

MAYOR WILLIAM BRIARE:

Item F. 3., page 47. Request on the Estate of Ann Greta Jones for reclassification of property generally located between Ann Road and Lone Mountain Road and Jones Boulevard and Decatur from R-E to R-D, R-CL, R-1, R-PD9 and C-1. Proposed uses for low and medium density residential and shopping centers. The Planning Commission's recommendation was for approval, subject to a number of conditions. Staff recommendation was for approval and at the meeting in accordance with the information we have here, there were 6 protests. The applicants first.

JERRY HELTON, U. S. HOME:

My name is Jerry Helton with U. S. Home Corporation. At the last Planning Commission hearing --

MAYOR WILLIAM BRIARE:

You're going to rest on your application, yes.

JERRY HELTON, U. S. HOME:

At the last Planning Commission hearing there was total approval with no protests. That statement caught us.

MAYOR WILLIAM BRIARE:

Oh, maybe there were letters, huh?

HAROLD FOSTER, CLV:

Those were letters that were sent in initially from the public hearing.

MAYOR WILLIAM BRIARE:

Okay, so there was no one present at the Planning Commission meeting to protest, is that correct, Mr. Foster?

HAROLD FOSTER, CLV:

At the Planning Commission meeting when the Planning Commission acted upon it there were no protests.

MAYOR WILLIAM BRIARE:

Well, now, there are some folks here that are going to disagree with you for a second.

CHARLEY JOHNSON, VTN Nevada:

We have the homeowners association present here and they spoke in favor of the project. We had numerous meetings and worked out all these conditions and everything.

MAYOR WILLIAM BRIARE:

Folks, let me tell you what the procedures are. We listen to the application first and then if you -- if you -- are you representative of the homeowners? You might want to say something in favor then. Okay, good, that's unusual. But then we will listen to anybody that's present to speak in opposition, also. Gentlemen, do you want to add to your application as we have it here, or are you going to -- ?

JERRY HELTON, U. S. HOME:

Yes, Mr. Mayor, just briefly. We just wanted to state that we did come here with unanimous approval from the Planning Commission and with the approval from the Sheep Mountain Homeowners Association who are here this evening, Mr. Baxter and Mr. Scherado, to make a statement and confirm that. We had numerous meetings and did reach an agreement that has been -- necessitated a modification to the plan. We removed a commercial piece. We removed some R-E lots. Those will be replaced with R-1 lots that will not front on Jones or Ann Road. We'll have a representative from the homeowners association on our Architectural Review Committee for review of the exterior architectural control, commercial control, architecture, and we've reached agreements whereby we would work together for notifications and submittals. This is a 600, roughly 600 acre eight/nine year project. We will keep them informed as we progress with the project and so forth and then we'll be here to answer any specific questions that you have.

MAYOR WILLIAM BRIARE:

Are there any questions at this time?

JERRY HELTON, U. S. HOME:

We are in total agreement with the conditions.

COUNCILMAN RON LURIE:

You agreed with all the conditions that were set out?

JERRY HELTON, U. S. HOME:

Yes, we are in total agreement with the conditions. We wanted to make sure they called out the one entrance.

COUNCILMAN RON LURIE:

What about funds to help improve the roads out in that area?

JERRY HELTON, U. S. HOME:

We agree with improving the roads.

COUNCILMAN RON LURIE:

I mean, you're going to put in Decatur and Jones Boulevard, Lone Mountain?

JERRY HELTON, U. S. HOME:

Yes. We're going to put in almost four miles of perimeter road, half the street requirement as the normal city standard.

HAROLD FOSTER, CLV:

But I don't think there was any discussion about you improving Decatur. Are you planning to do that?

JERRY HELTON, U. S. HOME:

Pardon me?

HAROLD FOSTER, CLV:

From your project south or are you just talking about along the project boundary?

COUNCILMAN RON LURIE:

I'm talking south into the project.

JERRY HELTON, U. S. HOME:

No requirement from staff had been made at this point to require us to improve Decatur into the project. We have requirements or had to discuss requirements to maintain and make improvements to Jones Boulevard from Rancho to the site as the area grows and as we have impact on it, which we were in agreement to.

COUNCILMAN RON LURIE:

Where do you think you're going to get all your traffic from, Decatur or from Jones?

JERRY HELTON, U. S. HOME:

Our marketing entrance is as they come up Jones. We're going to draw people off of Jones and off of Craig Road at the Tonopah Highway at Rancho.

MAYOR WILLIAM BRIARE:

Any other questions at this time? Thank you, gentlemen.

MIKE KOIZUMI, VTN Nevada:

Mr. Mayor, if I may, Mike Koizumi with VTN Nevada. There was one condition, No. 7, which we had discussed and I had submitted some information to Traffic. The Planning Commission did recommend approval with only one major entrance for ingress and egress for security reasons and we will provide emergency access points as dictated by whoever, but that Item 7 there was a special consideration for the one entrance only.

HAROLD FOSTER, CLV:

Now that doesn't translate -- that was the condition numbers that were presented at the Planning Commission meeting. We added the first part of the list of conditions; the additional ones that were added so they don't coincide, but the recommendation of the Planning Commission was the one access from Lone Mountain Road at the south end.

MAYOR WILLIAM BRIARE:

Okay, does that clarify it?

MIKE KOIZUMI, VTN Nevada:

Yes, sir.

MAYOR WILLIAM BRIARE:

Okay, folks. Would you wish to come forward and indicate your name for us, please, and the organization you represent?

GEORGE BAXTER:

My name is George Baxter. I'm President of the Sheep Mountain Homeowners Association, which is located in the city and county in the northwest section of this area. We are in favor of the project with the additions that have been made to it. We've worked with U. S. Homes. We would like to thank U. S. Homes for notifying us and

GEORGE BAXTER:

would like a couple of little items that the Council could take under advisement. Presently, they only have to notify people within 300 feet of where they live. As you all know, a lot of us don't have neighbors 300 feet. We would like to have the City Council recommend that any new projects going in that area that they take a note from U. S. Homes and notify the homeowners within a mile or so.

COUNCILMAN PAUL CHRISTENSEN:

I've asked for that Ordinance to be amended to reflect that and that's in the drafting stage at the present time.

COUNCILMAN RON LURIE:

As soon as it comes out of the draft I'll introduce it, since he's leaving.

GEORGE BAXTER:

That's one other thing I'd like to say is we would like very much to thank Councilman Christensen for showing concern for the people who live out in the northwest section of town and we're happy to have him as our future County Commissioner. Thank you all for the attention you've given us in that area.

MAYOR WILLIAM BRIARE:

Sir, you were here -- thank you very much. You were here when a comment was made to the attorney for the previous application about, you know, helping us out on some other projects that are not going to be as comfortable and pure and clean as this one is. Would you like to join with him and come and help us out a little bit? The lady wants to speak perhaps? No, fine, good. Did he do alright? Did he do okay?

LADY IN AUDIENCE:

(inaudible)

MAYOR WILLIAM BRIARE:

Anyone else? Then be sure, inasmuch as there was no one present to protest that we have that as a matter of record, Mrs. Hawley. Councilman Christensen.

COUNCILMAN PAUL CHRISTENSEN:

Never mind, go ahead.

MAYOR WILLIAM BRIARE:

Oh, okay. What's the pleasure of the Council?

COUNCILMAN PAUL CHRISTENSEN:

Any protestors?

COUNCILMAN RON LURIE:

Mayor --

MAYOR WILLIAM BRIARE:

No, no, there were none. The record is going to reflect that there were none.

COUNCILMAN PAUL CHRISTENSEN: Then I have a comment I'd like to make.

MAYOR WILLIAM BRIARE: Okay.

COUNCILMAN PAUL CHRISTENSEN: I attended one of their meetings and I'm going to tell you what we have today is a whole lot different than what was presented at that meeting and it really does make life a lot easier for us when they do work out the problems before they get here and I appreciate both sides, not only U. S. Homes for talking with the people, but the Sheep Mountain people for being reasonable and talking to U. S. Homes because I heard a lot of comments that were so far in left field that it was funny. Apparently, they've gotten those ironed out and that makes life a lot easier for all of us.

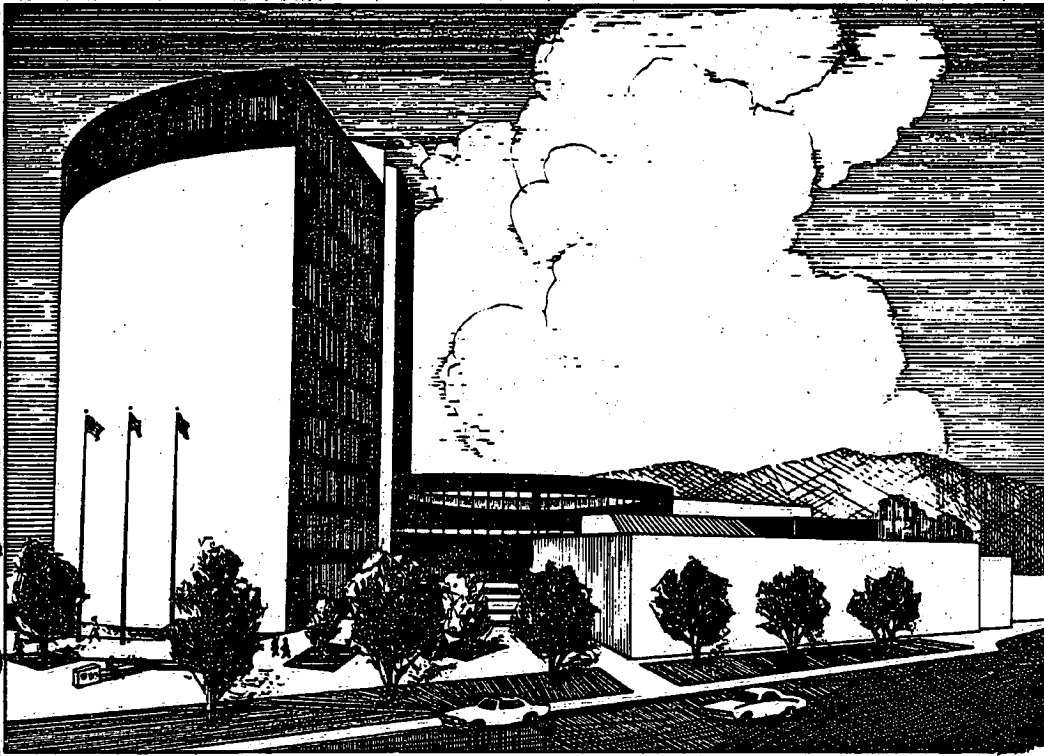
MAYOR WILLIAM BRIARE: Well, we might end up recruiting U. S. Homes to join that group between you and the lawyer for the previous application.

COUNCILMAN RON LURIE: Mayor, I'D MOVE FOR APPROVAL OF THE APPLICATION, SUBJECT TO ALL OF THE CONDITIONS.

MAYOR WILLIAM BRIARE: Comments? Cast your votes. Post. Motion is APPROVED. Thank you folks.

(Motion for APPROVAL carried unanimously with Councilman Levy excused.)

END OF DISCUSSION



MINUTES

City of Las Vegas

CITY COUNCIL

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

DATE: December 19, 1984

TIME: 9:45 AM

INVOCATION: Reverend Melvin A. Pekrul, Retired Baptist Minister

PLEDGE OF ALLEGIANCE: Given

CITY COUNCIL

MAYOR BILL BRIARE

PRESENT

☒

ABSENT

☐

EXCUSED

☐

COUNCILMAN PAUL J. CHRISTENSEN

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COUNCILMAN RON LURIE
MAYOR PRO-TEM

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COUNCILMAN AL LEVY

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COUNCILMAN BOB NOLEN

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CITY ATTORNEY

GEORGE F. OGILVIE

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APPROVED BY REFERENCE March 20, 1985

ATTEST:

Carol G. Hawley

CITY CLERK

William H. Briarech

MAYOR

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

0001

AGENDA*City of Las Vegas*

December 19, 1984

Page 1

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

ITEM	Council Action	Department Action
I. 9:45 A.M. A. <u>COMMUNITY RELATIONS</u> B. <u>SPECIAL EVENTS</u> Presentation of Service Award Pins and Service Award Certificates to include City Employees with anniversary dates falling July, August, September, October, November and December 1984.	FULL COUNCIL IN ATTENDANCE Proclamation, broken key, character sketch and a live "lame duck", were presented to Councilman Paul J. Christensen who will leave the City to accept his elected position to the office of Clark County Commissioner. (See transcript made part of Final Minutes.) Presentation made by Mayor and Council.	
II. 10:00 A.M. A. <u>ANNOUNCEMENT RE COMPLIANCE WITH OPEN MEETING LAW</u> B. <u>INVOCATION</u> Reverend Melvin A. Pekrul Retired Baptist Minister C. <u>PLEDGE OF ALLEGIANCE</u>		

CITY COUNCIL MEETING - DECEMBER 19, 1984
FAREWELL TO COUNCILMAN PAUL J. CHRISTENSEN

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MAYOR BRIARE:

As I indicated, ladies and gentlemen, there was something else that was going to be done today and as we have just presented Service Pins to those employees that have given a lot of service to the City of Las Vegas, we now have an opportunity to present a Dis-service Pin for one who is leaving our ranks and in order to kind of keep this in a perspective, I want to tell each of you that the tradition amongst mayors throughout the country is to present "Keys to the City" only, obviously, to those folks who are visiting the City or coming from some other place because if we gave a "Key to the City" to every single person in Las Vegas that deserves one, then obviously all of you would have "Keys" and several hundreds of thousands of other people would have "Keys." However, by a split decision on the remaining Council members, we agreed to give Councilman Christensen an appropriate "Key to the City." So, it's my pleasure to present to Paul this "Key to the City" which I do want him to take in all the sincerity in which it's given so that he will always remember the Council that he served with for so many years. Bob, would you hold this thing?

COUNCILMAN NOLEN:

Yes, sir.

MAYOR BRIARE:

Unfortunately, the box is kind of beat up and the reason for that is, is because it's already been used, (laughter) but, there are some people on our Council who's always concerned about spending money and so forth. So, Paul, I know you will understand why we used this used box. Also there's a card that I've used for quite a few years and each time I give one, I ask for it back and inasmuch as this was a misprint, I know Paul will understand this also. It seems we have a broken key (laughter) to present to you, Paul, but I know that you'll understand because inasmuch as this isn't always done, you'd be more than happy to accept it in that way. (laughter and applause)

COUNCILMAN NOLEN:

Paul, we also were going to declare this Paul J. Christensen Day and we have a Proclamation here. However, when I was going around trying to get it signed by everyone, it seems there was no appetite for it. Therefore, there's no sense in reading it or anything like that. We'll just give it to you and it's blank and you can do what you want with it. (laughter)

CITY COUNCIL MEETING - DECEMBER 19, 1984
FAREWELL TO COUNCILMAN PAUL J. CHRISTENSEN

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COUNCILMAN CHRISTENSEN: We can have Roni sign it. She signs your signatures better than you do anyway. (laughter)

COUNCILMAN NOLEN: I know that.

COUNCILMAN LEVY: I've got the good one, but I haven't got my glasses. Would you do me a favor, would you read this for us?

COUNCILMAN CHRISTENSEN: No, I'm not going to read it, Al.

