Edward Avenue and Duncan Drive, R-E Zone (under Resolution of Intent to R-3).
Owner/Subdivider: Alpha Investments, Et Al
No. of Acres: 1.26 No. of Units: 24

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

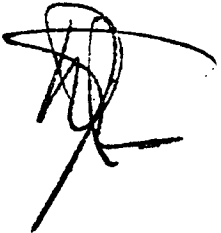
1. Conformance to the conditions of approval for Z-44-83.
2. If a wall is constructed on an exterior boundary street, the Conditions, Covenants and Restrictions shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior base of the wall and the ground area at the exterior base of the wall.

Staff Recommendation: APPROVAL

Lurie -
APPROVED
Items A, B, C,
subject to conditions
and Item D to be held
in ABEYANCE until
next meeting at the
request of the
applicant.
Unanimous

Clerk to notify &
Planning to proceed

APPROVED AGENDA ITEM



CITY COUNCIL MINUTES - MARCH 21, 1984

0217

To: The City Council
Re: Community Planning and Development Agenda Item
March 21, 1984 City Council Agenda

X.

A. TENTATIVE MAP - DUNCAN COURT CONDOMINIUM CONVERSION

The tentative map is located on the northeast corner of Edward and Duncan and is for a conversion of a newly constructed apartment project to condominiums. The existing development conforms to the requirements for a condominium development and the map is in accordance with the Subdivision Regulations.

PLANNING COMMISSION RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL

AGENDA

CITY COUNCIL MINUTES - MARCH 21, 1984

City of Las Vegas March 21, 1984

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CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

441 B. TENTATIVE MAP - REDROCK HEIGHTS

Property generally located on the southeast corner of Roland Wiley Road and Ducharme Avenue, N-U Zone (under Resolution of Intent to R-1 and R-CL).

Owner: John Donart

Subdivider: Diversified Development

No. of Acres: 10.3 No. of Lots: 69

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

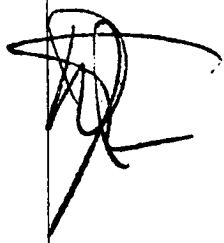
1. Conformance to the conditions of approval for Z-1-84.
2. A 16' minimum front yard setback be required for the R-CL zoned lots.
3. Driveways on R-CL zoned lots to meet City standards as required by the Department of Engineering Services.

Staff Recommendation: APPROVAL

Lurie -
APPROVED
Items A, B, C,
subject to conditions
and Item D to be held
in ABEYANCE until
next meeting at the
request of the
applicant.
Unanimous

Clerk to notify &
Planning to proceed

APPROVED AGENDA ITEM



CITY COUNCIL MINUTES - MARCH 21, 1984

0219

To: The City Council
Re: Community Planning and Development Agenda Item
March 21, 1984 City Council Agenda

X.

B. TENTATIVE MAP - REDROCK HEIGHTS

The tentative map for this proposed R-CL development is in conformance with the Subdivision Regulations. A 16' minimum front yard setback is being required on the R-CL lots.

PLANNING COMMISSION RECDMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL

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CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

441

C. TENTATIVE MAP - PARK NORTH VILLA CONDOMINIUMS
(CONVERSION)

Property generally located on the north side
of Searles Avenue between 22nd Street on the
west and 23rd Street on the east, R-3 Zone.

Owner/Subdivider: M & M Builders

No. of Acres: 2.57 No. of Units: 56

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

1. All driveway openings shall conform to
the requirements of the Department of
Engineering Services.

Staff Recommendation: APPROVAL

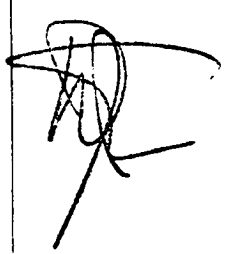
Lurie -
APPROVED

Items A, B, C,
subject to conditions
and Item D to be held
in ABEYANCE until
next meeting at the
request of the
applicant.
Unanimous

Clerk to notify &
Planning to proceed

Steve Hefner
appeared and repre-
sented applicant

APPROVED AGENDA ITEM



To: The City Council
Re: Community Planning and Development Agenda Item
March 21, 1984 City Council Agenda

X.

C. TENTATIVE MAP - PARK NORTH VILLA CONDOMINIUMS (CONVERSION)

This tentative map is for a condominium conversion on an existing 56 unit apartment project. The map conforms to the Subdivision Regulations and to the condominium requirements.

PLANNING COMMISSION RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL

AGENDA*City of Las Vegas*

March 21, 1984

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CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

1441 D. FINAL MAP - PARK NORTH VILLA CONDOMINIUMS
(CONVERSION)

Property generally located on the north side of Searles Avenue between 22nd Street on the west and 23rd Street on the east, R-3 Zone.

Owner/Subdivider: M & M Builders
No. of Acres: 2.57 No. of Units: 56

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

1. Approval of the tentative map.
2. Conformance to the conditions of approval for the tentative map.

Staff Recommendation: APPROVAL

Lurie -
APPROVED
Items A, B, C,
subject to conditions
and Item D to be held
in ABEYANCE until
next meeting at the
request of the
applicant.
Unanimous

Clerk to notify
4/4/84 agenda

Steve Hefner
appeared and repre-
sented applicant

APPROVED AGENDA ITEM



CITY COUNCIL MINUTES - MARCH 21, 1984

0223

To: The City Council
Re: Community Planning and Development Agenda Item
March 21, 1984 City Council Agenda

X.

D. FINAL MAP - PARK NORTH VILLA CONDOMINIUMS (CONVERSION)

This final map is for the same area on the tentative map under Item C.
If that map is approved, this map can also be approved.

PLANNING COMMISSION RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL

AGENDA*City of Las Vegas*

March 21, 1984

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CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

1442

E. REINSTATEMENT AND EXTENSION OF TIME - Z-73-82 -
LAS VEGAS METROPOLITAN POLICE DEPARTMENT

Reinstatement and Extension of Time on property generally located northwesterly and southwesterly of Hargrove Avenue and Garwood Avenue at 6208 Hargrove Avenue, R-1 and R-3 Zones (under Resolution of Intent to C-V).

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

1. Extension of Time shall expire March 21, 1985.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

Staff Recommendation: APPROVAL

Lurie -
APPROVED, subject to
conditions.
Unanimous

Clerk to notify &
Planning to proceed

Randy Walker, LVMPD
appeared and repre-
sented applicant.

APPROVED AGENDA ITEM

CITY COUNCIL MINUTES - MARCH 21, 1984

0225

To: The City Council
Re: Community Planning and Development Agenda Item
March 21, 1984 City Council Agenda

X.

E. REINSTATEMENT AND EXTENSION OF TIME - Z-73-82 - LAS VEGAS METROPOLITAN
POLICE DEPARTMENT

The request is for a reinstatement and extension of time for the Metropolitan Police Department on the approved C-V zoning for parking lot expansion at the West Substation. This is the first request for an extension of time and development is anticipated in the immediate future.

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

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

AGENDA*City of Las Vegas* March 21, 1984

0226

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CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
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ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)F. PLOT PLAN REVIEW - Z-15-83 - APACHE
CONSTRUCTION

Plot Plan Review on property generally located on the south side of Owens Avenue between Gateway Road and Lamb Boulevard, R-E Zone (under Resolution of Intent to R-PD9).

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

1. Notification be given to the initial purchasers of the units by the developer that the recreation facilities shown on the plans are not guaranteed and the cost of the units are being reduced for this reason.
2. The developer should obtain a signed statement from each purchaser that he is aware of this fact (Condition No. 1) and a copy be delivered to the Department of Community Planning and Development immediately after each unit is sold.
3. Occupancy of the Phase Two units shall not be permitted until all recreation facilities have been completed.

Staff Recommendation: APPROVAL

Lurie -
APPROVED, subject to
conditions as recom-
mended by Planning
Commission.
Unanimous

Clerk to notify &
Planning to proceed

Jack Schwartz
present

APPROVED AGENDA ITEM

To: The City Council
Re: Community Planning and Development Agenda Item
March 21, 1984 City Council Agenda

X.

F. PLOT PLAN REVIEW Z-15-83 - APACHE CONSTRUCTION

The request is for a plot plan review to allow covered parking which was not shown on the approved plot plan and to leave the central recreation area at the south end of the development to the last phase of construction. The applicants indicated they are proposing to discount the units \$4,000 to compensate for the lack of these facilities until they are constructed. Delaying the central recreation area to the last phase of development is contrary to City policy, however, there is justification in this case because this is a relatively narrow parcel of land extending a quarter mile south of Owens Avenue and the recreation area is on the very south end of the development. The first phase of development will be along Owens.

PLANNING COMMISSION RECOMMENDATION: APPROVAL - Subject to notifying each purchaser of these units that the recreation facilities will not be constructed until the second phase of development and the units in the second phase cannot be occupied until the recreation facilities are installed.