COUNCILMAN LEVY: It is a Proclamation. It is for Paul J. Christensen and we've been having a lot of fun, but we're going to certainly miss you and like you to have this and hang it wherever it may go. Paul, I want you to turn around.

COUNCILMAN LURIE: After the picture, we want the frame back. (laughter)

COUNCILMAN LEVY: We're going to miss you, pal. (applause)

COUNCILMAN LURIE: In case you didn't hear me, after we do these presentations, I told Paul that we need the frame back because we've got another Proclamation this afternoon. (laughter) I have -- Mayor, you want -- okay. Paul has always wanted something from his office if he left and we decided instead of letting Paul take this off his wall and take City property, we decided that we would take it off the wall and we would let Paul take this with him over to the County so that he would always know what time it is and that he would always remember us as City employees. So, Paul, on behalf of the Mayor and Council and the employees, we present you with your own personalized clock. (applause)

COUNCILMAN CHRISTENSEN: You know, this clock never did keep time. I was going to put another one in it and that's why I wanted to take it off and I accused Roni of stealing my clock. I said somebody lightfingered my clock off the wall.

COUNCILMAN LURIE: Okay, enough of your speeches.

MAYOR BRIARE: We're not quite through yet. Almost through, but not quite. Paul, in keeping with the tradition of City Council on which you sit, we have to have a very serious moment here and by special commission by the Board, we have another presentation to make to you. A lot of work went into this, not only from an artistic level by Paul Farkas, but also by the Engineering Department who went over and measured your office that you're going to get over at the County Courthouse. Unfortunately,

CITY COUNCIL MEETING - DECEMBER 19, 1984
FAREWELL TO COUNCILMAN PAUL J. CHRISTENSEN

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MAYOR BRIARE:

this will not fit in the office that you're going to get at the County Courthouse, so we want you to know that in the event that you should return this to us within the next ten days or so, we will put it on a much smaller frame that will be more in keeping with the prestigious quarters that you will have over at the Courthouse; and, furthermore so that Paul won't see it yet and you're going to be invited to come and see this. In fact we might leave it here -- just a minute, Paul, just a minute. Paul is a pilot. He flies his own aircraft and I don't know whether any of the Council members have ever had the courage to go up with him, certainly I have not. However, his reputation obviously is known by the artist and so this picture was drawn. I'm going to ask Paul, as I present it to him, if he would be so kind as to explain how he feels about this particular picture. So, Paul, here you are moving from City Hall to the Courthouse. (applause)

COUNCILMAN CHRISTENSEN: Well I'm not going to knock down the building, Mayor, on account of I wouldn't want to damage my airplane. (laughter)

COUNCILMAN LURIE: This is the first time he's been speechless.

COUNCILMAN CHRISTENSEN: You're trying to get me to say, "Eddie Ritckeyback" from the Funny Papers, but I'm not going to do it. (laughter) You're not going to leave that there all day?

MAYOR BRIARE:

Paul wanted to know if we're going to leave this all day. No, only long enough to take it out of its frame and give you the picture. With respect to the City employees who've been honored today, we'd appreciate it if you'd stay just a little longer. We're going to begin our meeting with an Invocation and a Pledge of Allegiance and then, there's one other thing, I believe, that will be in order at that time. So stay for a few minutes and then we'll break so that you can get back to your jobs after we have this -- after the event following the Invocation and Pledge of Allegiance, and also, you should all know and I remind those City employees, in the event that you would like to attend the party at the new Fire House from 4 o'clock this afternoon until -- Mr. Hall, 6 o'clock, 5:30, 10 o'clock, 11, midnight, whatever, you're certainly invited and I know you already have been invited and I just thought I'd remind you. So, now we're going to return to the podium. We're going to have the Invocation by Reverend Pekrul and the Pledge of Allegiance and then stay for a few minutes for one more thing.

CITY COUNCIL MEETING - DECEMBER 19, 1984
FAREWELL TO COUNCILMAN PAUL J. CHRISTENSEN

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AFTER INVOCATION AND PLEDGE OF ALLEGIANCE

MAYOR BRIARE:

Councilman Christensen is anxious to get the meeting going. For the ten years that I've served with Paul, I've never heard him be so anxious to get a meeting going. (Laughter - Councilman Nolen presented Councilman Christensen with a "Lame Duck" a white duck with his leg wrapped.)

COUNCILMAN NOLEN:

You might be careful of this, there's a broken leg there. It's called a "Lame Duck." (laughter and applause)

MAYOR BRIARE:

Thank you very much folks.

END

5 YEAR / 10 YEAR / 15 YEAR SERVICE AWARDS

BUILDING & SAFETY (4)

10-YEAR

Clay Hymer

Archie C. Wise, Jr.

15-YEAR

Milton Norman *

Kathleen M. Tighe *

BUSINESS ACTIVITY (2)

5-YEAR

James H. Hunt II

10-YEAR

Marjorie M. Hether *

CITY ATTORNEY (4)

5-YEAR

Josephine Audia

Annette Fudge

George F. Ogilvie

Mark L. Zalaoras

CITY CLERK (4)

5-YEAR

Linda M. Owens

Roni Ronemus

10-YEAR

Carol Ann Hawley

Joanne Perry

COMMUNITY PLANNING & DEVELOPMENT (1)

10-YEAR

Lindsey O. Mills

*Denotes employees not attending ceremony

SERVICE AWARD LIST
DECEMBER 19, 1984
PAGE TWO

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DESIGN & DEVELOPMENT (4)

5-YEAR

Jack J. Bertola

Richard T. Romer

10-YEAR

Paul L. Lee

15-YEAR

Eugene E. Rogers *

ECONOMIC & URBAN DEVELOPMENT (3)

5-YEAR

Carroll C. Varner

Thomas Mark Oram

10-YEAR

Dorothy Jean Hyman

FINANCE & COMPUTER SERVICES (6)

5-YEAR

Rick Vernon Cantrell

Donald K. Hanson

Susan Arlene Smith

William Taylor

William R. Watkins *

10-YEAR

Dan W. Ruff

FIRE SERVICES (12)

5-YEAR

James L. Thomason *

SERVICE AWARD LIST
DECEMBER 19, 1984
PAGE THREE

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FIRE SERVICES Continued

10-YEAR

Michael Barha *
William R. Bravo *
William A. Clark *
Thomas R. Grayson
Perry L. Hottt *
Patricia F. Ramos
David L. Washington
Gary Wayne Williams

15-YEAR

Jane Angell
Charles M. Gripp *
Edward F. Wood *

GENERAL SERVICES (14)

5-YEAR

Dean Brantley
Cloudrine B. Lee *
Kathy Ann Willis

10-YEAR

Richard F. Deitsch
Orville D. Ennis
Allen D. Keene *
August Kurth Jr.
Marcel J. Ralbovsky
C. P. Ward
Walter M. West
Richard L. Wheat
James L. White *

15-YEAR

Alfred Henderson Sr.
Harold E. Hidden *

SERVICE AWARD LIST
DECEMBER 19, 1984
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MUNICIPAL COURT (8)

5-YEAR

Marcia Daines *
Loretta B. Graham
Edna M. Harris
Mona Lee Rose *
Ron W. Weiss *

10-YEAR

Susan I. Jenkins *
Aza Williams *

15-YEAR

Gertrude Dennis *

PARKS, RECREATION & SENIOR CITIZEN ACTIVITIES (13)

5-YEAR

Raymond D. Call
Joanne L. Mivison
Sue Ann Porter

10-YEAR

Jack L. Cordell *
Arthur S. Garcia
Dale M. Lewis *
Jack L. Marion Jr. *
H. Tom Waechter
Andrew L. Williams *
Roy Younghood *

15-YEAR

Charles Altenberger
Leslie J. Cornelius *
Arthur McGill

PERSONNEL & EMPLOYEE RELATIONS (1)

10-YEAR

Maggie Goleniak

SERVICE AWARD LIST
DECEMBER 19, 1984
PAGE FIVE

0010

PUBLIC SERVICES (13)

5-YEAR

Donald K. Behunin
Franda C. Glasper
Clifford E. Gunnels
Dan S. Harper
Phillip H. Hogan
James A. McKenzie
Horace Kirk Mullinax, Jr.
Thomas E. Stackhouse *

10-YEAR

Joseph A. Blas
Andre Boudreau
Michael J. Palzet
Arthur L. Bates *

15-YEAR

Joseph O. Hoff

SOUTHERN NEVADA EMPLOYMENT & TRAINING PROGRAM (4)

5-YEAR

Dale A. Royer *
Paul M. Merchasin

10-YEAR

Brenda J. Davis
Irene E. West

SERVICE AWARD LIST
DECEMBER 19, 1984
PAGE SIX

0011

20 YEAR / 25 YEAR SERVICE AWARDS

DESIGN & DEVELOPMENT (1)

20-YEAR

David E. McGonegle *

FIRE SERVICES (14)

20-YEAR

Kurt L. Bredlau *

Fred M. Buchanan

John B. Eckles, Jr.

Robert W. Hagedorn

Verlin Jones *

James L. Kendrick

John H. Linton *

Sidney E. Powell *

Orville R. Roberts *

David N. Rohison

William R. Weher *

James C. Wright *

25-YEAR

Melvin E. Lowell

B. J. O'Hara

GENERAL SERVICES (1)

20-YEAR

Garfield Willett *

PARKS, RECREATION & SENIOR CITIZEN ACTIVITIES (2)

20-YEAR

George Odom, Jr. *

25-YEAR

Charles L. Antuna *

PUBLIC SERVICES (1)

20-YEAR

Oscar E. Kirkland

AFFIDAVIT OF POSTING

0012

(Posting required under the provisions of NRS CHAPTER 241)

STATE OF NEVADA)
) ss
 COUNTY OF CLARK)

Joanne Pearson, an employee of the City of Las Vegas, Nevada being first duly sworn, deposes and says that on the 14th day of December, 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 19th day December, 1984, at 400 East Stewart Avenue, Las Vegas, Nevada; to be posted on Public Bulletin Board at the following locations:

1. In the Bradley Building, State of Nevada, 2501 East Sahara Avenue;
2. In the Senior Citizens Center, 450 East Bonanza Road;
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)

Joanne Pearson
 SIGNATURE

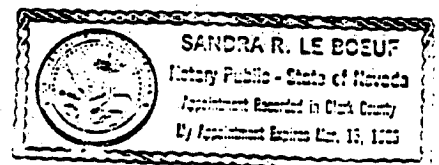
City Clerk
 DEPARTMENT

Subscribed and sworn to before me this

14th day of December, 1984

Sandra R. Le Boeuf
 NOTARY PUBLIC in and for said County and State.

My Commission expires: 3-15-86



AFFIDAVIT OF MAILING

(Mailing required under the provisions of NRS CHAPTER 241)

0013

STATE OF NEVADA)
COUNTY OF CLARK)

ss

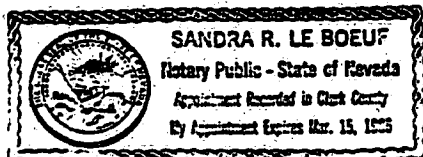
Jeanne Berry, an employee of the City of Las Vegas, being first duly sworn, deposes and says that on the 14th day of December, 1984 a true and correct copy, of a REGULAR MEETING of the CITY COUNCIL of the CITY OF LAS VEGAS, NEVADA, to be held on the 19th day of December, 1984, was deposited in the United 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).

Jeanne Berry
SIGNATURE (an employee in the Office of
the CITY CLERK)

Subscribed and sworn to before me this

14th day of December, 1984

Sandra R. Le Boeuf
NOTARY PUBLIC in and for said County and State.

My Commission expires: 3-15-86

0014

AGENDA*City of Las Vegas*

December 19, 1984

CITY COUNCIL

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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.

1019 *A. CHILD CARE FACILITY APPLICATIONS
(Approved by the Child Welfare Board)

Family Child Care Homes

1. JANEIL BLACK
4516 Mark Avenue

5 children days
2. STAR BLEHM
1845 Goose Creek Place

4 children days
3. MARY JANE LORUSSO
1612 Kirkland

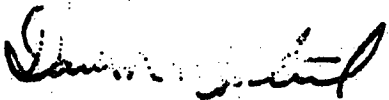
6 children days
4. GEORGIA PARRETT
5504 Balzar

6 children days

Lurie -
APPROVED Items 1
thru 6 and Group
Child Care Home and
Items 1 thru 4 under
Child Care Centers
as recommended
Unanimous

Staff to proceed

APPROVED AGENDA ITEM



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AGENDA*City of Las Vegas*

December 19, 1984

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

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ITEM

Council Action

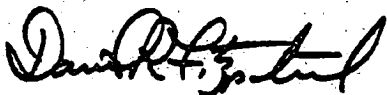
Department Action

III. DEPARTMENT OF BUSINESS ACTIVITY
(cont'd)*A. CHILD CARE FACILITY APPLICATIONS
(cont'd)APPROVED
See Page 2

See Page 2

Family Child Care Homes
(cont'd)5. ALYCE WATSON
824 Langtry Drive
6 children days6. MARYAN YI
1398 Rexford Place
6 children days/5 nightsGroup Child Care Home1. FLORENCE DEBILL
4240 Keithann Circle
12 children days/5 nightsChild Care Centers1. APPLE LEARNING CENTER
1522 Pinto Lane
16 children days2. HUMPTY DUMPTY
2037 West Bonanza
49 children days

APPROVED AGENDA ITEM



0016

AGENDA*City of Las Vegas*

December 19, 1984

Page 4

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

ITEM

Council Action

Department Action

III. DEPARTMENT OF BUSINESS ACTIVITY
(cont'd)*A. CHILD CARE FACILITY APPLICATIONS
(cont'd)APPROVED
See Page 2

See Page 2

Child Care Centers
(cont'd)

3. SOUTHERN NEVADA CHRISTIAN
ACADEMY
4000 West Oakey

21 children days

4. TE TE'S T.L.C. CENTER
4995 Irene Avenue

20 children days

*B. GAMING -- AdditionalLurie -
APPROVED Items 1
thru 8.
Unanimous

Staff to proceed

1. CALIFORNIA HOTEL & CASINO

California Hotel & Casino
12 East Ogden
15 slots

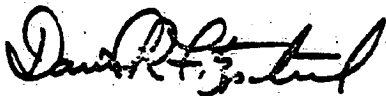
2. GOLDEN NUGGET, INC.

Golden Nugget
129 East Fremont
19 Poker Tables

3. ROBERT F. DARLING

7-Eleven Food Store #20084
225 North Lamb
4 slots

APPROVED AGENDA ITEM



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)*B. GAMING -- Additional
(cont'd)APPROVED
See Page 4

See Page 4

4. AUTOMATIC AMUSEMENTS OF L.V.

Kenny's Restaurant
1205 East Charleston
1 slot

5. CARDIVAN COMPANY

Downtown Laundry
1404 South Fourth Street
2 slots

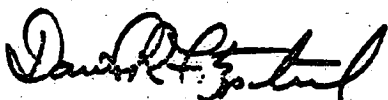
6. CASINO COIN COMPANY

Big 8 Market
912 West Owens
2 slots

7. SUNSET COIN, INC.

Bobby's Lounge
2329 North Jones
15 slots

APPROVED AGENDA ITEM



AGENDA*City of Las Vegas*

0018

December 19, 1984

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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
(cont'd)

8. UNITED COIN MACHINE COMPANY

Charleston West Car Wash
4820 West Charleston
1 slotHard Hat Cocktail Lounge
1675 Industrial Road
8 slotsShifty's
3805 West Sahara
1 slot7-Eleven Food Store #25586
1705 Las Vegas Boulevard South
3 slotsAPPROVED
See Page 4

See Page 4

C. LIQUOR -- New1. TIMOTHY INGSTAD
dba
NEW YORK CITY PIZZA
1553 North Eastern Avenue

Beer/Wine On-Sale

Timothy L. Ingstad, 100%

Lurie -
APPROVED
Unanimous

Staff to proceed

APPROVED AGENDA ITEM



AGENDA*City of Las Vegas*

0019

December 19, 1984

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

ITEM

Council Action

Department Action

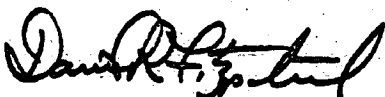
III. DEPARTMENT OF BUSINESS ACTIVITY
(cont'd)1020 C. LIQUOR -- New
(cont'd)2. LEASEHILLS CORPORATION
dbaSMART & FINAL IRIS COMPANY
1503 North Main StreetSMART & FINAL IRIS COMPANY
4725 West Charleston

Beer/Wine Off-Sale Licenses

(Leasehills Corporation, a
wholly-owned subsidiary of
Smart & Final Iris Corporation)William R. Micka, Pres, Dir
F. Gene Dupree, V. P., Dir
Roger M. Lavery, III, Secy,
Treas, Dir
Edward B. Smith, III, Assistant
SecyManagers:
Danny Lee York
1503 North Main StreetRobert B. Mentzel
4725 West CharlestonLurie -
APPROVED
Unanimous

Staff to proceed

APPROVED AGENDA ITEM



AGENDA*City of Las Vegas*

0020

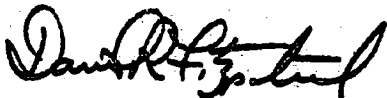
December 19, 1984

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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)		
1020 D. <u>LIQUOR -- Change of Ownership</u>		
1. From: Albert Richard Steele, 100%	Lurie - APPROVED, subject to provisions. Unanimous	Staff to proceed Applicant was present
TO: *MICHAEL SMYTH dba THE ARISTOCRAT 850 South Rancho		
General On-Sale Restaurant Limited		
Michael Vincent Smyth, 100%		
*Subject to the provisions of the Fire codes, and Health Department regulations		
1021 E. <u>LIQUOR -- Approval of Manager</u>		
1. THE POWER COMPANY, INC. dba CRAZY HORSE #2 2472-74 Industrial Road	Lurie - APPROVED Unanimous	Staff to proceed Roy Woofter, Atty. appeared
General On-Sale License		
Manager: Frederick John Rizzolo		

APPROVED AGENDA ITEM



AGENDA*City of Las Vegas*

0021

December 19, 1984

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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)1021 F. PRIVATE INVESTIGATOR/PRIVATE
PATROLMAN LICENSE -- New

1. LAWRENCE R. WEST
dba
WEST DETECTIVES
427 Las Vegas Boulevard South,
#8

Lawrence R. West, 100%

Lurie -
APPROVED
UnanimousStaff to proceed
Applicant appeared023 G. PRIVATE INVESTIGATOR/PRIVATE
PATROLMAN LICENSE -- Change of
Location/Change of Business Name

1. From: Lomprey Fire
Consultants, Private
Investigations &
Private Patrol
1701 West Charleston,
Suite 300

TO: *LOMPREY INVESTIGATIONS,
INC.
dba
LOMPREY INVESTIGATIONS,
INC.
1701 West Charleston,
Suite 610

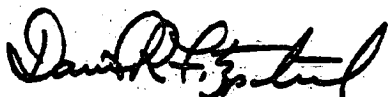
Lorne L. Lomprey, Pres,
V. P., Secy, Treas,
Dir, 100%

Lurie -
APPROVED, subject to
provisions
Unanimous

Staff to proceed

*Subject to the provision of the
Fire codes

APPROVED AGENDA ITEM



AGENDA*City of Las Vegas*

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December 19, 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)1023 H. BURGLAR ALARM LICENSE -- Change of Ownership

1. From: Central Security Systems, Inc. --
Earl K. Hedges, Pres,
Dir
Donald Richardson,
V. P., Dir
William Schaff, V. P.

TO: *CITY WATCH OF NEVADA,
INC.
dba
CITY WATCH
1835 East Charleston

Earl K. Hedges, Pres,
Dir, 50%
Wilbur Schaff, V. P.
Donald B. Richardson,
Secy, Treas, Dir, 50%

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

Lurie -
APPROVED, subject to
provisions
Unanimous

Staff to proceed

APPROVED AGENDA ITEM

David R. [Signature]

AGENDA*City of Las Vegas*

0023

December 19, 1984

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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)I. SECONDHAND DEALERS LICENSE --
Change from Sole Proprietorship
to Corporation/Change of Business
Name1. From: Marilyn Holland, 100%
dba
Bargain Mart Used
FurnitureTO: BARGAIN MART NEW AND
USED FURNITURE, INC.
dba
BARGAIN MART NEW AND
USED FURNITURE
810 North Main Street

Class II

Larry Holland, Pres, Dir
Marilyn Holland, V. P.,
Secy, Treas, DirLurie -
APPROVED
Unanimous

Staff to proceed

J. LIQUOR -- Request for Approval of
Nonoperational Status1. NACHO'S
dba
NACHO'S
562 South DecaturGeneral On-Sale Restaurant
LimitedIgnacio Palomares, Pres, V. P.,
Secy, Treas, Dir
Francisco Palomares, Dir
Edward Allan Palomares, DirLurie -
APPROVED
Unanimous

Staff to proceed

(Nonoperational status for period
9/23/84 to 12/23/84 approved
9/19/84. Request for approval of
extension for additional three-
month period: 12/23/84 to
3/23/85.)

APPROVED AGENDA ITEM

David L. ...

City of Las Vegas

0024

AGENDA DOCUMENTATION

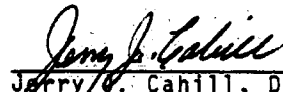
Date: December 7, 1984TO:
The City CouncilFROM:
DANIEL R. FITZPATRICK
DEPUTY CITY MANAGERSUBJECT: DEPARTMENT OF BUSINESS ACTIVITY -- DECEMBER 19, 1984 CITY COUNCIL AGENDA
LIQUOR -- Request for Approval of Nonoperational StatusPURPOSE/BACKGROUND

Item, "J", 1.

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

1. Nacho's, dba Nacho's

A copy of letter requesting extension is attached.


Jerry J. Cahill, Director
Department of Business Activity

Agenda Item

III "J" 1

0025

December 7, 1984

City of Las Vegas
Liquor Licensing Department
400 E. Stewart Avenue
Las Vegas, Nevada 89101

Re: Nacho's
562 South Decatur Blvd.
General On-Sale Restaurant Limited
License #L04-231-4-00329

Gentlemen:

Please be advised that the above-described business is still closed.

We have listed our liquor license with a Real Estate agent, but as of yet have not found a buyer.

We would appreciate an additional extension of nonoperational status to allow us additional time to find a buyer for our liquor license.

Very truly yours,

Ignacio Palomares, President

Ignacio Palomares

0026

AGENDA*City of Las Vegas*

December 19, 1984

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

ITEM

Council Action

Department Action

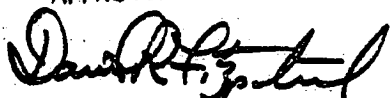
III. DEPARTMENT OF BUSINESS ACTIVITY
(cont'd)K. SPECIAL EVENT LIQUOR LICENSES1. NUCLEUS ASSOCIATES, LOCAL
DEVELOPMENT COMPANY

Location: 950 West Owens

Dates: December 24 and 31,
1984Responsible Licensee:
Sarann Knight Preddy
People's Choice2. SOUTHERN WINE & SPIRITS OF
NEVADA, INC.Locations: Albertson's #1664
120 So. RainbowAlbertson's #637
1570 No. EasternAlbertson's #639
840 No. DecaturAlbertson's #660
3600 West SaharaDates: December 28 and 29,
1984Responsible Licensee:
Sidney Chaplin
Southern Wine & Spirits of
Nevada, Inc.Lurie -
APPROVED
Items 1, 2 & 3
Unanimous

Staff to proceed

APPROVED AGENDA ITEM



0027

AGENDA*City of Las Vegas*

December 19, 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)K. SPECIAL EVENT LIQUOR LICENSES
(cont'd)APPROVED
See Page 12

See Page 12

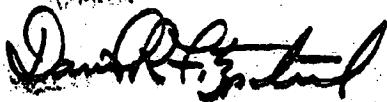
3. MEXICAN ASSOCIATION OF NEVADA

Locations: 430 East Bonanza
1704 Maryland Pkwy.

Date: December 31, 1984

Responsible Licensee:
Frank Canul
Las Vegas Troubador

APPROVED AGENDA ITEM



0028

AGENDA*City of Las Vegas*

December 19, 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)1025 L. LIQUOR & GAMING -- Change of Ownership

1. From: Trans-Sterling, Inc. --
Allan D. Sachs, Pres,
Dir, 100%
Herbert L. Tobman,
V. P.
Jay E. Hechtman,
Secy, Treas

TO: *SAM-WILL, INC.
dba
FREMONT HOTEL & CASINO
200 Fremont Street

General On-Off Sale
Nonrestricted Gaming

(Sam-Will, Inc. a wholly-
owned subsidiary of
California Hotel &
Casino)

Sam A. Boyd, Chairman
of the Board
William S. Boyd, Pres,
Secy, Treas, Dir
Warren L. Nelson, V. P.,
Dir
Charles L. Ruthe, Sr.
V. P., Dir
Perry B. Whitt, Exec
V. P., Dir

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

Also, subject to approval by the
Nevada Gaming Commission on
12/20/84

Lurie -
APPROVED, subject to
the provisions of the
Planning, and Fire
Codes and Health
Department regula-
tions and subject to
approval by the
Nevada Gaming Com-
mission.
Motion carried with
Briare abstaining.

Staff to proceed

Appearances
Jerry Cahill
Charles Huff, Atty

APPROVED AGENDA ITEM

David R. Boyd

0029

AGENDA*City of Las Vegas*

December 19, 1984

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

ITEM

Council Action

Department Action

IV.(a) ADMINISTRATIVE AGENDA
ASHLEY HALL, CITY MANAGER

- 027 A. DISCUSSION AND POSSIBLE ACTION ON
ACCEPTANCE OF OFFER TO PURCHASE
SINGLE-FAMILY UNIT AT 630 NORTH
4TH STREET.

Levy -
APPROVED sale of
property as recom-
mended by City
Manager.
Unanimous

Staff to proceed

- 028 B. DISCUSSION AND POSSIBLE ACTION ON
SELECTION OF CONSULTANTS FOR SUPER-
SPEED TRAIN STUDIES.

Lurie -
APPROVED as recom-
mended by City
Manager.
Unanimous
(Christensen excused)

Staff to proceed

- 031 C. SET DATE FOR PUBLIC HEARING TO CON-
SIDER THE REPORT OF EXPENSES SUB-
MITTED BY THE DIRECTOR OF BUILDING
AND SAFETY TO RECOVER THE COST OF
THE DANGEROUS BUILDING ABATEMENT AND
CLEANING THE LOT AT 212 WEST CHICAGO
AS SET FORTH IN SECTION 902 OF THE
UNIFORM CODE FOR THE ABATEMENT OF
DANGEROUS BUILDINGS.

Levy -
APPROVED motion to
hear Items C & D
at the 1/2/85 City
Council Meeting at
2 P.M.
Unanimous
(Christensen excused)

Clerk to notify

1/2/85 Agenda,
2 P.M.

City of Las Vegas

AGENDA DOCUMENTATION

Date: December 12, 1984 0030

TO:
The City CouncilFROM:
ASHLEY HALL
CITY MANAGER

SUBJECT: DISCUSSION AND POSSIBLE ACTION ON SELECTION OF CONSULTANTS FOR THE SUPER-SPEED TRAIN STUDY

PURPOSE/BACKGROUND

Three study efforts were put out for proposals:

- 1) Environmental assessment
- 2) Socio-economic
- 3) Organizational and financial

We received proposals from several firms for each study. These are shown on the attached sheet.

The evaluation process was predicated upon establishing three teams for each study effort, with the teams being comprised of both staff people from the Las Vegas area and the Southern California area. The makeup of the teams is also shown on the attached.

We will recommend the top two firms selected by each group. The top firm will be awarded if satisfactory negotiations are arrived at. However, in the event we cannot satisfactorily negotiate a contract with the top firm, we then will proceed to negotiate with the second ranked firm. Using this method provides a benefit in that the number one firm is usually easier to negotiate with, if they know that there is a second firm in contention.

The teams have met and evaluated all the proposals and have arrived at their preliminary ranking. However, if at all possible, we wish to interview the top firms prior to making the final ranking. Therefore, the names of the two firms selected in each study area will not be available until Tuesday, at which time they will be forwarded to you immediately.

We hope to have the process completed and the firms on board in January.

FISCAL IMPACT

None. This project is entirely funded through the FRA Grant.

RECOMMENDATIONS

City Manager recommends that the number one firm for each study be approved, provided satisfactory negotiation of contract is arrived at and that the second firm be approved for negotiation of contract if the number one firm cannot be satisfactorily negotiated.

Agenda Item

IV.(a) B.

City of Las Vegas

AGENDA DOCUMENTATION

Date: December 10, 1984

0031

TO:

The City Council

FROM:

ASHLEY HALL
CITY MANAGER

SUBJECT:

ACCEPTANCE OF OFFER TO PURCHASE SINGLE FAMILY UNIT AT 630 NORTH 4TH STREET

PURPOSE/BACKGROUND

The City acquired title to this property through foreclosure of a note secured by a second trust deed, executed by the previous owner who had a loan from the City under the Rehabilitation Loan Program. An offer has been made to purchase the property at \$60,000 which is a 1983 appraised value. The offer is made on the basis that the seller will pay all closing costs and escrow fees. We could have an up to date appraisal made; however, staff anticipates that it more than likely would come in less than the 1983 appraisal of \$60,000. The property is vacant and is being carried under the City's insurance with a special rider. Staff is very apprehensive that the longer we continue to own this property, the less return we will receive from the sales. Therefore, we are recommending that the offer be accepted even though it will not completely cover the loan value after the first is paid off.

The Rehabilitation Loan Program is designed to make monies available in high risk areas, and although the City has approximately one hundred such loans out, we have only experienced failures on six.

FISCAL IMPACT

The City will recapture approximately \$20,187 of the defaulted loan, which was in the amount of \$26,337.

RECOMMENDATIONS

Staff recommends that the offer be accepted.

Agenda Item

IV. (a) A.

TRANSCRIPT - LAS VEGAS CITY COUNCIL MEETING - DECEMBER 19, 1984
IV.(a)-A - DISCUSSION AND POSSIBLE ACTION ON ACCEPTANCE OF OFFER TO PURCHASE
SINGLE-FAMILY UNIT AT 630 NORTH 4TH STREET

Page 1

MAYOR BRIARE: The next item then, the Administrative Agenda, the City Manager, Mr. Hall, Item A.