STAFF RECOMMENDATION: APPROVAL - Subject to giving notice to prospective purchasers.

AGENDA

City of Las Vegas March 21, 1984 0228

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

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ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

443 G. ZONE CHANGE - Z-6-84 - ANTHONY S. KASDAY,
ET AL

Reclassification of property located at
6901 W. Charleston Boulevard.

From: R-E (Residence Estates)

To: C-2 (General Commercial)

Proposed Use: Commercial Storage Facility

Planning Commission recommends DENIAL (5-1
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 C-1 on the
north 145' and the south 230'
remaining R-E.
3. A variance must be approved to allow
commercial storage facilities and a
watchman's quarters in a C-1 District.
4. Install street improvements on Holmby
Avenue and Charleston Boulevard as
required by the Department of Engineering
Services.
5. At the time of development of the central
portion of the property, provisions for
drainage from the westerly properties
must be made as required by the Department
of Engineering Services.

Staff Recommendation: APPROVAL - Subject to
amending the application
to C-1 on the north 145'
and the south 230'
remaining R-E.

PROTESTS: 0

APPROVED AGENDA ITEM

Lurie -
DENIED
Unanimous

Clerk to notify

Jerry Bruner
appeared and repre-
sented applicant

No one appeared
in opposition

CITY COUNCIL MINUTES - MARCH 21, 1984

0229

To: The City Council
Re: Community Planning and Development Agenda Item
March 21, 1984 City Council Agenda

X.

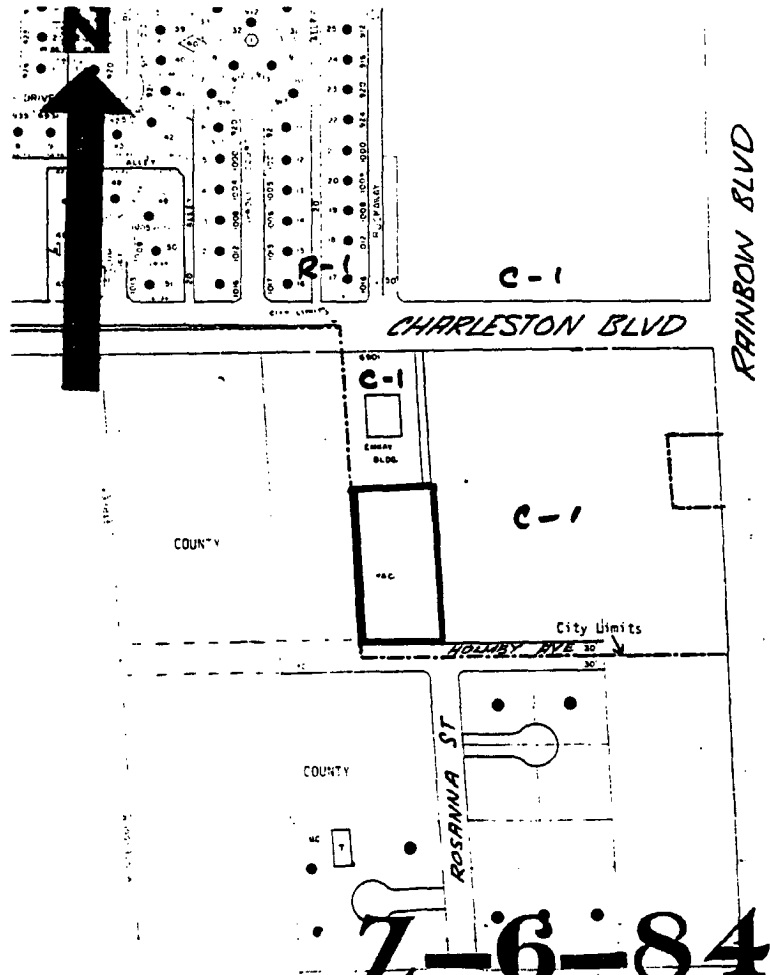
G. ZONE CHANGE - Z-6-84 - ANTHONY S. KASDAY, ET AL

The request is to rezone this property from R-E to C-2 for a commercial storage facility at 6901 W. Charleston Boulevard that is approximately 600' west of Rainbow Boulevard. To the north C-1 zoning exists that is developed with a printing business and there is C-1 to the east for a 10-acre shopping center site that is presently undeveloped. To the south and west is land located in the County that is zoned R-E. The area to the south is partially developed with single family homes. The applicant is proposing a 30' wide driveway to Charleston along the east side of the parcel to the north for this storage facility. At the time the C-1 zoning was approved to the north, C-1 zoning was requested on the entire parcel that included the land involved in this application. The previous application was amended to only the north portion that was being sold for the printing operation. At that time staff indicated it felt this parcel should be approved only for P-R but the south 230' should be retained R-E so that homes will be constructed across from residential to the south. The C-2 zoning requested in this application is out of character with this suburban area. Primarily, C-2 has been allowed only in the downtown area and along Rancho Drive. Staff indicated it had no objection to amending the application to C-1 on the north 145' with the south portion remaining R-E, however, C-1 will not allow the proposed commercial storage unit development.

PLANNING COMMISSION RECOMMENDATION: DENIAL - Not compatible zoning or use for this general area.

STAFF RECOMMENDATION: APPROVAL - Subject to amending the application to C-1 on the north 145' and the south 230' remaining R-E.

PROTESTS: 0



AGENDA

City of Las Vegas March 21, 1984 0230

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

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ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

1447 H. ZONE CHANGE - Z-8-84 - PATRICK GAFFEY

Reclassification of property generally
located on the north side of Vegas Drive,
220' east of Torrey Pines Drive.

From: N-U (Non-Urban)

To: R-CL (Single Family Compact Lot)

Proposed Use: Medium Density Detached
Single Family Residences

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. Conformance to the plot plans and
elevations amended to provide a minimum
driveway depth of 18' on all models
except #1056 and the curb cuts shall
be widened to 18' for two parking
spaces per site.
3. A minimum of 1/3 of the lots shall
contain 4,000 square feet in Block 2.
4. Delete one lot from the north row of
lots and one lot from the east row of
lots to increase the width of the lots
abutting the R-1 zoned properties.

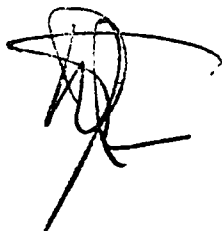
Staff Recommendation: APPROVAL

PROTESTS: 0

Levy -
APPROVED as recom-
mended
Unanimous
(Christensen excused)

Clerk to notify &
Planning to proceed
Bob Riggs appeared
and represented
applicant

APPROVED AGENDA ITEM



To: The City Council
 Re: Community Planning and Development Agenda Item
 March 21, 1984 City Council Agenda

X.

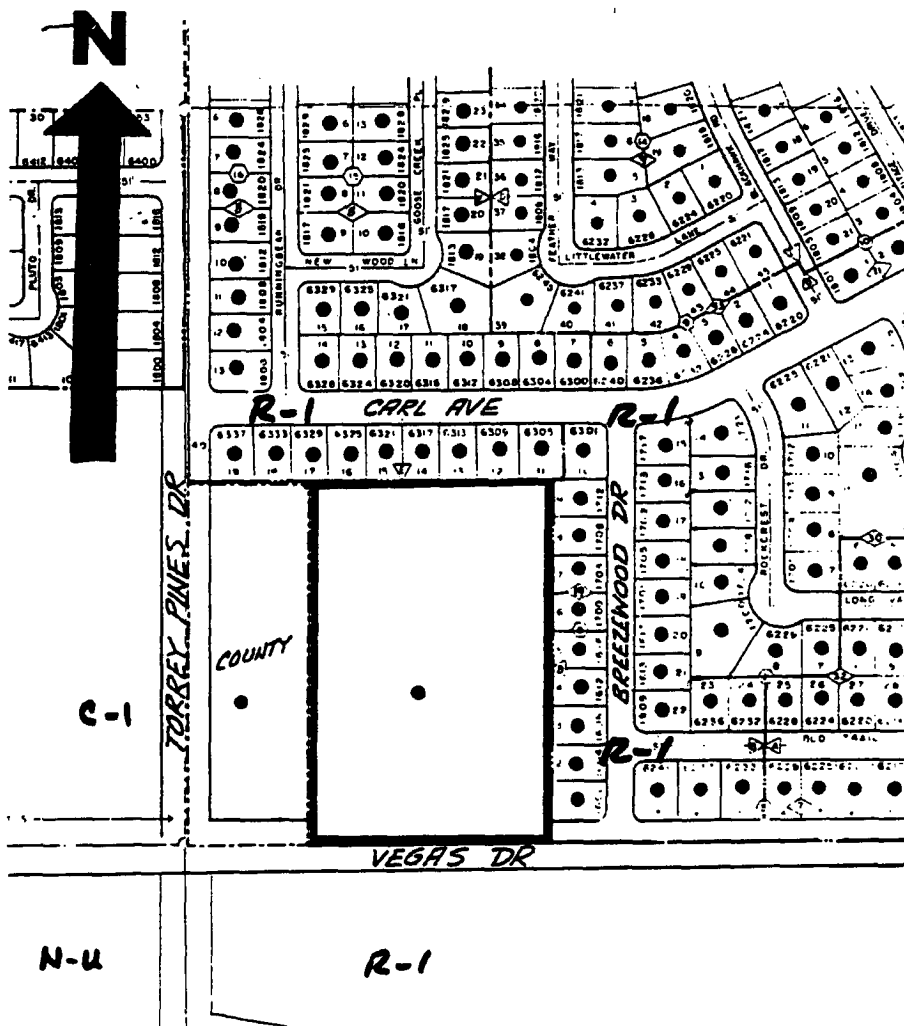
H. ZONE CHANGE - Z-8-84 - PATRICK GAFFEY