CITY MANAGER HALL: Yes, Your Honor. Item A is discussion and possible action on acceptance of an offer to purchase a single family unit at 630 North 4th Street. Mr. Saylor.

DON SAYLOR: This is one of the properties that had the benefit of a rehabilitation loan under our grant program. However, there was a default on it and we had to acquire the property. We want to recapture as much of our money as possible, and therefore, would recommend that the property be sold. We feel that the longer we hold the property, the more we have to lose on it, and therefore, we would recommend that this offer be accepted, which will allow us to recapture \$20,187 of the loan, which was in the amount of \$26,337.

COUNCILMAN LURIE: Who is buying this, Mr. Saylor?

DON SAYLOR: I don't have the name of the purchaser. It's a new party, however, It's not the person that had it when we foreclosed. Gene Amberg, do you know who is the name of the purchaser on that?

GENE AMBERG: His name's John Ruben Murphy.

COUNCILMAN LEVY: He's getting his own financing? Is this all cash?

DON SAYLOR: I don't know what the financing arrangement is; however, we will cash out on it so that --

COUNCILMAN LURIE: That's what I'm asking.

DON SAYLOR: Right.

GENE AMBERG: It's a V.A. loan.

COUNCILMAN LEVY: I'LL MOVE THAT WE FOLLOW THE RECOMMENDATION OF STAFF.

MAYOR BRIARE: Comments? (No response.) Cast your votes. Post. THE MOTION'S APPROVED. (Motion carried unanimously)

END OF TRANSCRIPT

0033

ORGANIZATIONAL/FINANCIAL PLANNING

ROBERT HARMON ASSOCIATES and
Ernst & Whinney, Barton-Aschman Associates, The Ferguson Group
Contact: Robert J. Harmon (202) 347-5000

PEAT MARWICK and
Gardner & Holman
Contact: Raymond H. Ellis (202) 223-9525

DELOITTE HASKINS AND SELLS and
Raymond Kaiser Engineers, Salomon Brothers, Inc., Manual Padron
Contact: Thomas A. Rubin (202) 626-1969

R. L. BANKS

CANADIAN PACIFIC CONSULTING SERVICES

CONSULTING SERVICES, INC.

SOCIO-ECONOMIC IMPACT

APPLIED ECONOMIC SYSTEMS and
Robert L. Banks and Associates, GLH, Inc., David M. Dornbusch and Company,
Contact: Robert D. Niehaus (805) 963-7502 or (805) 682-3574

LOUIS BERGER AND ASSOCIATES and
Edit It Plus, Creative Business Services, Inc., New Ventures, Inc.
Contact: James J. Jordon (714) 798-4919

ECONOMIC RESEARCH ASSOCIATES
Contact: William W. Lee (415) 775-3170

GELLMAN RESEARCH ASSOCIATES

WILBUR SMITH AND ASSOCIATES

ENVIRONMENTAL IMPACT

URS and
GLH, Inc., Marshall Long Acoustics, Inc.
Contact: Jeffery L. Yarne (702) 796-7775

BECHTEL and
Morrison-Knudsen, Stephens and Raw, Ltd., Intermountain Research
Contact: G.S.C. Wang (415) 768-5859

EARTH METRICS and
EDAW, Wahler, GLH
Contact: C. Michael Hogan (415) 697-7103

0034

ENVIRONMENTAL IMPACT - continued

Not ranked

WOODWARD-CLYDE CONSULTANTS

SCIENCE APPLICATIONS INTERNATIONAL CORPORATION

STONE WEBSTER ENGINEERING CORPORATION

NIMBUS ENGINEERS

CANADIAN PACIFIC CONSULTING SERVICES

EVALUATION TEAM
FINANCIAL/ORGANIZATIONAL PLANNING

Joe Sanchez
Deputy District Director
CALTRANS - District 08
247 West 3rd Street
P.O. Box 231
San Bernardino, California 92403
(714) 383-4037

Marvin Leavitt
Director, Finance and Computer Services
City of Las Vegas
400 E. Stewart Ave.
Las Vegas, Nevada 89101
(702) 386-6321

Ed Park
Chief, Purchasing and Contracts
City of Las Vegas
400 E. Stewart Ave.
Las Vegas, Nevada 89101
(702) 386-6231

Bob Parsons
Management Consultant
Super Speed Train Development
City of Las Vegas
400 E. Stewart Ave.
Las Vegas, Nevada 89101
(702) 386-6631

Mike Hayes
City Manager's Office
City of Las Vegas
400 E. Stewart
Las Vegas, Nevada 89101
(702) 386-6501

Mike O'Conner *
Assistant to the City Manager
Ontario Civic Center
303 East B Street
Ontario, California 91764
(714) 986-1151

* Team Leader

EVALUATION TEAM
SOCIO ECONOMIC IMPACT

Susan Lynn
Technical Assistance Manager, Tourism Commission
1100 E. Williams
Carson City, Nevada 89710
(702) 885-4322

Wes McDaniel*
Executive Director
SANBAG, Suite 401
Wells Fargo Building
334 West 3rd Street
San Bernardino, California 92401
(714) 884-8276

Keith Julian
Southern California Associated Governments
600 South Commonwealth Ave., #1000
Los Angeles, California 90005
(213) 385-1000

Terry A. Moore
Economic Development Department
175 W. 5th Street
San Bernardino, California 92415-0150
(714) 383-2448

Harold Foster
Director, Community Planning and Development Dept.
City of Las Vegas
400 E. Stewart
Las Vegas, Nevada 89101 (702) 386-6301

Britt Ferguson
Director, Economic and Urban Development Dept.
City of Las Vegas
400 E. Stewart
Las Vegas, Nevada 89101 (702) 386-6551

* Team Leader

0037

EVALUATION TEAM
ENVIRONMENTAL IMPACT

Bill Buxton
Regional Transportation Commission
230 Las Vegas Blvd. So.
Las Vegas, Nevada 89101
(702) 384-7665

Rick Holmes
Clark County Comprehensive Planning
225 Bridger
Las Vegas, Nevada 89155
(702) 383-3500

Charles Kajkowski *
Chief, Civil Engineering
Department of Design/Development
City of Las Vegas
400 E. Stewart
Las Vegas, Nevada 89101
(702) 386-6541

Don Eginton
Senior Planner
Community Planning and Development
City of Las Vegas
400 E. Stewart
Las Vegas, Nevada 89101
(702) 386-6301

Chuck Bell
Planning Department
385 N. Arrowhead, 3rd Floor
San Bernardino, California 92415-0180
(714) 383-1245

* Team Leader

City of Las Vegas

AGENDA DOCUMENTATION

Date December 5, 1984

TO: The City Council

FROM: ASHLEY HALL
CITY MANAGERSUBJECT: REQUEST TO SET DATE FOR PUBLIC HEARING TO CONSIDER THE REPORT OF EXPENSES TO
RECOVER COSTS FOR THE ABATEMENT OF THE DANGEROUS BUILDING AND CLEANING THE
LOT AT 212 WEST CHICAGO.PURPOSE/BACKGROUND

The subject property is a vacant, abandoned structure which the Department of Building and Safety declared dangerous on July 23, 1984. The structure was posted as dangerous and staff made repeated attempts to contact the property owner at her last known address which is the property in question. All correspondence sent to the owner has been returned by the Post Office as being unclaimed with no forwarding address.

The property has been abandoned by the owner for several months and has been serving as a refuse for vagrants and vandals.

Although due process of notification has taken place, our efforts to locate the property owner have failed; therefore, the Department of Building and Safety hired Weaver Construction Company to abate the dangerous building and clean the property which was completed on November 19, 1984 and accepted by the Department of Building and Safety.

Attached is a copy of a letter and information sent to the only known address for the property owner. We have also attached a copy of the Report of Expenses which has been filed with the City Clerk.

FISCAL IMPACT

\$1,860 has been paid to Weaver Construction.

RECOMMENDATIONS

The City Manager recommends that the City Council set a time, date, and place for a public hearing to consider the Report of Expenses to recover costs for the abatement of the Dangerous Building and cleaning the lot at 212 West Chicago.

Agenda Item

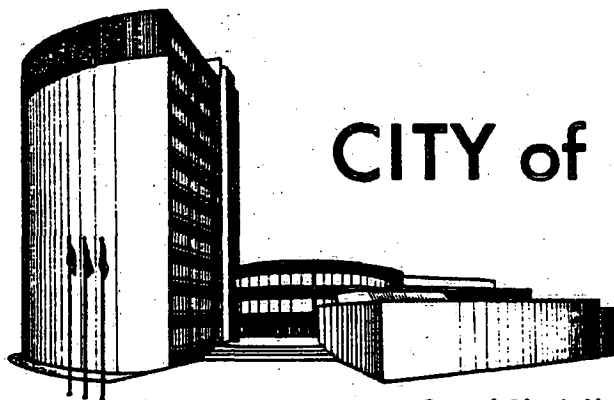
IV.(a) C.

0039

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

Certified Mail
Return Receipt Requested

Regular Mail

December 5, 1984

Carmen Valente
212 W. Chicago
Las Vegas, Nevada 89101

Re: Dangerous Building at 212 West Chicago

Dear Ms. Valente:

On November 16, 1984 the City of Las Vegas caused the above dangerous building to be abated and the property cleaned. A Report of Expenses has been submitted by the Department of Building and Safety and we have attached a copy.

At the City Council meeting to be held December 19, 1984, the City Council will set a time, place and date for a public hearing. Your presence is requested at the December 19, 1984 meeting which will be held in the Council Chambers, City Hall Complex, 400 E. Stewart Avenue, Las Vegas, Nevada. The meeting starts at 10:00 A. M.

For your information, a copy of the procedures for the abatement of dangerous buildings is also attached, as well as a copy of the Report of Expenses.

Sincerely,

Carol Ann Hawley, City Clerk
City of Las Vegas

CAH:KT:dai
attachments

cc: Randall H. Walker, Deputy City Manager
Daniel R. Fitzpatrick, Deputy City Manager
Clay Hymer, Director of Bldg./Safety
Kathleen M. Tighe, Complaint Officer



INTER-OFFICE MEMORANDUM

December 5, 1984

TO: CAROL ANN HAWLEY
CITY CLERK

FROM: *Clay Hymer*
CLAY HYMER, DIRECTOR
DEPARTMENT OF BUILDING & SAFETY

SUBJECT: REPORT OF EXPENSES - 212 WEST CHICAGO
ABATEMENT OF DANGEROUS BUILDING
REQUEST TO SET DATE FOR PUBLIC HEARING

COPIES TO:
DANIEL R. FITZPATRICK
RANDALL H. WALKER

After giving due process, notice, and an opportunity for a hearing as specified in the "Uniform Code for the Abatement of Dangerous Buildings, 1982 edition," the Department of Building and Safety has caused the dangerous building at 212 West Chicago to be abated and the lot cleaned.

Work was performed by Weaver Construction and accepted by the Department of Building and Safety on November 19, 1984 at a cost of \$1,860.

Cost of Materials	\$ 550
Labor and Equipment	1,066
Hauling Debris and Dumping	24
Profit	220
Total	<u>\$1,860</u>

Property Location:	212 West Chicago Las Vegas, Nevada
Assessor's Parcel:	040-361-005
Legal Description:	Lot 36, Block 16, Meadows Addition
Owner of Record:	Carmen Valente 212 West Chicago Las Vegas, Nevada 89101

You are hereby requested to present the above report to the City Council at their meeting of December 19, 1984, to set a time, date, and place for a public hearing to hear any protests or objections thereto for the recovery of costs.

CH:kt

Attachment

Chapter 7

ENFORCEMENT OF THE ORDER OF THE BUILDING OFFICIAL OR THE BOARD OF APPEALS

Compliance

Sec. 701. (a) General. After any order of the building official or the Board of Appeals made pursuant to this code shall have become final, no person to whom any such order is directed shall fail, neglect or refuse to obey any such order. Any such person who fails to comply with any such order is guilty of a misdemeanor.

(b) Failure to Obey Order. If, after any order of the building official or Board of Appeals made pursuant to this code has become final, the person to whom such order is directed shall fail, neglect or refuse to obey such order, the building official may (i) cause such person to be prosecuted under Subsection (a) of this section or (ii) institute any appropriate action to abate such building as a public nuisance.

(c) Failure to Commence Work. Whenever the required repair or demolition is not commenced within 30 days after any final notice and order issued under this code becomes effective:

1. The building official shall cause the building described in such notice and order to be vacated by posting at each entrance thereto a notice reading:

DANGEROUS BUILDING DO NOT OCCUPY

It is a misdemeanor to occupy this building,
or to remove or deface this notice.

Building Official
.....of.....

2. No person shall occupy any building which has been posted as specified in this subsection. No person shall remove or deface any such notice so posted until the repairs, demolition or removal ordered by the building official have been completed and a Certificate of Occupancy issued pursuant to the provisions of the Building Code.

3. The building official may, in addition to any other remedy herein provided, cause the building to be repaired to the extent necessary to correct the conditions which render the building dangerous as set forth in the notice and order; or, if the notice and order required demolition, to cause the building to be sold and demolished or demolished and the materials, rubble and debris therefrom removed and the lot cleaned. Any such repair or demolition work shall be accomplished and the cost thereof paid and recovered in the manner hereinafter provided in this code. Any surplus realized from the sale of any such building, or from the demolition thereof, over and above the cost of demolition and of cleaning the lot, shall be paid over to the person or persons lawfully entitled thereto.

Extension of Time to Perform Work

Sec. 702. Upon receipt of an application from the person required to conform to the order and an agreement by such person that he will comply with the order if allowed additional time, the building official may, in his discretion, grant an extension of time, not to exceed an additional 120 days, within which to complete said repair, rehabilitation or demolition, if the building official determines that such an extension of time will not create or perpetuate a situation imminently dangerous to life or property. The building official's authority to extend time is limited to the physical repair, rehabilitation or demolition of the premises and will not in any way affect the time to appeal his notice and order.

Interference with Repair or Demolition Work Prohibited

Sec. 703. No person shall obstruct, impede or interfere with any officer, employee, contractor or authorized representative of this jurisdiction or with any person who owns or holds any estate or interest in any building which has been ordered repaired, vacated or demolished under the provisions of this code; or with any person to whom such building has been lawfully sold pursuant to the provisions of this code, whenever such officer, employee, contractor or authorized representative of this jurisdiction, person having an interest or estate in such building or structure, or purchaser is engaged in the work of repairing, vacating and repairing, or demolishing any such building, pursuant to the provisions of this code, or in performing any necessary act preliminary to or incidental to such work or authorized or directed pursuant to this code.

Chapter 8 PERFORMANCE OF WORK OF REPAIR OR DEMOLITION

General

Sec. 801. (a) Procedure. When any work of repair or demolition is to be done pursuant to Section 701 (c) 3 of this code, the building official shall issue his order therefor to the director of public works and the work shall be accomplished by personnel of this jurisdiction or by private contract under the direction of said director. Plans and specifications therefor may be prepared by said director, or he may employ such architectural and engineering assistance on a contract basis as he may deem reasonably necessary. If any part of the work is to be accomplished by private contract, standard public works contractual procedures shall be followed.

(b) Costs. The cost of such work shall be paid from the repair and demolition fund, and may be made a special assessment against the property involved, or may be made a personal obligation of the property owner, whichever the legislative body of this jurisdiction shall determine is appropriate.

Repair and Demolition Fund

Sec. 802. (a) General. The legislative body of this jurisdiction shall establish a special revolving fund to be designated as the repair and demolition fund. Payments shall be made out of said fund upon the demand of the director of public works to defray the costs and expenses which may be incurred by this jurisdiction in doing or causing to be done the necessary work of repair or demolition of dangerous buildings.

(b) Maintenance of Fund. The legislative body may at any time transfer to the repair and demolition fund, out of any money in the general fund of this jurisdiction, such sums as it may deem necessary in order to expedite the performance of the work of repair or demolition, and any sum so transferred shall be deemed a loan to the repair and demolition fund and shall be repaid out of the proceeds of the collections hereinafter provided for. All funds collected under the proceedings hereinafter provided for shall be paid to the treasurer of this jurisdiction who shall credit the same to the repair and demolition fund.

Chapter 9 RECOVERY OF COST OF REPAIR OR DEMOLITION

Account of Expense, Filing of Report: Contents

Sec. 901. The director of public works shall keep an itemized account of the expense incurred by this jurisdiction in the repair or demolition of any building done pursuant to the provisions of Section 701 (c) 3 of this code. Upon the completion of the work of repair or demolition, said director shall prepare and file with the clerk of this jurisdiction a report specifying the work done, the itemized and total cost of the work, a description of the real property upon which the building or structure is or was located, and the names and addresses of the persons entitled to notice pursuant to Subsection (c) of Section 401.

Report Transmitted to Council—Set for Hearing

Sec. 902. Upon receipt of said report, the clerk of this jurisdiction shall present it to the legislative body of this jurisdiction for consideration. The legislative body of this jurisdiction shall fix a time, date and place for hearing said report and any protests or objections thereto. The clerk of this jurisdiction shall cause notice of said hearing to be posted upon the property involved, published once in a newspaper of general circulation in this jurisdiction, and served by certified mail, postage prepaid, addressed to the owner of the property as his name and address appear on the last equalized assessment roll of the county, if such so appear, or as known to the clerk. Such notice shall be given at least 10 days prior to the date set for hearing and shall specify the day, hour and place when the legislative body will hear and pass upon the director's report, together with any objections or protests which may be filed as hereinafter provided by any person interested in or affected by the proposed charge.

Protests and Objections—How Made

Sec. 903. Any person interested in or affected by the proposed charge may file written protests or objections with the clerk of this jurisdiction at any time prior to the time set for the hearing on the report of the director. Each such protest or objection must contain a description of the property in which the signer thereof is interested and the grounds of such protest or objection. The clerk of this jurisdiction shall endorse on every such protest or objection the date it was received by him. He shall present such protests or objections to the legislative body of this jurisdiction at the time set for the hearing, and no other protests or objections shall be considered.

Hearing of Protests

Sec. 904. Upon the day and hour fixed for the hearing the legislative body of this jurisdiction shall hear and pass upon the report of the director together with any such objections or protests. The legislative body may make such revision, correction or modification in the report or the charge as it may deem just; and when the legislative body is satisfied with the correctness of the charge, the report

(as submitted or as revised, corrected or modified) together with the charge, shall be confirmed or rejected. The decision of the legislative body of this jurisdiction on the report and the charge, and on all protests or objections, shall be final and conclusive.

Personal Obligation or Special Assessment

Sec. 905. (a) General. The legislative body of this jurisdiction may thereupon order that said charge shall be made a personal obligation of the property owner or assess said charge against the property involved.

(b) Personal Obligation. If the legislative body of this jurisdiction orders that the charge shall be a personal obligation of the property owner, it shall direct the attorney for this jurisdiction to collect the same on behalf of this jurisdiction by use of all appropriate legal remedies.

(c) Special Assessment. If the legislative body of this jurisdiction orders that the charge shall be assessed against the property it shall confirm the assessment, cause the same to be recorded on the assessment roll, and thereafter said assessment shall constitute a special assessment against and a lien upon the property.

Contest

Sec. 906. The validity of any assessment made under the provisions of this chapter shall not be contested in any action or proceeding unless the same is commenced within 30 days after the assessment is placed upon the assessment roll as provided herein. Any appeal from a final judgment in such action or proceeding must be perfected within 30 days after the entry of such judgment.

Authority for Installment Payment of Assessments with Interest

Sec. 907. The legislative body of this jurisdiction, in its discretion, may determine that assessments in amounts of \$500.00 or more shall be payable in not to exceed five equal annual installments. The legislative body's determination to allow payment of such assessments in installments, the number of installments, whether they shall bear interest, and the rate thereof shall be by a resolution adopted prior to the confirmation of the assessment.

Lien of Assessment

Sec. 908. (a) Priority. Immediately upon its being placed on the assessment roll the assessment shall be deemed to be complete, the several amounts assessed shall be payable, and the assessments shall be liens against the lots or parcels of land assessed, respectively. The lien shall be subordinate to all existing special assessment liens previously imposed upon the same property and shall be paramount to all other liens except for state, county and property taxes with which it shall be upon a parity. The lien shall continue until the assessment and all interest due and payable thereon are paid.

(b) Interest. All such assessments remaining unpaid after 30 days from the date of recording on the assessment roll shall become delinquent and shall bear interest at the rate of 7 percent per annum from and after said date.

Report to Assessor and Tax Collector: Addition of Assessment to Tax Bill

Sec. 909. After confirmation of the report, certified copies of the assessment shall be given to the assessor and the tax collector for this jurisdiction, who shall add the amount of the assessment to the next regular tax bill levied against the parcel for municipal purposes.

Filing Copy of Report with County Auditor

Sec. 910. If the county assessor and the county tax collector assess property and collect taxes for this jurisdiction, a certified copy of the assessment shall be filed with the county auditor on or before August 10th. The descriptions of the parcels reported shall be those used for the same parcels on the county assessor's map books for the current year.

Collection of Assessment: Penalties for Foreclosure

Sec. 911. The amount of the assessment shall be collected at the same time and in the same manner as ordinary property taxes are collected; and shall be subject to the same penalties and procedure and sale in case of delinquency as provided for ordinary property taxes. All laws applicable to the levy, collection and enforcement of property taxes shall be applicable to such assessment.

If the legislative body of this jurisdiction has determined that the assessment shall be paid in installments, each installment and any interest thereon shall be collected in the same manner as ordinary property taxes in successive years. If any installment is delinquent, the amount thereof is subject to the same penalties and procedure for sale as provided for ordinary property taxes.

Repayment of Repair and Demolition Fund

Sec. 912. All money recovered by payment of the charge or assessment or from the sale of the property at foreclosure sale shall be paid to the treasurer of this jurisdiction, who shall credit the same to the repair and demolition fund.

0044

AGENDA*City of Las Vegas*

December 19, 1984

Page 16

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

ITEM

Council Action

Department Action

IV.(a) ADMINISTRATIVE AGENDA - cont'd.
ASHLEY HALL, CITY MANAGER

- D. SET DATE FOR PUBLIC HEARING TO CONSIDER THE REPORT OF EXPENSES SUBMITTED BY THE DIRECTOR OF BUILDING AND SAFETY TO RECOVER THE COST OF THE DANGEROUS BUILDING ABATEMENT AND CLEANING THE LOT AT 618 WEST MADISON AS SET FORTH IN SECTION 902 OF THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS.

Levy -
APPROVED motion to
hear Items C & D
at the 1/2/85 City
Council Meeting at
2 P.M.
Unanimous
(Christensen excused)

Clerk to notify
1/2/85 Agenda.
2 P.M.

- E. DISCUSSION AND POSSIBLE ACTION REGARDING RECREATION GRANTS FROM THE LAS VEGAS CONVENTION AND VISITORS AUTHORITY BEING DIRECTED TO UNLV FOR SILVER BOWL USE.

Levy -
APPROVED as recom-
mended by City
Manager, contingent
upon Clark County
and Cities of
Henderson, North Las
Vegas and Boulder
City taking likewise
action.
Unanimous

Staff to proceed

City of Las Vegas

AGENDA DOCUMENTATION

Date: December 5, 1984

0015

TO:

The City Council

FROM:

ASHLEY HALL
CITY MANAGER

SUBJECT: REQUEST TO SET DATE FOR PUBLIC HEARING TO CONSIDER THE REPORT OF EXPENSES
TO RECOVER COSTS FOR THE ABATEMENT OF THE DANGEROUS BUILDING AND CLEANING
THE LOT AT 618 WEST MADISON.

PURPOSE/BACKGROUND

The subject property is a vacant four-plex structure which the Department of Building and Safety declared dangerous in April of 1984. Efforts to contact the property owner were unsuccessful until June of 1984; however, notification to abate the property yielded no effort on the part of the property owner to correct the existing conditions on the property.

Since due process of notification did take place with no result, the Department of Building and Safety hired Weaver Construction Company to abate the dangerous building and clean the property. The work was completed on November 19, 1984, and accepted by the Department of Building and Safety the same date.

Attached is a copy of a letter and information sent to the property owner notifying him that the work has been completed. Also attached is a Report of Expenses which has been filed with the City Clerk.

FISCAL IMPACT

\$2,130 paid to Weaver Construction Company.

RECOMMENDATIONS

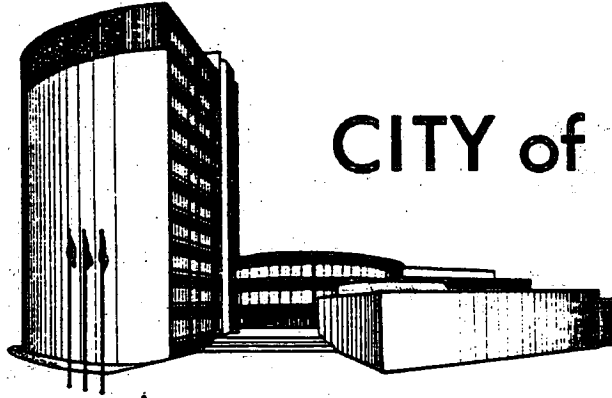
The City Manager recommends that the City Council set a time, date, and place for a public hearing to consider the Report of Expenses to recover costs for the abatement of the dangerous building and cleaning the lot at 618 West Madison.

Agenda Item

IV.(a) D.

0046

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

Certified Mail
Regular Mail

December 5, 1984

Jonnie McCarty
616 Frederick Avenue
Las Vegas, Nevada 89106

Re: Dangerous Building at 618 W. Madison

Dear Mr. McCarty:

On November 21, 1984, the City of Las Vegas caused the above dangerous building to be abated and the property cleaned. A Report of Expenses has been submitted by the Department of Building and Safety, and a copy is attached.

At the City Council meeting to be held December 19, 1984, the City Council will set the time, place and date for the public hearing. Your presence is requested at the December 19, 1984 meeting which will be held in the Council Chambers of the City Hall Complex, 400 East Stewart Avenue, Las Vegas, Nevada. The meeting starts at 10:00 A.M.

For your information, a copy of the procedures for the abatement of dangerous buildings is attached, as well as a copy of the Report of Expenses.

Sincerely,

Carol Ann Hawley, City Clerk
City of Las Vegas

CAH:dai
attachments

cc: Randall H. Walker, Deputy City Manager
Daniel R. Fitzpatrick, Deputy City Manager
Clay Hymer, Director Department of Bldg./Safety
Kathleen M. Tighe, Complaint Officer



INTER-OFFICE MEMORANDUM

December 5, 1984

0047

CAROL ANN HAWLEY
CITY CLERK

FROM:

Clay Hymer
CLAY HYMER, DIRECTOR
DEPARTMENT OF BUILDING & SAFETY

SUBJECT:

REPORT OF EXPENSES - 618 WEST MADISON
ABATEMENT OF DANGEROUS BUILDING
REQUEST TO SET DATE FOR PUBLIC HEARING

COPIES TO:

DANIEL R. FITZPATRICK
RANDALL H. WALKER

After giving due process, notice, and an opportunity for a hearing as specified in the "Uniform Code for the Abatement of Dangerous Buildings, 1982 edition," the Department of Building and Safety has caused the dangerous building at 618 West Madison to be abated and the lot cleaned.

Work was performed by Weaver Construction and accepted by the Department of Building and Safety on November 21, 1984 at a cost of \$2,130.

Cost of Materials	\$ 750
Labor and Equipment	1,092
Hauling Debris and Dumping	38
Profit	250
Total	<u>\$2,130</u>

Property Location:	618 West Madison Las Vegas, Nevada
Assessor's Parcel:	010-522-001
Legal Description:	Lot 2, Block 20, H F M & M Addition
Owner of Record:	Jonnie McCarty 616 Frederick Ave. Las Vegas, Nevada 89106

You are hereby requested to present the above report to the City Council at their meeting of December 19, 1984, to set a time, date, and place for a public hearing to hear any protests or objections thereto for the recovery of costs.

CH:KT:dai

Attachment

Chapter 7

ENFORCEMENT OF THE ORDER OF THE BUILDING OFFICIAL OR THE BOARD OF APPEALS

Compliance

Sec. 701. (a) General. After any order of the building official or the Board of Appeals made pursuant to this code shall have become final, no person to whom any such order is directed shall fail, neglect or refuse to obey any such order. Any such person who fails to comply with any such order is guilty of a misdemeanor.

(b) Failure to Obey Order. If, after any order of the building official or Board of Appeals made pursuant to this code has become final, the person to whom such order is directed shall fail, neglect or refuse to obey such order, the building official may (i) cause such person to be prosecuted under Subsection (a) of this section or (ii) institute any appropriate action to abate such building as a public nuisance.

(c) Failure to Commence Work. Whenever the required repair or demolition is not commenced within 30 days after any final notice and order issued under this code becomes effective:

1. The building official shall cause the building described in such notice and order to be vacated by posting at each entrance thereto a notice reading:

DANGEROUS BUILDING DO NOT OCCUPY

It is a misdemeanor to occupy this building,
or to remove or deface this notice.

Building Official
.....of.....

2. No person shall occupy any building which has been posted as specified in this subsection. No person shall remove or deface any such notice so posted until the repairs, demolition or removal ordered by the building official have been completed and a Certificate of Occupancy issued pursuant to the provisions of the Building Code.

3. The building official may, in addition to any other remedy herein provided, cause the building to be repaired to the extent necessary to correct the conditions which render the building dangerous as set forth in the notice and order; or, if the notice and order required demolition, to cause the building to be sold and demolished or demolished and the materials, rubble and debris therefrom removed and the lot cleaned. Any such repair or demolition work shall be accomplished and the cost thereof paid and recovered in the manner hereinafter provided in this code. Any surplus realized from the sale of any such building, or from the demolition thereof, over and above the cost of demolition and of cleaning the lot, shall be paid over to the person or persons lawfully entitled thereto.

Extension of Time to Perform Work

Sec. 702. Upon receipt of an application from the person required to conform to the order and an agreement by such person that he will comply with the order if allowed additional time, the building official may, in his discretion, grant an extension of time, not to exceed an additional 120 days, within which to complete said repair, rehabilitation or demolition, if the building official determines that such an extension of time will not create or perpetuate a situation imminently dangerous to life or property. The building official's authority to extend time is limited to the physical repair, rehabilitation or demolition of the premises and will not in any way affect the time to appeal his notice and order.