The request is to rezone this property from N-U to R-CL on this 6.7 acre site for a 52 lot single family development. There is developed R-1 to the east and north and the parcel to the west is vacant and in the County. To the south is vacant land in the City approved for R-1. The developer indicated homes would be one and two-story and range in size from 1,059 to 1,369 square feet. At the Planning Commission meeting staff indicated the lot widths should be increased adjacent to the R-1 to the north and east which would result in one lot being deleted on each side. The developer was in agreement to deleting the two lots.

PLANNING COMMISSION RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0



Z-8-84

AGENDA*City of Las Vegas*March 21, 1984 **0232**

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CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)447 I. ZONE CHANGE - Z-7-84 - ROLAND F. WAITE

Reclassification of property generally
located on the northwest corner of Rancho
Drive and Duncan Drive.

From: C-2 (General Commercial)

To: R-3 (Limited Multiple Residence)

Proposed Use: Medium high Density
Residential (Condominiums)

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. Provide a 6' block wall along the north
and east property lines.
3. Install street improvements on Duncan
Drive as required by the Department of
Engineering Services.

Staff Recommendation: APPROVAL

PROTESTS: 1

Lurie -
APPROVED, subject to
conditions
Unanimous

Clerk to notify &
Planning to proceed

No one appeared
in opposition

APPROVED AGENDA ITEM

To: The City Council
 Re: Community Planning and Development Agenda Item
 March 21, 1984 City Council Agenda

X.

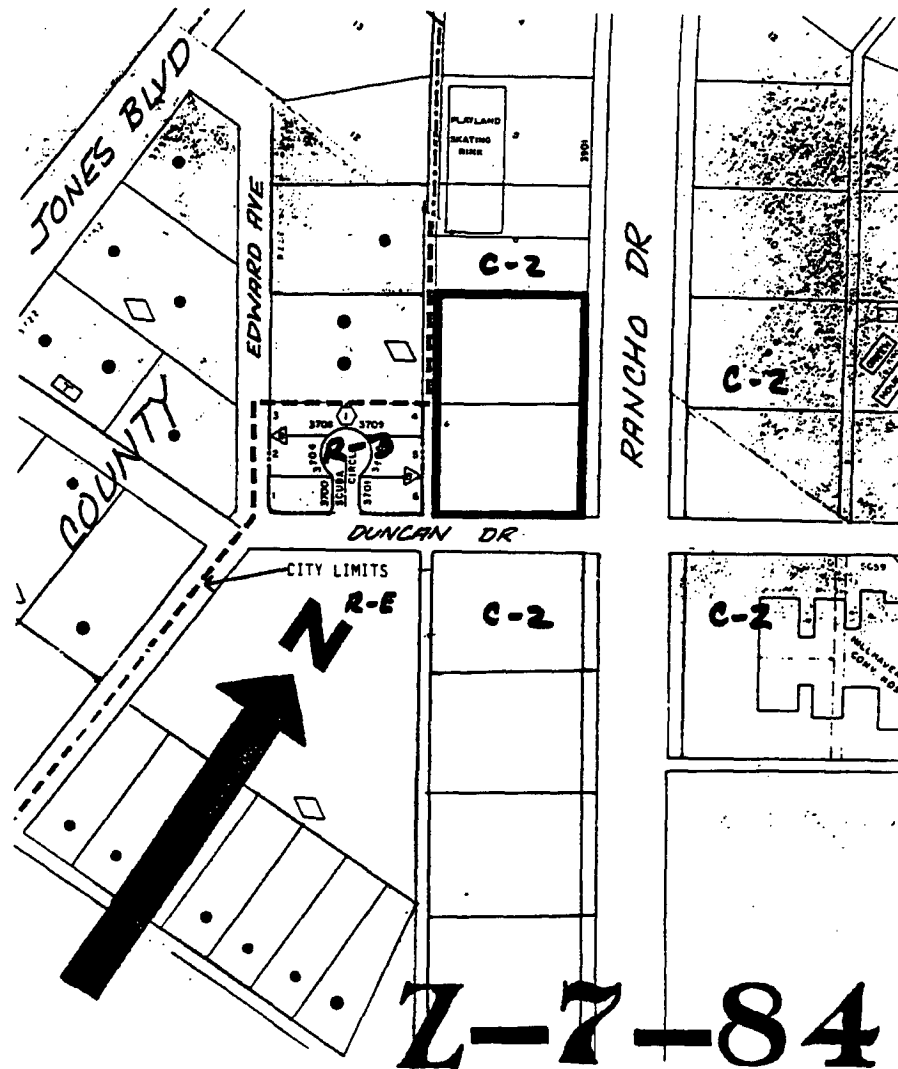
I. ZONE CHANGE - Z-7-84 - ROLAND F. WAITE

The request is to rezone this 2.5 acres from C-2 to R-3 for a 48-unit condominium project. The development would be similar to the apartment project that exists to the west. Item J on your agenda is a tentative map to convert that apartment project to condominiums. The Playland Skating Rink is to the north and to the east is the Hillhaven Convalescent Hospital. To the south is vacant C-2 and to the northwest is R-E development. The buildings will be two stories and will front on a cul-de-sac off Duncan Drive. The owner of the Playland Skating Rink protested at the Planning Commission meeting indicating that noise from his operation may generate protests from the owners of this condominium development after it is constructed. He preferred the property be developed on a commercial basis. It was pointed out there is another small parcel for sale between the skating rink and this proposed development which may provide a buffer between these two uses.

PLANNING COMMISSION RECOMMENDATION: APPROVAL - Subject to the 6' block wall along the north and east property lines.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 1 - Person spoke at the Planning Commission meeting



AGENDA*City of Las Vegas*

March 21, 1984 0234

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CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

448

J. TENTATIVE MAP - DUNCAN COURT II CONDOMINIUMS

Property generally located on the northwest corner of Rancho Drive and Duncan Drive, C-2 Zone (proposed R-3).

Owner: Roland F. Waite

Subdivider: Alpha Investments, Et Al

No. of Acres: 2.525 No. of Units: 48

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

1. Approval of zoning application Z-7-84.
2. Conformance to the conditions of approval for Z-7-84.
3. No vehicular access to Rancho Drive from the abutting lots.
4. If a wall is constructed on an exterior boundary street, the Conditions, Covenants and Restrictions 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. Conformance to the Flood Hazard Reduction Ordinance.
6. Driveways to meet City standards as required by the Department of Engineering Services.

Staff Recommendation: APPROVAL

Lurie -
APPROVED, subject to
conditions
UnanimousClerk to notify &
Planning to proceed

APPROVED AGENDA ITEM



CITY COUNCIL MINUTES - MARCH 21, 1984

0235

To: The City Council
Re: Community Planning and Development Agenda Item
March 21, 1984 City Council Agenda

X.

J. TENTATIVE MAP - DUNCAN COURT II CONDOMINIUMS

This is the tentative map for the condominium development proposed under Item I. If that application is approved, this map can also be approved because it is in accordance with the zoning plan and Subdivision Regulations.

PLANNING COMMISSION RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL

AGENDA

CITY COUNCIL MINUTES - MARCH 21, 1984

0236

City of Las Vegas

March 21, 1984

CITY COUNCIL

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

1449 K. ZONE CHANGE - Z-12-84 - CHARLES H. AND
LOUELLA C. BENNETT

Reclassification of property generally
located on the north side of Bonanza Road
between Hubbard Street and Page Street.

From: R-1 (Single Family Residence)

To: R-3 (Limited Multiple Residence)

Proposed Use: Medium High Density
Residential (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. Conformance to the plot plan and
elevations amended to eliminate the
easterly curb cut on Bonanza Road.
3. Install sidewalks on Bonanza Road and
install street improvements on Page
Street, Ross Avenue and Hubbard Street
(if not vacated) as required by the
Department of Engineering Services.