Interference with Repair or Demolition Work Prohibited

Sec. 703. No person shall obstruct, impede or interfere with any officer, employee, contractor or authorized representative of this jurisdiction or with any person who owns or holds any estate or interest in any building which has been ordered repaired, vacated or demolished under the provisions of this code; or with any person to whom such building has been lawfully sold pursuant to the provisions of this code, whenever such officer, employee, contractor or authorized representative of this jurisdiction, person having an interest or estate in such building or structure, or purchaser is engaged in the work of repairing, vacating and repairing, or demolishing any such building, pursuant to the provisions of this code, or in performing any necessary act preliminary to or incidental to such work or authorized or directed pursuant to this code.

Chapter 8

PERFORMANCE OF WORK OF REPAIR OR DEMOLITION

General

Sec. 801. (a) Procedure. When any work of repair or demolition is to be done pursuant to Section 701 (c) 3 of this code, the building official shall issue his order therefor to the director of public works and the work shall be accomplished by personnel of this jurisdiction or by private contract under the direction of said director. Plans and specifications therefor may be prepared by said director, or he may employ such architectural and engineering assistance on a contract basis as he may deem reasonably necessary. If any part of the work is to be accomplished by private contract, standard public works contractual procedures shall be followed.

(b) Costs. The cost of such work shall be paid from the repair and demolition fund, and may be made a special assessment against the property involved, or may be made a personal obligation of the property owner, whichever the legislative body of this jurisdiction shall determine is appropriate.

Repair and Demolition Fund

Sec. 802. (a) General. The legislative body of this jurisdiction shall establish a special revolving fund to be designated as the repair and demolition fund. Payments shall be made out of said fund upon the demand of the director of public works to defray the costs and expenses which may be incurred by this jurisdiction in doing or causing to be done the necessary work of repair or demolition of dangerous buildings.

(b) Maintenance of Fund. The legislative body may at any time transfer to the repair and demolition fund, out of any money in the general fund of this jurisdiction, such sums as it may deem necessary in order to expedite the performance of the work of repair or demolition, and any sum so transferred shall be deemed a loan to the repair and demolition fund and shall be repaid out of the proceeds of the collections hereinafter provided for. All funds collected under the proceedings hereinafter provided for shall be paid to the treasurer of this jurisdiction who shall credit the same to the repair and demolition fund.

Chapter 9

RECOVERY OF COST OF REPAIR OR DEMOLITION

Account of Expense, Filing of Report: Contents

Sec. 901. The director of public works shall keep an itemized account of the expense incurred by this jurisdiction in the repair or demolition of any building done pursuant to the provisions of Section 701 (c) 3 of this code. Upon the completion of the work of repair or demolition, said director shall prepare and file with the clerk of this jurisdiction a report specifying the work done, the itemized and total cost of the work, a description of the real property upon which the building or structure is or was located, and the names and addresses of the persons entitled to notice pursuant to Subsection (c) of Section 401.

Report Transmitted to Council—Set for Hearing

Sec. 902. Upon receipt of said report, the clerk of this jurisdiction shall present it to the legislative body of this jurisdiction for consideration. The legislative body of this jurisdiction shall fix a time, date and place for hearing said report and any protests or objections thereto. The clerk of this jurisdiction shall cause notice of said hearing to be posted upon the property involved, published once in a newspaper of general circulation in this jurisdiction, and served by certified mail, postage prepaid, addressed to the owner of the property as his name and address appear on the last equalized assessment roll of the county, if such so appear, or as known to the clerk. Such notice shall be given at least 10 days prior to the date set for hearing and shall specify the day, hour and place when the legislative body will hear and pass upon the director's report, together with any objections or protests which may be filed as hereinafter provided by any person interested in or affected by the proposed charge.

Protests and Objections—How Made

Sec. 903. Any person interested in or affected by the proposed charge may file written protests or objections with the clerk of this jurisdiction at any time prior to the time set for the hearing on the report of the director. Each such protest or objection must contain a description of the property in which the signer thereof is interested and the grounds of such protest or objection. The clerk of this jurisdiction shall endorse on every such protest or objection the date it was received by him. He shall present such protests or objections to the legislative body of this jurisdiction at the time set for the hearing, and no other protests or objections shall be considered.

Hearing of Protests

Sec. 904. Upon the day and hour fixed for the hearing the legislative body of this jurisdiction shall hear and pass upon the report of the director together with any such objections or protests. The legislative body may make such revision, correction or modification in the report or the charge as it may deem just; and when the legislative body is satisfied with the correctness of the charge, the report

(as submitted or as revised, corrected or modified) together with the charge, shall be confirmed or rejected. The decision of the legislative body of this jurisdiction on the report and the charge, and on all protests or objections, shall be final and conclusive.

Personal Obligation or Special Assessment

Sec. 905. (a) General. The legislative body of this jurisdiction may thereupon order that said charge shall be made a personal obligation of the property owner or assess said charge against the property involved.

(b) Personal Obligation. If the legislative body of this jurisdiction orders that the charge shall be a personal obligation of the property owner, it shall direct the attorney for this jurisdiction to collect the same on behalf of this jurisdiction by use of all appropriate legal remedies.

(c) Special Assessment. If the legislative body of this jurisdiction orders that the charge shall be assessed against the property it shall confirm the assessment, cause the same to be recorded on the assessment roll, and thereafter said assessment shall constitute a special assessment against and a lien upon the property.

Contest

Sec. 906. The validity of any assessment made under the provisions of this chapter shall not be contested in any action or proceeding unless the same is commenced within 30 days after the assessment is placed upon the assessment roll as provided herein. Any appeal from a final judgment in such action or proceeding must be perfected within 30 days after the entry of such judgment.

Authority for Installment Payment of Assessments with Interest

Sec. 907. The legislative body of this jurisdiction, in its discretion, may determine that assessments in amounts of \$500.00 or more shall be payable in not to exceed five equal annual installments. The legislative body's determination to allow payment of such assessments in installments, the number of installments, whether they shall bear interest, and the rate thereof shall be by a resolution adopted prior to the confirmation of the assessment.

Lien of Assessment

Sec. 908. (a) Priority. Immediately upon its being placed on the assessment roll the assessment shall be deemed to be complete, the several amounts assessed shall be payable, and the assessments shall be liens against the lots or parcels of land assessed, respectively. The lien shall be subordinate to all existing special assessment liens previously imposed upon the same property and shall be paramount to all other liens except for state, county and property taxes with which it shall be upon a parity. The lien shall continue until the assessment and all interest due and payable thereon are paid.

(b) Interest. All such assessments remaining unpaid after 30 days from the date of recording on the assessment roll shall become delinquent and shall bear interest at the rate of 7 percent per annum from and after said date.

Report to Assessor and Tax Collector: Addition of Assessment to Tax Bill

Sec. 909. After confirmation of the report, certified copies of the assessment shall be given to the assessor and the tax collector for this jurisdiction, who shall add the amount of the assessment to the next regular tax bill levied against the parcel for municipal purposes.

Filing Copy of Report with County Auditor

Sec. 910. If the county assessor and the county tax collector assess property and collect taxes for this jurisdiction, a certified copy of the assessment shall be filed with the county auditor on or before August 10th. The descriptions of the parcels reported shall be those used for the same parcels on the county assessor's map books for the current year.

Collection of Assessment: Penalties for Foreclosure

Sec. 911. The amount of the assessment shall be collected at the same time and in the same manner as ordinary property taxes are collected; and shall be subject to the same penalties and procedure and sale in case of delinquency as provided for ordinary property taxes. All laws applicable to the levy, collection and enforcement of property taxes shall be applicable to such assessment.

If the legislative body of this jurisdiction has determined that the assessment shall be paid in installments, each installment and any interest thereon shall be collected in the same manner as ordinary property taxes in successive years. If any installment is delinquent, the amount thereof is subject to the same penalties and procedure for sale as provided for ordinary property taxes.

Repayment of Repair and Demolition Fund

Sec. 912. All money recovered by payment of the charge or assessment or from the sale of the property at foreclosure sale shall be paid to the treasurer of this jurisdiction, who shall credit the same to the repair and demolition fund.

City of Las Vegas

0051

AGENDA DOCUMENTATION

Date: December 19, 1984TO:
The City CouncilFROM:
ASHLEY HALL
CITY MANAGERSUBJECT: DISCUSSION AND POSSIBLE ACTION REGARDING RECREATION GRANTS FROM THE LAS VEGAS
CONVENTION AND VISITORS AUTHORITY (LVCVA) BEING DIRECTED TO UNLV FOR SILVER BOWL USE.PURPOSE/BACKGROUND

The City Manager met with the Las Vegas Convention and Visitors Authority and UNLV representatives last week concerning a request that the City loan part of its recreational grant money for FY'84/85 to UNLV to fund improvements to the Silver Bowl.

The City receives approximately \$260,000 annually from the grant which is used for recreational capital projects, acquiring water rights, renovating existing recreational facilities, etc. The LVCVA grant funds for FY'84/85 are presently programmed in this year's budget which would work a hardship on existing programs.

The Convention Authority has suggested an alternative which would require the Convention Authority to contribute \$340,000 while the local entities provide an additional \$210,000. The City's contribution would be \$97,700 or approximately 37% of the annual amount received, which is the City's proportionate percentage of the total amount of recreational grant money available from the LVCVA.

FISCAL IMPACT

\$97,700 from the Las Vegas Convention and Visitors Authority grant.

RECOMMENDATIONS

The City Manager recommends that the City work out an equitable arrangement with the LVCVA, UNLV and other local entities in granting the additional \$210,000 needed to repair the Silver Bowl.

Agenda Item

IV.(a) E.

AGENDA*City of Las Vegas*

0052

December 19, 1984

Page 17

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

ITEM

Council Action

Department Action

**IV(b) DEPARTMENT OF FINANCE & COMPUTER SERVICES
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 \$5,090,737.03
2. Payroll Warrants
In the amount of \$1,022,076.79
3. Other Warrants and Investments
In the amount of \$79,931.63

**B. APPROVAL TO PUBLISH NOTICE OF INTENTION TO ACT
ON SHORT-TERM FINANCING RESOLUTION JANUARY 2,
1985.**

This loan in the amount of \$800,000. will provide funds for the purchase of a new telephone system.

Lurie -
APPROVED Items 1,
2 and 3.
Unanimous

Lurie -
Motion APPROVED to
proceed and publish
notice of intention
to act on short-
term financing.
Unanimous

Clerk to publish
notice.

1/2/85 Agenda -
First Item of
Business, 10 AM

NOTE: Clerk to open agenda of the 1/2/85 meeting with first three items as follows: 1. Short-Term Financing re telephone system, 2. Selection of new Councilman for Ward 4, 3. Action on Boards, Committees, Commissions appointments held by Councilman Christensen.

Carol A. Hawley

City of Las Vegas

AGENDA DOCUMENTATION

Date: December 11, 1984
F51

0054

TO: The City Council

FROM: RANDALL WALKER
DEPUTY CITY MANAGER

SUBJECT: SHORT-TERM FINANCING - TELEPHONE SYSTEM

PURPOSE/BACKGROUND

The City of Las Vegas leases its current telephone system from Centel. This equipment because of its age is very difficult to repair. Because of this there has been continual problems with telephone service in the City.

Centel has indicated to the City that within the next two or three years they would no longer lease the City's current equipment but would require the equipment to be purchased.

In July 1984 a Communications Consulting Firm was hired to evaluate the City's telephone needs. This consultant has reported back indicating that a new system should be purchased and also provided data which can be used in the bidding process.

Since the City does not have funds available in the Current Budget to purchase the new equipment which is estimated to cost \$800,000., we are recommending that short-term financing be obtained which would be repaid from General Operating Revenues over a five year term. A major part of this could be paid by savings accomplished not having to lease the equipment from Centel.

A booklet providing greater detail relating to this matter is attached.

FISCAL IMPACT

The total amount of short-term financing required to finance the purchase is \$800,000.

RECOMMENDATIONS

That the Council approve publishing a notice of intent to act on a short-term financing resolution on January 2, 1985.

Agenda Item

IV(b) B

0055

AGENDA*City of Las Vegas*

December 19, 1984

Page 18

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, DIRECTOR

A. AUTHORIZATION TO FILL
POSITIONS (CRITICAL HIRES)

I. REPLACEMENTS FOR EXISTING BUDGETED POSITIONS:

<u>POSITION(S)</u>	<u>DEPARTMENT</u>	<u>MONTHLY RANGE</u>	<u>FUNDING</u>
Secretary I	Building & Safety	\$1,274- 1,548	General
Structural Engineer	Building & Safety	\$2,248- 2,732	General
Deputy City Attorney	City Attorney	\$2,167- 3,534	General
Custodian (2)	General Services	\$1,212- 1,474	General

Lurie -
APPROVED as recom-
mended by staff.
Unanimous

Staff to proceed

054

City of Las Vegas

AGENDA DOCUMENTATION

Date: December 11, 1984

0056

TO: The City Council

FROM:

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

PURPOSE/BACKGROUND

Of the 1,632 positions in the City's 1984-85 Fiscal Budget, 17.6% (287 positions) are currently vacant.

The staff is recommending the filling of five (5) critical positions at this time.

The chart below gives you a summary of our current staffing, as well as showing the five (5) requests to fill positions.

STAFFING SUMMARY

	CURRENT STAFFING			REQUESTS TO BE FILLED		
	<u>AUTHORIZED POSITIONS</u>	<u>NUMBER FILLED</u>	<u>NUMBER VACANT</u>	<u>FILL EXISTING VACANCIES</u>	<u>FILL NEW POSITIONS</u>	<u>TOTAL REQUESTED</u>
Appointive	156	146	10	1	0	1
Classified	1155	1110	45	4	0	4
Contract	17	14	3	0	0	0
Elective	9	9	0	0	0	0
Hourly	<u>295</u>	<u>66</u>	<u>229</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total	1632	1345	287	5	0	5

FISCAL IMPACT

The five vacant and budgeted positions shown above are included in the City's current budget and in the approved fiscal year '84-85 budget. There are no additional non-budgeted expenses associated with these positions.

The total dollar savings realized through vacancies thus far in fiscal year 1984-'85 is \$469,366. If the positions that are currently vacant were to remain vacant for the remainder of the fiscal year 1984-'85, the estimated total savings for the year would be \$1,006,205.

RECOMMENDATION

Staff recommends the filling of five (5) positions indicated above.

RECOMMENDED

Jan Tait
Jan Tait, Director
Personnel & Employee Relations

Agenda Item

IV. (c)

0057

AGENDA*City of Las Vegas*

December 19, 1984

Page 19

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

ITEM

Council Action

Department Action

IV. (d) DEPARTMENT OF ECONOMIC & URBAN
DEVELOPMENT
JACK THOMASON, DIRECTOR

- 055
&
1357
- A. APPLICATION FOR ISSUANCE OF CITY
ECONOMIC DEVELOPMENT REVENUE BONDS
(APPLICANT: MANSE PRINTING &
LITHOGRAPHY)

Note: This item to be considered after
Public Hearing on Page 30.

Lurie -
APPROVED application.
Motion carried with
Briare voting "no."

Staff to proceed

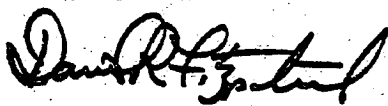
Action taken after public hearing in
PM Session.

- 1055
- B. REVIEW AND ADOPTION OF CITY OF LAS
VEGAS RENTAL REHABILITATION ASSISTANCE
PROGRAM POLICIES AND GUIDELINES
FY 1985-86

Lurie -
APPROVED as recom-
mended
Unanimous

Staff to proceed

APPROVED AGENDA ITEM



City of Las Vegas

AGENDA DOCUMENTATION

Date: December 19, 1984 0058

TO:
The City CouncilFROM:
DAN FITZPATRICK
DEPUTY CITY MANAGERSUBJECT: APPLICATION FOR ISSUANCE OF CITY OF LAS VEGAS ECONOMIC DEVELOPMENT REVENUE BONDS
(APPLICANT: MANSE PRINTING & LITHOGRAPHY)PURPOSE/BACKGROUND

Manse Printing & Lithography has requested that the City issue \$5,097,950.94 in Economic Development Revenue Bonds (DRB's), to construct and equip a new and expanded printing plant. The new 62,000 square foot plant will be located at 1700 Industrial Road. Manse's old facility was located at 2333 Industrial Road.

As can be seen from the attached application, Manse estimates that, when completed, their project will result in the creation of an additional 146 jobs in the City of Las Vegas.

The City guidelines and procedures for processing D.R.B.'s (adopted by the Council on December 17, 1980), requires that the applicant submit 5 years worth of audited financial statements. Manse is unable to comply with this requirement. However, Marvin Leavitt, Director of Finance and Computer Services, has reviewed the unaudited statements submitted, and conferred with Manse's accountants, Ashworth, Ernst & Company of Las Vegas. As a result, Mr. Leavitt is reasonably satisfied that Manse's unaudited statements represent fairly accurately the company's financial condition. However, since these statements are not audited, Manse is requesting that the Council waive the requirement for audited statements.

Attached is a memorandum from Marvin Leavitt, which analyzes the financial viability of the DRB request. In essence, it is Mr. Leavitt's view that, due to the bond insurance provided, the DRB request is viable.

J. C. Bradford of Nashville, Tennessee has agreed to act as underwriter for the issue. Butler and Binion of Houston, Texas, has been retained as Bond Counsel, and has opined that the proposed issue is authorized under State and Federal Law.

If you approve this application and the Resolution contained in the City Attorney's Agenda, staff will proceed to negotiate an agreement, as required by NRS 268.528.

FISCAL IMPACT

None.

RECOMMENDATIONS

That Council agree to waive the requirement for submission of audited financial statements, and approve the DRB Application made by Manse Printing & Lithography.

JACK THOMASON, DIRECTOR
DEPARTMENT OF ECONOMIC & URBAN DEVELOPMENT
Agenda Item

IV. (d) A.

City of Las Vegas

AGENDA DOCUMENTATION

Date: December 19, 1984

0059

TO: The City Council

FROM: DAN FITZPATRICK
DEPUTY CITY MANAGERSUBJECT: REVIEW AND ADOPTION OF CITY OF LAS VEGAS RENTAL REHABILITATION ASSISTANCE PROGRAM
POLICIES AND GUIDELINES FY 1985-86PURPOSE/BACKGROUND

The City of Las Vegas, through the Developmental Programs Division of the Department of Economic and Urban Development, administers a Housing and Urban Development (HUD) Community Development Block Grant funded Rental Rehabilitation Assistance Program. This program enables Las Vegas property owners to rehabilitate owner-occupied and rental structures. As HUD regulations relative to income limits and interest rates change, it becomes necessary to revise our local policies. In addition to those revisions, this submission will also clearly define local program design, the site selection area for participation, loan approval authority, and other program eligibility factors as recommended by HUD.

FISCAL IMPACT

The Rental Rehabilitation Program is funded totally by HUD, and, hence, has no impact on the City's General Fund Budget.

RECOMMENDATIONS

Request City Council to review proposed policies and guidelines relative to the City's Rental Rehabilitation Assistance Program. Then approve and adopt them as the City of Las Vegas' Rental Assistance Program policies and guidelines for FY 1984-85.

JACK THOMASON, DIRECTOR
DEPT. OF ECO. & URBAN

Agenda Item DEV

IV (d) B

GUIDELINES

RENTAL REHABILITATION PROGRAM

TARGETED AREAS

DEPARTMENT OF ECONOMIC AND URBAN DEVELOPMENT

DEVELOPMENTAL PROGRAMS DIVISION

OCTOBER, 1984

GUIDELINES
RENTAL REHABILITATION PROGRAM

TARGETED AREAS

DEPARTMENT OF ECONOMIC AND URBAN DEVELOPMENT
DEVELOPMENTAL PROGRAMS DIVISION
OCTOBER 1984

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0062

GUIDELINES
RENTAL REHABILITATION PROGRAM

TARGETED AREAS

DEPARTMENT OF ECONOMIC AND URBAN DEVELOPMENT
DEVELOPMENTAL PROGRAMS DIVISION
OCTOBER 1984

I. PROGRAM GOALS

The Developmental Programs Division, Department of Economic and Urban Development of the City of Las Vegas, administers a Rental Rehabilitation Program designed to achieve four central goals:

- Upgrade substandard residential rental housing
- Provide additional lower income rental housing opportunities
- Revitalize declining areas and help stabilize neighborhoods moving towards decline
- Prevent displacement of lower income tenants.

II. GEOGRAPHICAL AREAS OF PROGRAM

This program is administered in the following census tracts and block areas:

- 2.01 - blocks 203 and 204
- 3.01 - all blocks
- 3.02 - all blocks
- 5.03 - all blocks
- 11.00 - all blocks

See Attachment "A" for specific geographical boundaries for each census tract and block area. The City may periodically determine other areas to be eligible.

III. FINANCIAL ASSISTANCE

Recognizing the need to meet the program goals in the eligible census tract block areas, the Developmental Programs Division for the City offers financial assistance to eligible projects/applicants which provide incentives for investors to participate in achieving these program goals. In addition, lower income tenants of rehabilitated units are provided with Section 8 Existing Certificates or Vouchers to prevent potential displacement. This program utilizes several sources of HUD program funding, including the following:

- Community Development Block Grant Funds
- Rental Rehab Demonstration Funds
- Rental Rehabilitation Program Funds

0063

A. FINANCIAL ASSISTANCE TO OWNERS

The program flexibility desired to meet the needs of most applicants is provided through two types of financial assistance packages. Applicants will be advised regarding the advantages of each package and, with consultation from City staff, will select either Package 1 or Package 2.

PACKAGE 1: Direct Loan Program:

All applicants for assistance through the City's Rental Rehabilitation Programs will be received and reviewed by the Developmental Programs Division of the Department of Economic and Urban Development.

The Direct Loan Program will provide a low interest loan for rehabilitation work which includes the correction of code violations or the performance of work described in the "Security" or "Energy Conservation" portions of the "Eligible Activities" section (see attachment F)

The City may, in addition to financial assistance, give some technical assistance to property owners.

Interest Rate:

5% per annum

Length of Loan:

Not to exceed 20 years.

Loan Amount:

Will include cost of rehabilitation work (including both the correction of housing code violations and the performance of "Eligible Activities" as herein after defined), plus hazard insurance premiums and escrow fees.

Maximum Loan:

Not to exceed 90% of the after rehab appraisal value, less the current indebtedness on the property.

Length of Ownership:

Proposed borrower must have title at the time of application.

Assumability of Loan:

Loan documents will provide for full payment upon sale of property or any transfer of title. However, if a sale is proposed, the City of Las Vegas may allow the loan to be assumed if the proposed purchaser qualifies for assistance under the loan regulations existing at the time.

0064

Personal Endorsement:

If borrower is a corporation, principal officers must endorse the Promissory Note.

Security:

All direct loans shall be secured by a Deed of Trust for the property to be rehabilitated.

Repayment:

Loan can be repaid at any time prior to maturity date without any penalty.

PACKAGE 2: Deferred Loan Program:

Applicants selecting Package 2 shall be offered a Deferred Loan, providing all other program requirements are met. This loan shall be made with the following conditions:

Evidence of matching funds:

In order for the City of Las Vegas to offer a "Deferred Loan," satisfactory evidence that at least 50% of the rehabilitation cost will be funded through non-publicly subsidized sources, (e.g. owners cash, conventional financing, etc.) must be provided by owner/applicant at loan closing. These funds shall be placed in escrow and disbursed in the same ratio as the deferred loan funds as eligible project expenses are incurred (see Section V, A & B for definition of eligible project expenses).

Maximum Loan Amount:

The lessor of \$5,000 per dwelling unit, or 50% of the eligible rehabilitation cost including correction of housing code violations.

Term of Loan:

10 years maximum

Interest Rate:

The Deferred Loan shall bear an interest rate of 5% per annum.

Owner's Equity:

Must be at least 10% of the appraised value after rehabilitation.

Length of Ownership

Proposed borrower must have title at the time of application.

Personal Endorsement:

If borrower is a corporation, principal officers must endorse the Promissory Note.

0065

Security:

All Deferred Loans shall be secured by a Deed of Trust for the property to be rehabilitated.

Repayment:

- a. Partial payment of principal and interest is prohibited. If borrower wishes to pay off the note prior to its due date, all amounts shall become due in full - principal plus accumulated prorata interest. This shall release borrower from any and all obligations under this note.
- b. If the borrower/owner does not convert the rehabilitated units to condominiums, or otherwise remove the units from the rental housing stock, and does not discriminate against tenants who receive financial assistance under federal or publicly funded programs, e.g. Section 8, and does maintain the property to meet all City codes, the City of Las Vegas will forgive the Deferred Loan at a rate of 10% per year plus the interest for each year until the loan is retired.
- c. If the above restriction (see Regulatory Agreement) is violated, the City will call the note, and the balance of all amounts shall become due in full, principal plus accumulated prorata interest.

Regulatory Agreement:

In order to assure that program goals are met and that Federal program requirements are complied with, the City of Las Vegas requires that all Deferred Loan recipients under these guidelines shall enter into a "Regulatory Agreement" (see Attachment B), with the City regulating, for a period of 10 years following completion of rehabilitation, that:

- a. No dwelling unit rehabilitated shall be converted to condominiums or otherwise be removed from the rental housing stock; and
- b. The borrower/owner shall not discriminate against tenants who receive financial assistance under Federal or other publicly funded programs, e.g. Section 8.
- c. The borrower/owner shall maintain the property to meet all City codes.

Breach of this Regulatory Agreement shall be cause for making demand in full on the note.

The Regulatory Agreement shall be executed together with a Promissory Note (see Attachment C) and Deed of Trust. The Deferred Loan is assumable, subject to approval by the City.

0066

Streamlining Procedure/Time Schedule:

The City of Las Vegas has a written streamlining procedure and time schedule for all loans administered by the Developmental Programs Division. The same will apply in processing direct and deferred rental rehab loans. (See Attachment H)

B. FINANCIAL ASSISTANCE TO TENANTS

In order to prevent the possible displacement of existing lower income tenants which may occur due to probable increases in rents following rehabilitation, the City of Las Vegas Housing Authority will make available one Section 8 Existing Certificate or Voucher for each qualifying lower income family occupying a rehabilitated unit up to the quota allowed for this program by the Department of Housing and Urban Development. In addition, the property will be placed on a list for other voucher/certificate holders who are seeking a residence in the City limits.

IV. SELECTION CRITERIA & ELIGIBILITYA. PROJECT SELECTION CRITERIA

The following selection criteria has been established to set priorities for approving applications from the eligible applications received.

1. The percentage of total units in the project which are occupied by lower income families.
2. The probability that the rental units will remain affordable for the next seven years.
3. The extent of deterioration of the present rental units and related building systems.
4. The demonstrated experience of the applicant to coordinate the rehabilitation work and manage the property following rehabilitation.

B. PROPERTY AND TENANCY ELIGIBILITY REQUIREMENTS

1. The property must be located within the census tracts listed in Division II.
2. The property must be primarily residential use property.
3. At least 70% of the dwelling units, at the time of application, must be occupied by lower income tenants (as defined by 24 CFR 813.102). A vacant unit may be considered a lower income unit. The City of Las Vegas may periodically reduce this percentage requirement upon review of program activity.

0067

4. Anticipated market rents for all units at completion of rehabilitation shall not exceed Section 8 Existing Fair Market rents.
5. No owner-occupied dwelling units may be assisted.
6. Financial assistance will only be available when there is a minimum of \$600 average per dwelling unit of required rehab work (see Division V, A & B).

C. APPLICANT ELIGIBILITY

1. The owner/applicant must hold clear fee simple title to the property to be rehabilitated.
2. Conflicts of Interest:

No person(s): (a) Who is an employee, agent, consultant, officer, or elected or appointed official of the City of Las Vegas, or the City of Las Vegas Housing Authority, and who exercises or has exercised any function or responsibilities with respect to assisted rehabilitation activities or (b) who is in a position to participate in a decision making process or gain inside information with regard to such activities, may obtain a personal or financial interest in any contract, subcontract or agreement with respect thereto, or the proceeds thereunder, either for themselves or those with whom they have business ties, during their tenure or one year thereafter.

V. ELIGIBLE COSTS:

Eligible rehabilitation costs include only:

A. ACTUAL REHABILITATION COSTS:

1. Costs necessary to correct substandard conditions including:
 - (a) Conditions which do not meet local housing codes, and
 - (b) Conditions which do not meet Section 8 Housing Quality Standards for Existing Housing.
2. Costs necessary to make essential improvements including:
 - (a) Energy-related repairs,
 - (b) Security items; and
 - (c) Modifications which aid the mobility of the handicapped and the elderly.
3. Costs necessary to repair or replace major housing systems in danger of failure. (See Attachment F Eligible Activities.)

B. REHAB RELATED COSTS

Other costs related to actual rehabilitation costs including:

1. Architectural, engineering or related professional services required in the preparations of rehabilitation plans and drawings or write ups;
2. Costs of processing and settling the financing for a project, such as private lender origination fees, credit reports, fees for title evidence, fees for recordation and filing of legal documents, building permits, attorney's fees, private appraisal fees and fees for an independent rehabilitation cost estimate.
3. Fees charged by a private lender for administrative costs associated with the disbursement of funds.
4. Relocation payments made to tenants who are temporarily displaced by rehabilitation activities.

C. GENERAL PROPERTY IMPROVEMENTS

Under financial assistance Package 1 (Direct Loan), a borrower may apply a portion of the loan proceeds to pay for "General Property Improvements" (GPI's). GPI's shall be considered eligible so long as these items do not exceed \$2,000 per dwelling unit.

1. Modernizations of kitchens, bathrooms, alterations of interior space and floor coverings.
2. Fencing, garage repairs and conventional landscaping.

(See Attachment G for complete list.)

D. INELIGIBLE COSTS

1. Acquisition of property.
2. Refinancing of existing debt.
3. Rehabilitation costs incurred prior to loan closing.
4. New construction.
5. Luxury items such as kennels, swimming pools, hot tubs and tennis courts.
6. Reimbursement to owner for labor or services provided by the owner.

VI. MINIMUM REHABILITATION STANDARDS

The rehabilitation must correct all housing code violations and incipient code violations. All Section 8 Existing Housing Quality Standards must be met.