Staff Recommendation: APPROVAL

PROTESTS: 1

Nolen -
APPROVED as recom-
mended by Planning
Commission and Staff.
subject to conditions.
Unanimous

Clerk to notify &
Planning to proceed
Applicant present
No one appeared
in opposition

APPROVED AGENDA ITEM

To: The City Council
 Re: Community Planning and Development Agenda Item
 March 21, 1984 City Council Agenda

X.

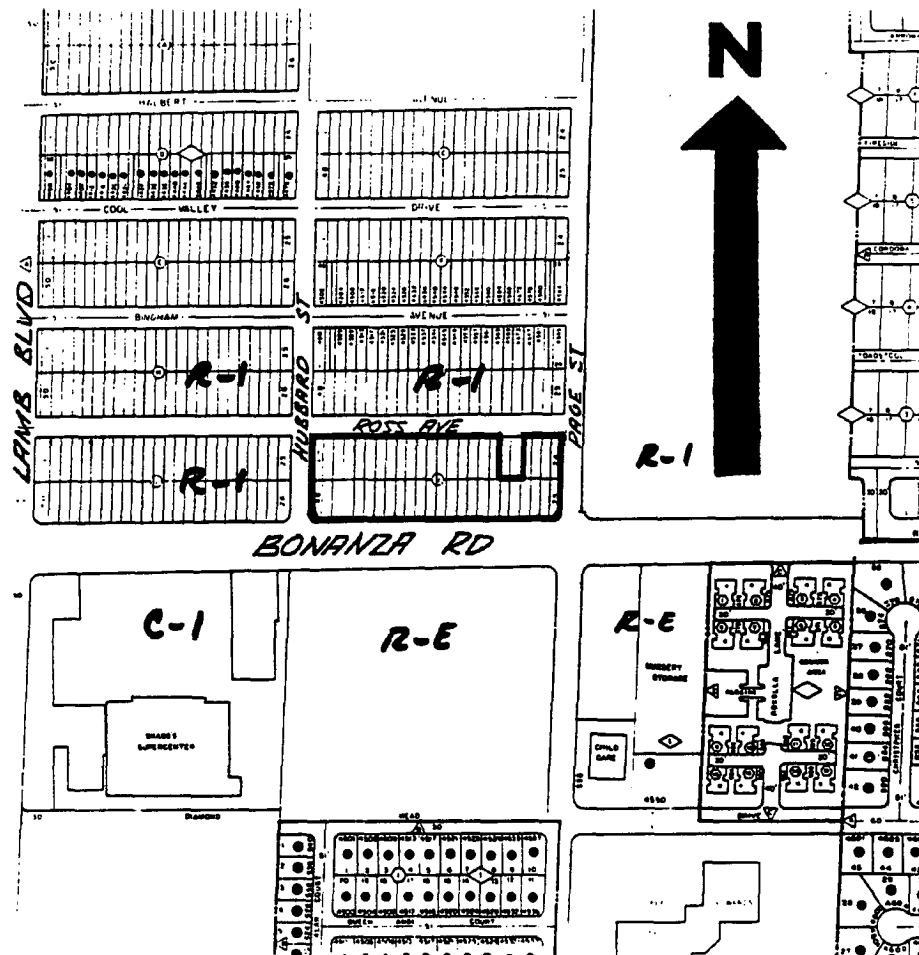
K. ZONE CHANGE - Z-12-B4 - CHARLES H. AND LOUELLA C. BENNETT

The request is to rezone the second block east of Lamb Boulevard on the north side of Bonanza Road from R-1 to R-3 for a 60-unit apartment project. This block is part of the Boulder Heights Addition Subdivision recorded in 1929. The area to the north is being developed on a single family basis and the block to the west is presently R-1 but will probably change to R-3 or C-1 in the future. To the south is C-1 where the Alpha Beta store is located and to the east is vacant R-1. The buildings will be two stories and there will be adequate landscaping provided. The applicant is proposing 104 parking spaces where 76 are required. The site plan can be revised if Hubbard Street is not vacated to the west as requested under Item C on the public hearing portion of the agenda.

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

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 1 - Letter



Z-12-84

AGENDA

CITY COUNCIL MINUTES - MARCH 21, 1984

City of Las Vegas

0238

March 21, 1984

CITY COUNCIL

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

L. ZONE CHANGE - Z-11-84 - CHISM HOMES

Reclassification of property generally located on the south side of Lake Mead Boulevard between Jones Boulevard and Torrey Pines Drive.

From: C-1 (Limited Commercial)

To: R-3 (Limited Multiple Residence)

Proposed Use: Medium High Density
Residential (Apartments)

Planning Commission unanimously (Bugbee excused for this item) recommends APPROVAL, subject to the following conditions:

1. Resolution of Intent shall be restricted to a twelve (12) month time limit.
2. Dedicate 20' of right-of-way for Lake Mead Boulevard as required by the Department of Engineering Services.
3. Provide an access road from Jones Boulevard to this site along Lake Mead Boulevard as required by the Department of Engineering Services.
4. Install street improvements on Lake Mead Boulevard as required by the Department of Engineering Services.
5. Approval of the site plans and elevations by the Department of Community Planning and Development.

Staff Recommendation: APPROVAL

PROTESTS: 2

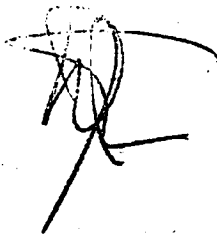
Lurie -
APPROVED, subject
to conditions
Unanimous

Clerk to notify &
Planning to proceed

Applicant present

No one appeared
in opposition

APPROVED AGENDA ITEM



To: The City Council
 Re: Community Planning and Development Agenda Item
 March 21, 1984 City Council Agenda

X.

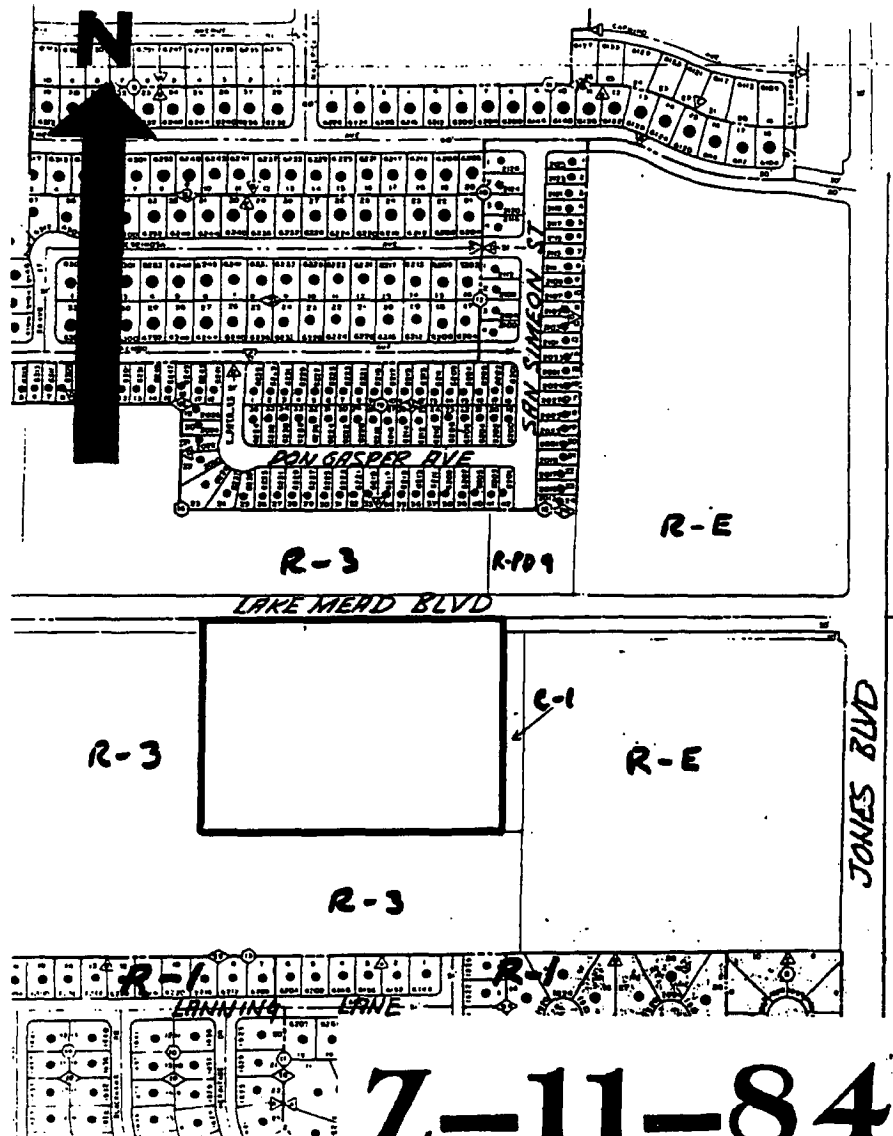
L. ZONE CHANGE Z-11-84 - CHISM HOMES

The request is to rezone this parcel from C-1 to R-3 for an apartment project. Presently there is R-3 to the south and west that would be developed in conjunction with this site. This property is located approximately 700' west of Jones Boulevard on the south side of Lake Mead Boulevard. A tentative map has been approved on the R-3 to the south and west. To the east is where an R-PD11 was denied in 1983. To the north is approved R-3 zoning that is undeveloped. To the south there is developed R-1 in the Tanglewood Subdivision that is south of the R-3. There will be approximately 17 units per acre on this 8.8 acre site. Approximately 34 lots will be developed including some portions of the existing R-3 zoning land to the south and west. The request is in accordance with the recommendations of the General Plan and density for this neighborhood.

PLANNING COMMISSION RECOMMENDATION: APPROVAL - Compatible zoning for this area.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 2 - 1 Person spoke at Planning Commission meeting
 1 Letter



Z-11-84

AGENDA*City of Las Vegas*

March 21, 1984 0240

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CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)1451 M. ZONE CHANGE - Z-9-84 - FIRST PRESBYTERIAN
CHURCHReclassification of property located at
1515 W. Charleston Boulevard.

From: R-E (Residence Estates)

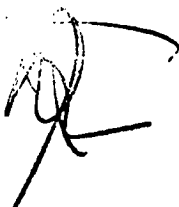
To: C-1 (Limited Commercial)

Proposed Use: To Conduct Various
Commercial and Non-Profit
Organization ActivitiesPlanning Commission unanimously recommends
DENIAL. If approved, following are the
recommended conditions:

1. Resolution of Intent shall be restricted
to a twelve (12) month time limit.
2. Conformance to the plot plan and
elevations amended to:
 - a. Construct a 4' block wall with the
top 2' fifty percent (50%) open on
the west and south property lines.
 - b. Eliminate the curb cut at 1608
Ellis Avenue.
 - c. No access to Ellis Avenue
(vehicular or pedestrian).
3. No future residential occupancy of
1608 Ellis Avenue shall be permitted.
4. All activities must be conducted within
enclosed buildings.

Staff Recommendation: APPROVAL - With no
access to Ellis and
a 4' high fence
along Ellis

PROTESTS: 10

APPROVED AGENDA ITEMLevy -
ABEYANCE
Unanimous(Note: Applicant
to apply for Use
Permit.)Clerk to notify &
Director of Comm.
Planning & Develop.
to put item back
on agenda at proper
time.Jim Stuhmer
appeared and repre-
sented applicantNo one appeared
in opposition

To: The City Council
 Re: Community Planning and Development Agenda Item
 March 21, 1984 City Council Agenda

X.

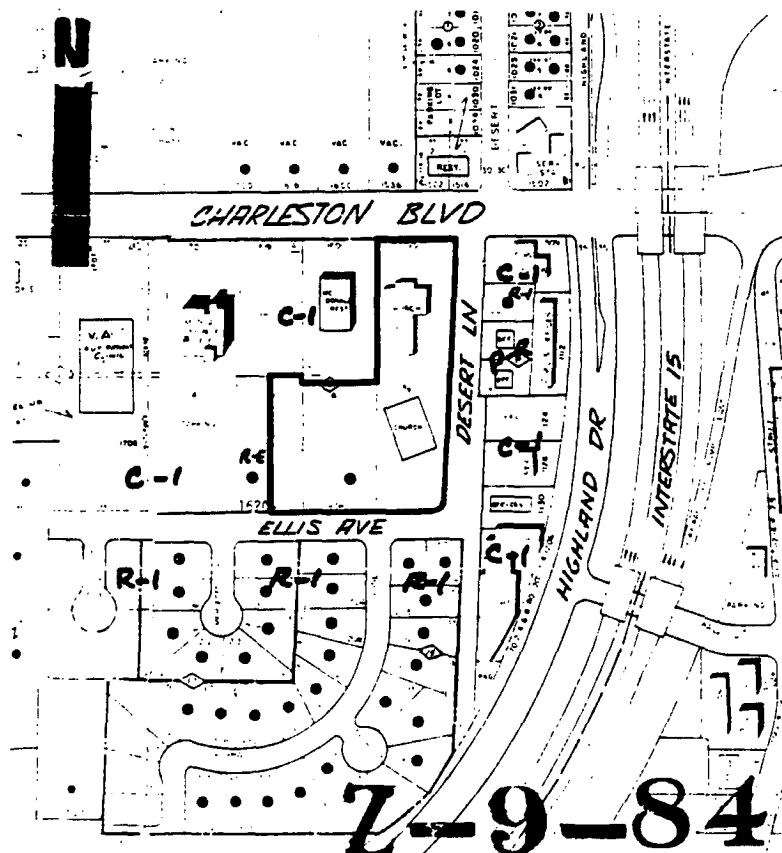
M. ZONE CHANGE - Z-9-84 - FIRST PRESBYTERIAN CHURCH

The request is to rezone the First Presbyterian Church property from R-E to C-1 to allow expanded uses on this property for non-profit organizations at 1515 W. Charleston Boulevard. The property extends south to Ellis Avenue along the west side of Desert Lane. There is a C-1 and P-R pattern on the east side of Desert Lane and developed R-1 on the south side of Ellis. To the west is commercial development that extends south to Ellis but with a 6' block wall and no access to Ellis. The request is in accordance with the C-1 pattern along Charleston, however, the applicant does not want to construct a fence along Ellis in accordance with the policy to the west. Staff recommended a 4' block wall with the top two feet 50% open along Ellis to provide for a more residential character to this property because two homes have been acquired by the church on the north side of Ellis. The advertised public hearing indicated there would be commercial activities proposed on this site but the applicant indicated it would be limited to non-profit organizations. The church wishes to assist various organizations such as providing space for the Southern Nevada Handicapped Association on an interim basis until its new facility is constructed as well as possibly space for other organizations and for fund raising activities. There was concern by the protestants that the Church would allow drug and alcohol counseling centers for non-profit organizations if this application is approved.

PLANNING COMMISSION RECOMMENDATION: DENIAL - The C-1 would not be compatible with the R-1 to the south without the fence which the applicant was not in agreement to provide.

STAFF RECOMMENDATION: APPROVAL - Compatible zoning provided there was no access to Ellis and a 4' high fence was installed.

PROTESTS: 10- 7 Persons spoke at Planning Commission meeting
 3 Letters



AGENDA*City of Las Vegas*

0242

March 21, 1984

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CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)N. ABEYANCE ITEM - ZONE CHANGE - Z-93-83 -
JAMES C. SMITH, ET ALReclassification of property generally
located 660' northwest of Tenaya Way and
Cheyenne Avenue.

From: N-U (Non-Urban)

To: R-CL (Single Family Compact Lot)

Proposed Use: Medium Low Density Single
Family ResidentialPlanning 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. Recording of a final map.
3. Provision of a 6' block wall along the
rear property lines abutting Tenaya Way
and Pioneer Way.

Staff Recommendation: At the Planning
Commission meeting,
staff recommended
abeyance for the General
Plan Update to be
completed. The draft
of the updated Plan
is complete and staff
is recommending a row
of R-E lots and two
rows of R-D lots and
the remainder R-CL.

PROTESTS: 42

Levy -
APPROVED with Plot
Plan amended reflect-
ing one row of full
sized R-E lots; one
row of R-1 sized
lots "as shown on
the revised plan"
and the remainder
R-CL with 50 ft.
minimum sized lots.
Applicant to develop
the R-1 and R-E at
the same time, sub-
ject to conditions.
Motion carried
unanimously.

NOTE: A verbatim
transcript made part
of Final Minutes.

Clerk to notify &
Planning to proceed

Scott Wallace
appeared and repre-
sented applicant

AGENDA ITEM

To: The City Council
 Re: Community Planning and Development Agenda Item
 March 21, 1984 City Council Agenda

X.

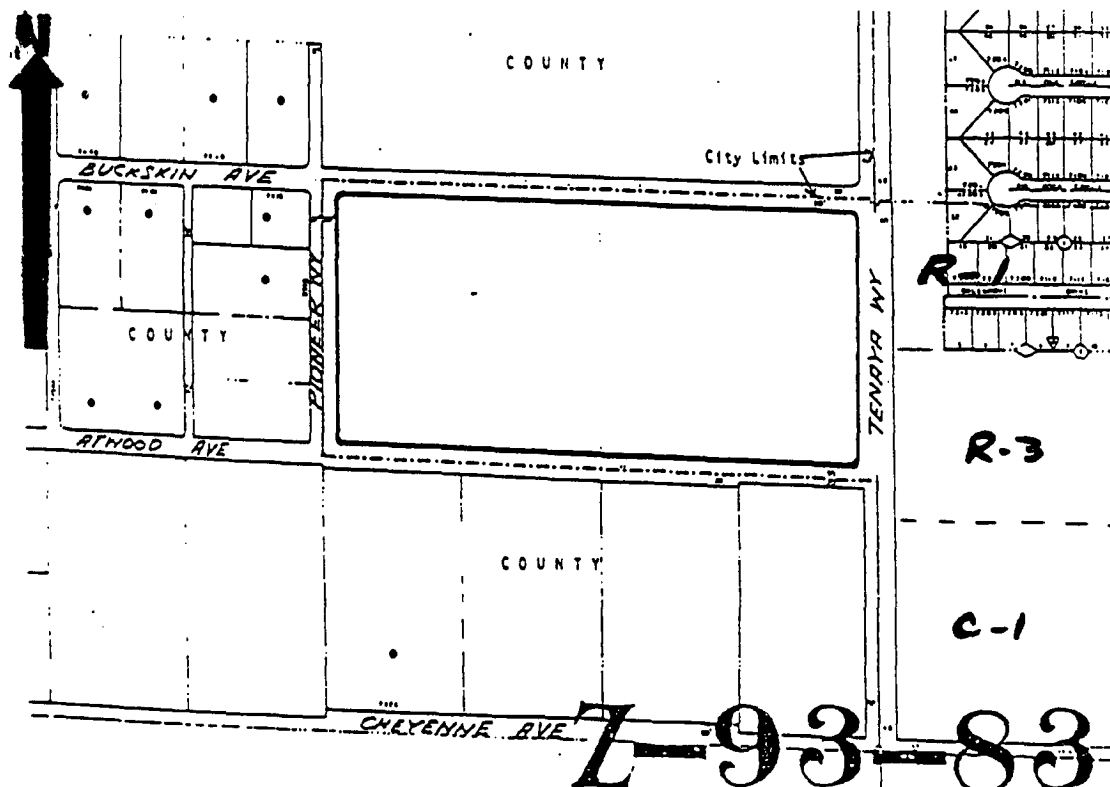
N. ABEYANCE ITEM - ZONE CHANGE - Z-93-83 - JAMES C. SMITH, ET AL

This item was held in abeyance from your last meeting for staff to develop a recommendation based on the combination of R-E, R-D and R-CL recommended in the draft General Plan Update. The Consultant, in preparing the General Plan Update for this area, indicated this parcel is a transition parcel between the medium high density approved east of Tenaya Way and the partially developed R-E area to the west. At your last meeting the applicant proposed a row of R-D lots, 14,000 square feet in size, with a row of 6,400 square foot lots backing up to the R-D, and the remainder R-CL. It is staff's recommendation that a row of R-E lots, 20,000 square feet in size, be provided along the west and two rows of R-E lots, 11,000 square feet in size, abut the R-E with the remainder for R-CL. This would provide a reasonable transition from the R-CL to the developed R-E area to the west. To the east of Tenaya there is approved C-1, R-3 and R-1 zoning that extends east to the Oran K. Gragson Highway. To the south is R-E in the County with one lot developed to the southwest and to the north is a large parcel of land the City has under application to acquire for flood detention purposes. At the Planning Commission meeting the applicant was not receptive to holding the item in abeyance until the General Plan was updated and asked that a recommendation be made on their R-CL request which resulted in the Planning Commission recommending denial by a 4-3 vote. There was a protest factor from the residents in the developing R-E area to the west who opposed this type of urban development in their rural area.

PLANNING COMMISSION RECOMMENDATION: DENIAL - Because the request may not be compatible with the recommendations in the General Plan Update.

STAFF RECOMMENDATION: At the Planning Commission meeting, staff recommended abeyance for the General Plan Update to be completed. The draft of the updated Plan is complete and staff is recommending a row of R-E lots, two rows of R-D lots and the remainder R-CL.

PROTESTS: 42 - Petitions with a total of 20 signatures
 13 Persons spoke at the Planning Commission meeting
 7 Persons in the audience at the Planning Commission meeting
 2 Letters



TRANSCRIPT - CITY COUNCIL MEETING MINUTES - MARCH 21, 1984
X-N - ZONE CHANGE Z-93-83 - JAMES C. SMITH, ET AL

PAGE 1

- MAYOR BRIARE: On Page 52, Item N, is an abeyance item. I believe, Mr. Foster, this is the one that we concluded our public hearing on at the last meeting, and we were holding it until today for specifically what purpose? Well, first of all to see what we were going to do -- yes or no.
- HAROLD FOSTER: For staff to come up with a specific recommendation in terms of what General Plan update was recommended from the consultant.
- MAYOR BRIARE: How are we doing on that?
- HAROLD FOSTER: We have two overlays. This is the layout that was submitted with the original application. The applicants came back and submitted this second plan. The yellow indicates R-CL, the light green essentially R-1 size 64 by 100, and then the green along the west, about R-D sized lots, 14,000 sq. ft., 100 by 140 ft. deep. You'll remember staff indicated its recommendation was that there should be a combination of R-E, R-D and R-CL on the site and you asked for how much of each. The community profile recommended that there be a transition from Tenaya, from essentially the R-CL west to the R-E area that's west of Pioneer. There is some scattered R-E development to the west and on this parcel to the southwest. Staff has come up with a row of R-E lots, 20,000 sq. ft. in size, and then east of that R-D size lots, which is essentially 11,000 sq. ft. in size, and then east of that R-CL. I think in this area where the R-D is proposed, there is some leeway there if you feel that possibly the R-1 sized lots would be appropriate. Possibly, this would be also a suitable transition between the R-CL and the R-E to the west.
- MAYOR BRIARE: Who wishes to speak? Actually, you understand that the public hearing is closed. Do any of the Councilmen have any comments or questions of Mr. Foster?
- COUNCILMAN LEVY: Yes, why so much?
- MAYOR BRIARE: Councilman Levy?
- COUNCILMAN LEVY: Why so much buffer? In other words, I think what you're doing is you're making the property almost --
- HAROLD FOSTER: That's why I indicated that possibly this could be considered the R-D, the lighter green, on the basis of R-1. And again, if you feel that the R-E strip does it and the R-CL could go over --
- COUNCILMAN LEVY: I'm just saying, you know --
- HAROLD FOSTER: You know, it's another determination. It's an arbitrary situation here of how much buffer there should be for the R-E area to the west.

TRANSCRIPT - CITY COUNCIL MEETING MINUTES - MARCH 21, 1984
X-N - ZONE CHANGE Z-93-83 - JAMES C. SMITH, ET AL

PAGE 2

COUNCILMAN LEVY: That's what I mean.

COUNCILMAN LURIE: The applicant hasn't seen your plan, has he?

COUNCILMAN LEVY: Yes.

COUNCILMAN LURIE: It's the first time they've seen it?

HAROLD FOSTER: Yes, I discussed it with Barry Becker.

G. C. WALLACE: I have not discussed it, but we're prepared to address it.

COUNCILMAN LURIE: Let me see the second one again, please.

HAROLD FOSTER: There's 94 lots on the one proposed by staff with the R-D and 111 proposed by the applicant on the revised plan here, and the original one was --

COUNCILMAN LURIE: Is the green R-E lots or are they R-D?

HAROLD FOSTER: These -- 14,000. Eleven thousand is the minimum lot size for R-D. Twenty thousand is for an R-E sized lot.

COUNCILMAN LURIE: One of your letters states that, you know, he didn't mind if it was R-E, but anything less than that he would object to it.

G. C. WALLACE: You're right. Mr. Wilgar who lives right across the street from the 140 by 100 ft. lots -- you'll notice in his letter that he said as long as the one-half acre lots across from me and the streets, etc., etc. So we don't object to modifying our plan which is underneath that to have instead of the 14,000 sq. ft. to make those R-E lots. Then we would like to conform the balance of our plan, which is backing up to those R-1, just one row of R-1's and then the balance R-CL. That would reduce our total number of lots -- we're right now to 111 -- and it would reduce our lots by I would assume four or five.

COUNCILMAN LEVY: I don't see a problem with that either. In other words, the compromise is having R-E and then R-1 and then going to R-CL?

SCOTT WALLACE: Yes.

COUNCILMAN LURIE: Do you agree with that?

SCOTT WALLACE: And that is the plan that basically all of the people -- the seven letters there, adjacent property owners -- that is the plan that they saw.

MAYOR BRIARE: Was this touched upon at our public hearing?

SCOTT WALLACE: Yes. The plan underneath that was -- yes.

MAYOR BRIARE: Right. There were a number of alternatives.

COUNCILMAN LEVY: We had all these alternatives. I tried to get one of them on. I got turned down.

COUNCILMAN LURIE: I went out there and looked at it. Are you going to do the improvements, the half-street improvements, all the way around the project?

COUNCILMAN LEVY: They have to.

COUNCILMAN NOLEN: I think at the public hearing they agreed to develop all of it at the same time. It wouldn't be a deal where they're going to --

COUNCILMAN LEVY: It's a different question.

COUNCILMAN NOLEN: I realize that, but I was going to say for the record that at the public hearing they agreed to not just grade it off and leave it flat on the R-E. They agreed to develop it too and I think that's important that we're not trying to -- we're not sticking a vacant graded land on the property owners around there. They're going to have something developed there.

COUNCILMAN LURIE: They're going to build everything together.

COUNCILMAN NOLEN: It might be done in phases, as I recall the way you said it.

G. C. WALLACE: We said we'd do it in phases, but one of the things that Mr. Wilgar said that he wanted that street, Pioneer, built in the first stage, and we agreed to that, but it means that those houses would not be built until the latter stages.

COUNCILMAN NOLEN: I don't have a problem with that. I just don't want five or ten years from now it's still sitting there blank or at least three or four times we're having people come back before us to rezone that now since it's not practical anymore. When we make a commitment to those property owners, I think we should stick up to it when we tell them it's going to be R-E. If it gets developed, then it's R-E.

HAROLD FOSTER: Can you build it when you build the R-1?

G. C. WALLACE: Oh, yes.

COUNCILMAN LEVY: Would you make that part of the record what you just said?

G. C. WALLACE: Pardon?

COUNCILMAN LEVY: Make that part of the record what he just asked you and what he just said.

G. C. WALLACE: He said would we develop the R-E's at the time that we develop the R-1's and the answer is yes.

COUNCILMAN LEVY: That's all. I just wanted it part of the record.

COUNCILMAN NOLEN: So what we're saying is Plan Two except the lots on the far -- right there -- will be R-E -- full sized R-E.

G. C. WALLACE: Full size R-E.

COUNCILMAN LURIE: R-1 backing up there.

G. C. WALLACE: These would be one row of R-1, the balance of it would be R-CL, and actually fifty -- we don't mind a condition that they would be 50 ft. wide lots in lieu of the minimum R-CL.

COUNCILMAN LURIE: Put that in the record too, Carol.

COUNCILMAN LEVY: I'll move to -- is there anything else you want to give away (laughter).

MAYOR BRIARE: Well, the public hearing had already been closed two weeks ago, so now, we have the alternatives before us. What's the pleasure of the Board?

COUNCILMAN LEVY: I'LL MOVE TO FOLLOW EVERYBODY'S RECOMMENDATIONS.

MAYOR BRIARE: Okay. Mr. Foster, you understand the motion?

HAROLD FOSTER: Yes. Essentially, you're going with this plan. These be R-1 sized lots where it's light green and the darker green be R-E sized lots.

COUNCILMAN LEVY: All R-CL's will be 50 ft. minimums and they will develop the R-1 and the R-E's at the same time.

HAROLD FOSTER: So then the application would be amended accordingly from the N-U to -- well, you'd be approving the R-CL -- this strip will describe that to go R-1, and then this will be R-E.

MAYOR BRIARE: Any other questions or comments on the motion? (No response.) Cast your vote. Post. The motion's APPROVED. (Unanimous vote of approval by full Council.)

/ch

END OF EXCERPT

G. C. WALLACE, *Consulting Engineers, Inc.*

499.600

1100 EAST SARARA AVENUE
LAS VEGAS, NEVADA 89104
TELEPHONE 702-732-3330

March 21, 1984

Mayor Bill Briare
City of Las Vegas
City Hall
400 E. Stewart Avenue
Las Vegas, Nevada 89101

G. C. WALLACE, P.E.
MICHAEL RADOJEVICH
KAY L. ADAMS, L.S.
GARY J. SPINKELINK
THOMAS COYLE, A.I.A.
THOMAS E. TRABERT, S.E.

Subject: Zone Change Z-93-83,
James C. Smith, et al

Dear Mayor Briare:

A public hearing for the subject application was held by your Council on March 7, 1984. The matter is back before you at your meeting on March 21, 1984. It is Item "N" under the Community Planning and Development Department's agenda. Subsequent to the March 7, 1984 meeting, we have obtained letters from adjacent property owners expressing their satisfaction with the proposed development. These seven (7) letters are contained in Appendix A of this booklet. The location of each property of those who have written a letter is shown on Exhibit "A". The numbers appearing in squares on Exhibit "A" correspond to the number shown on each of the letters.

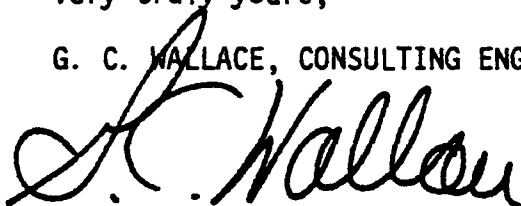
The modified plan which is referred to in the attached letters of approval is enclosed herewith as Exhibit "B". This is the same plan which your Council considered during the March 7, 1984 meeting.

Exhibit "C" contained herein, is a copy of the proposed revised General Plan. We obtained this from your Community Planning and Development Department. Marked on Exhibit "C" is the subject parcel. Based upon this proposed zoning, the property could be developed with a maximum density of approximately 130 residential units. The plan which we are proposing, Exhibit "B", contains only 111 single-family residents.

We would appreciate your favorable consideration of the subject application.

Very truly yours,

G. C. WALLACE, CONSULTING ENGINEERS, INC.



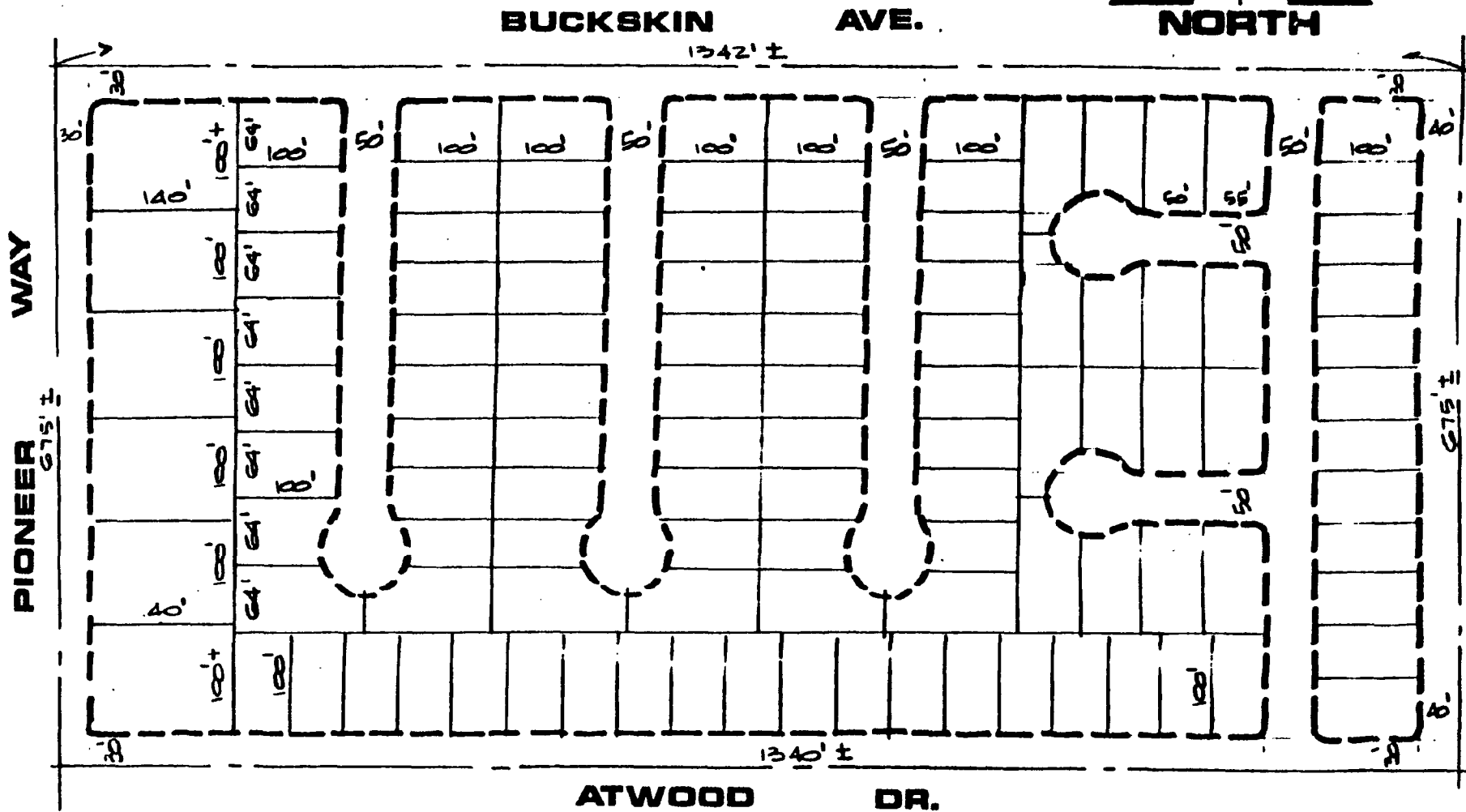
G. C. Wallace
President

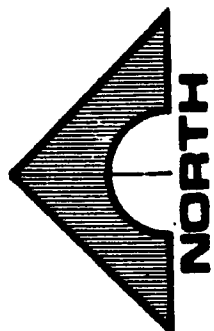
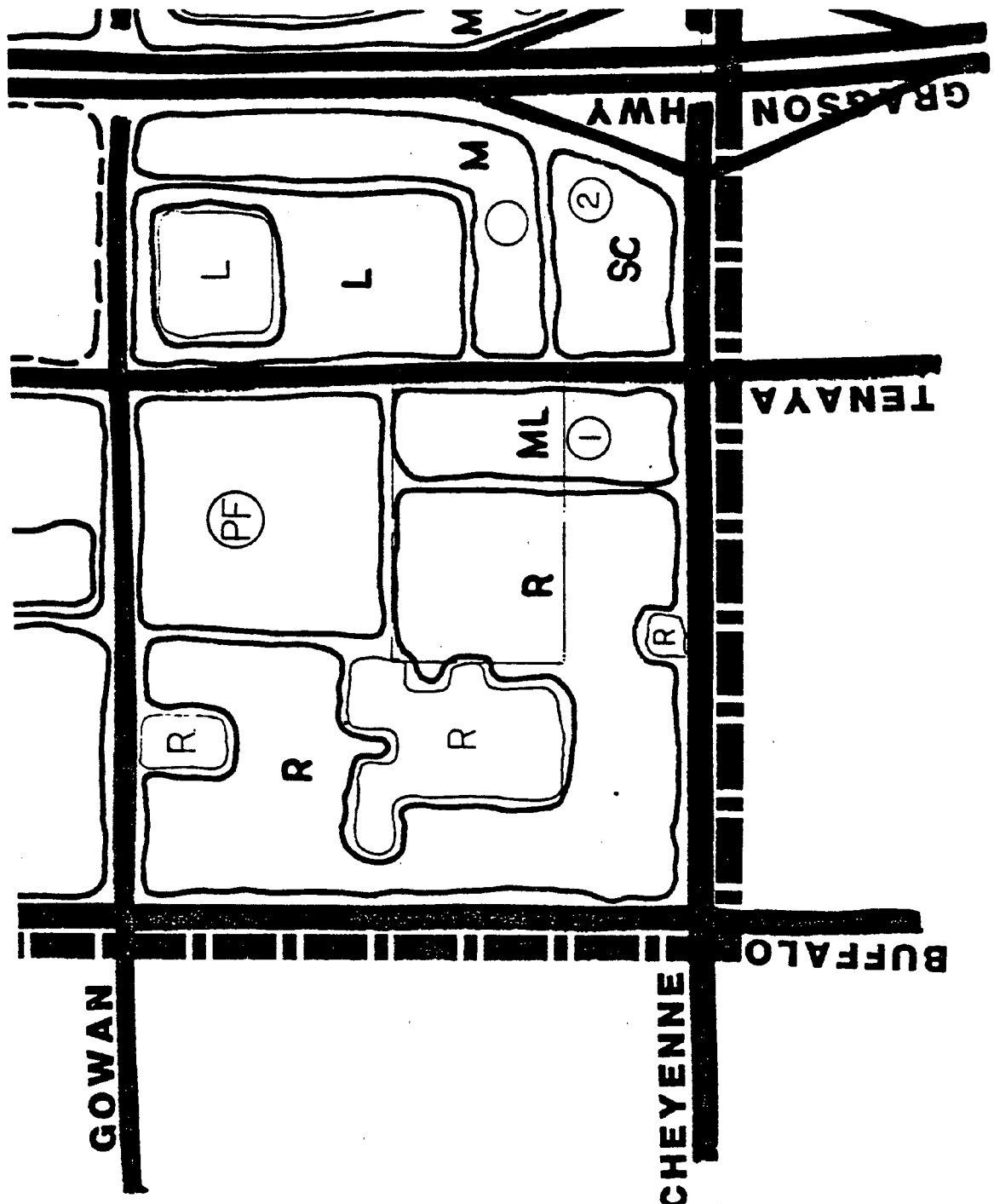
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CITY COUNCIL MINUTES
MARCH 21, 2024
GENERAL





Wilgar Bros. STORE FRONTS • MIRRORS
SHOWER DOORS

702-735-3033 2975 S. Highland
LAS VEGAS, NEVADA • 89109

Glass Co., Inc.

To the City Commission:

March 20, 1984

I have looked at the plans that Metropolitan has drawn up for the housing project across from my house at: 3355 North Pioneer Way. As long as the $\frac{1}{2}$ acre lots across from me and the streets are fully developed before the rest of the project, so that I don't have such a dust problem, then I won't have any objection.

Thank you,

Glade Wilgar
Glade Wilgar

W:em1

3-19-84

2

Mr. and Mrs. Monte Brown of 7485 Buckskin originally signed a petition opposing Metropolitan's plan on Buckskin and Tenaya on Pioneers. Since then we have met with Metropolitan's Representatives and seen their new Buffer Zone plan, and are in favor of the project.

Ordinance # 93-83..

Mr. and Mrs. Monte Brown
7485 Buckskin
Las Vegas Nev. 89128

March 20, 1984

To Whom It May Concern;

I Michelle Brown formerly know as Michelle Holly, is the sole owner of the property located at 7460 W. Atwood Ave., Las Vegas, Nevada. I feel that the proposed zone change #95-85 would be acceptable to me, with Metropolitan's proposed changes. I am now in favor of you passing this zone change. Thank you for taking the time to consider my feelings on this matter.

Sincerely,

Michelle Brown

Michelle Brown

0255

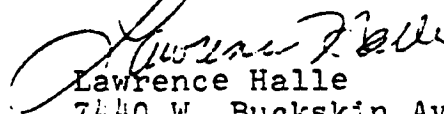
4

March 20, 1984

To Whom It May Concern;

I Lawrence Halle who owns the property at 7440 W. Buckskin Ave. originally signed a petition opposing Z93-83. Now that the new proposal by Metropolitan is to put a buffer zone going East off of Pioneer, I have changed my mind and I am in favor of you passing this zoning change.

Sincerely Yours,



Lawrence Halle
7440 W. Buckskin Ave.
Las Vegas, Nevada 89129

3-20-84

To Whom it may concern;

I, Rex Schuchman have
no objection to Metropolitan
building next to my property
on Chyenne Rd.

Rex Schuchman

735-4460 work.

6

March 12 - 1984

Mrs Leona Braun Makeling
of 4309 Jasper Ave Las Vegas, Nev.
I send a Petition, Appraising 2 93-83
Metropolitan Park on Buckskin
in Cairns. Now I am far from
because it has a good buffer zone
I can so please pass it.

Sincerely,
Leona Braun Makeling

AGENDA*City of Las Vegas* March 21, 1984

0258

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CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

- O. SET DATE FOR PUBLIC HEARING ON ANY ITEM
-
- REQUIRING A PUBLIC HEARING THAT WAS ACTED
-
- UPON BY THE CITY PLANNING COMMISSION AT
-
- ITS MARCH 8, 1984 MEETING.

NONE

NONE

- P. SET DATE ON ANY APPEALS FILED OR REQUIRED
-
- PUBLIC HEARINGS FROM THE BOARD OF ZONING
-
- ADJUSTMENT MEETING HELD FEBRUARY 23, 1984.

NONE

NONE

APPROVED AGENDA ITEM



AGENDA*City of Las Vegas*

March 21, 1984

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CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM

Council Action

Department Action

XI. ADDENDUM ITEMS

NONE

NONE

APPROVED AGENDA

mp *Core*

0260

AGENDA*City of Las Vegas*

March 21, 1984

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CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM

Council Action

Department Action

XII. CITIZENS PARTICIPATION

Items raised under this portion of the Agenda cannot be acted upon by the City Council 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 3:03 P.M.

APPROVED AGENDA

mp Core