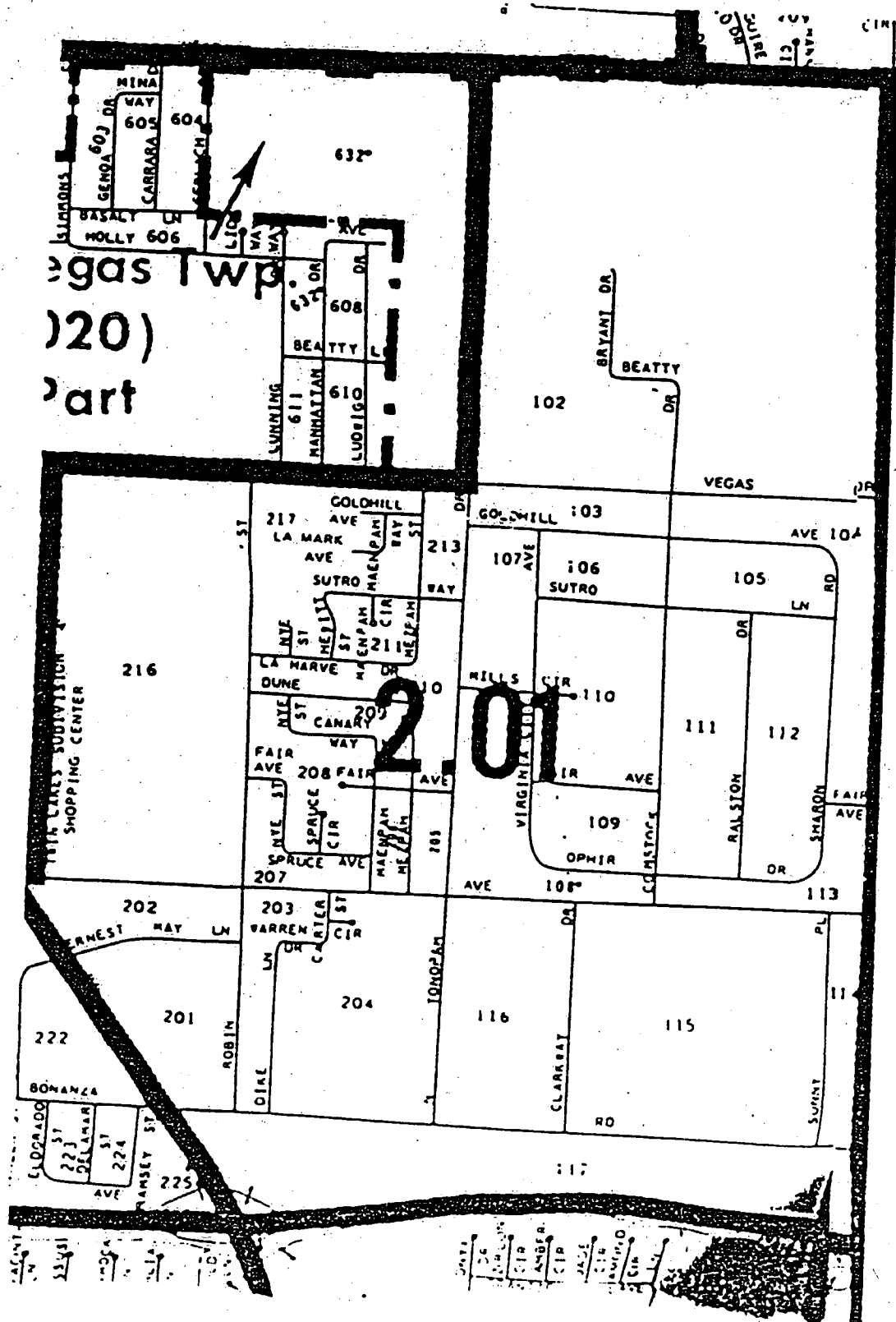
0069

VII. CONTRACTING REQUIREMENTS

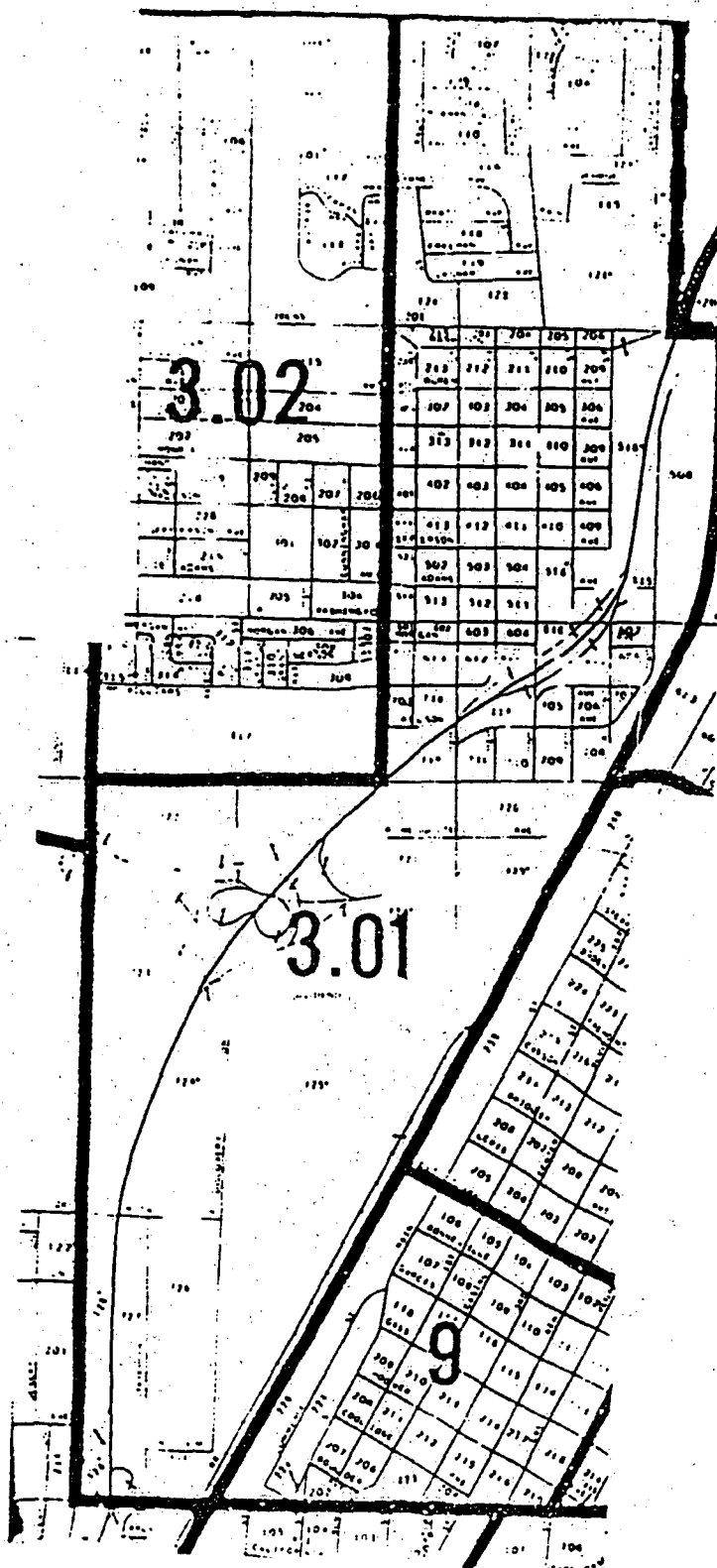
- A. All rehabilitation work shall be performed by licensed and insured general building contractors.
- B. The form of contract to be used by loan recipients utilizing a general contractor shall be as per attachment E or other form approved by the City of Las Vegas.
- C. If the owner/borrower is a licensed general contractor and desires to bid his own job, he must bid competitively and be the low bidder. He may then be reimbursed for normal overhead and profit.

Attachment A

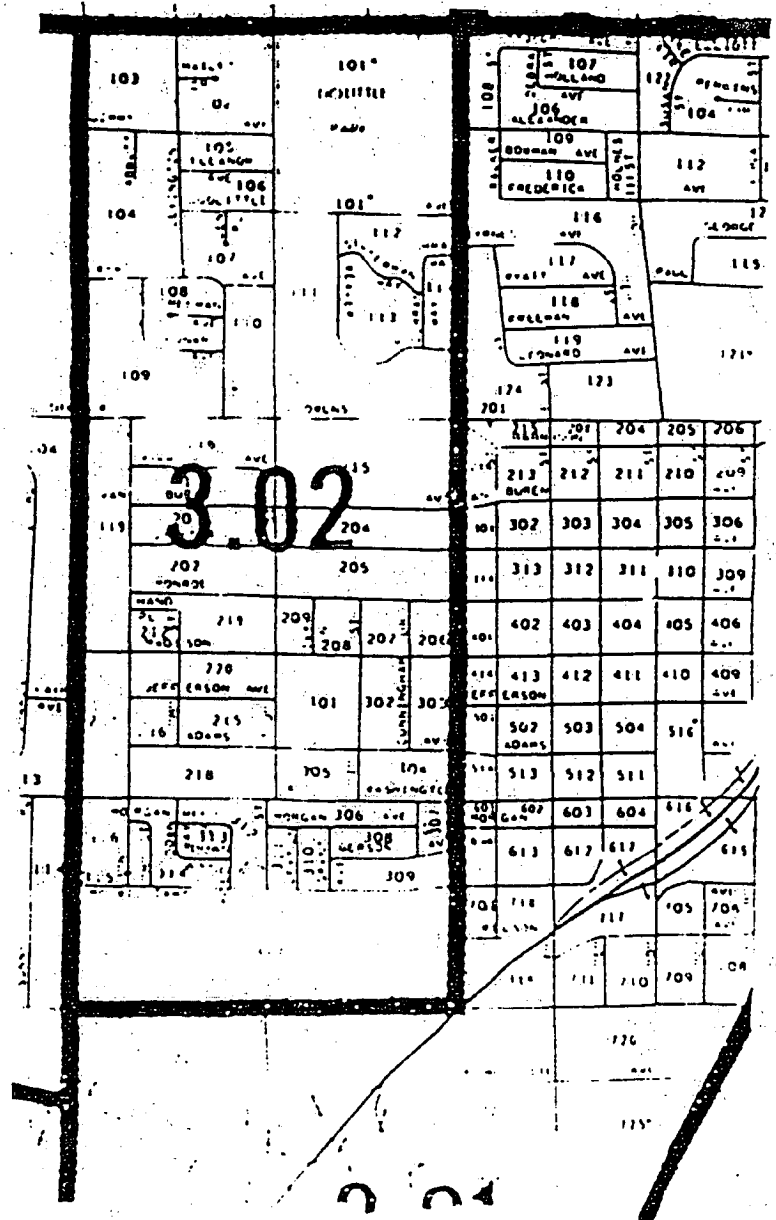
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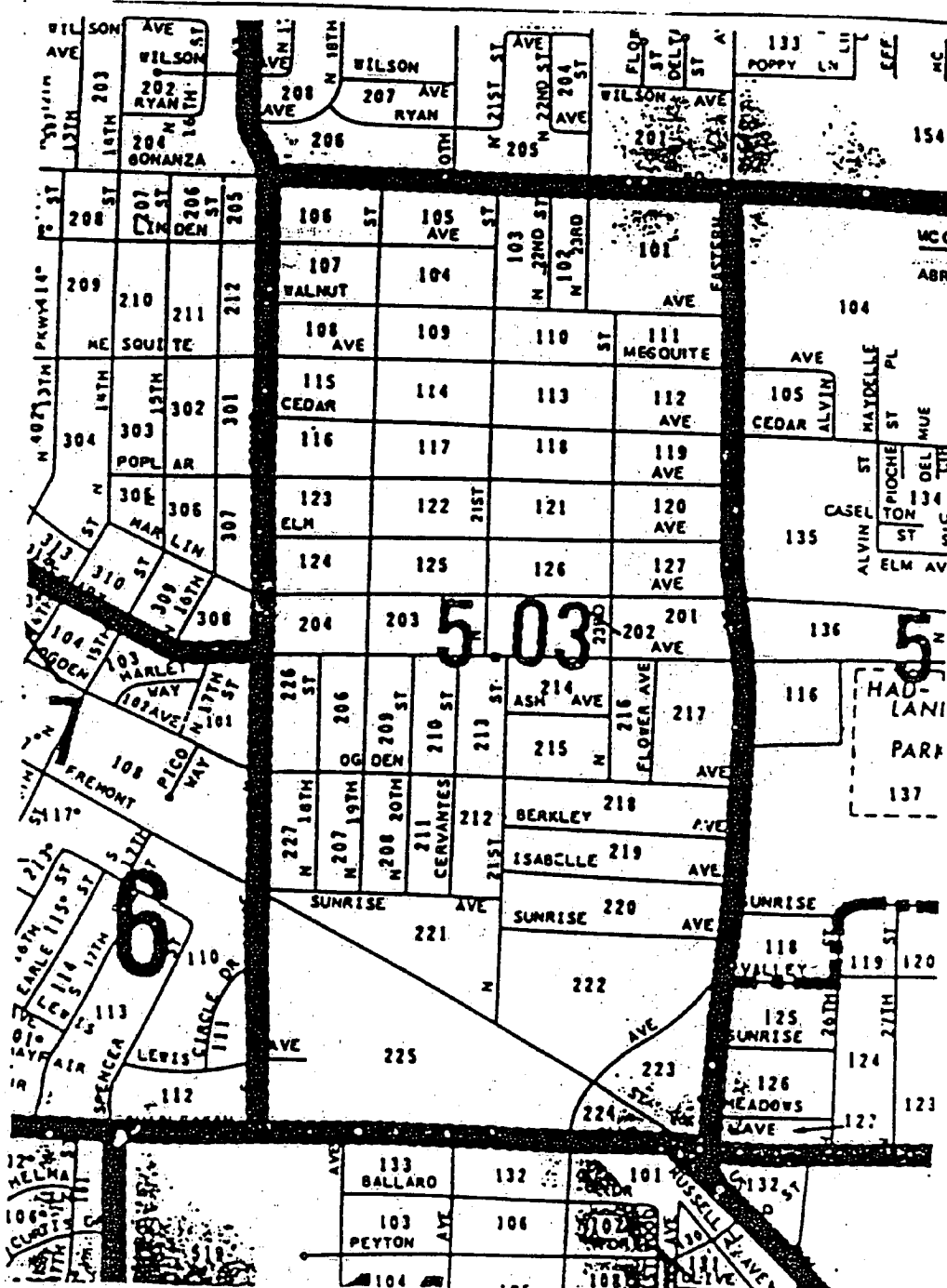
0071



0072



0073



Attachment B

0075

CITY OF LAS VEGAS
RENTAL REHABILITATION PROGRAMREGULATORY AGREEMENT

This is an agreement between _____,
hereinafter referred to as "Owner", and the City of Las Vegas, hereinafter
referred to as "City". The effective date of the agreement is _____
19____.

RECITALS

This agreement is made with respect to the following facts:

1. Owner/borrower is owner of certain real property located within the
City of Las Vegas, Nevada commonly known as _____.
2. Owner/borrower is receiving a Deferred Loan from the City in the sum of
\$_____ for the purpose of rehabilitating the subject property.
The loan is evidenced by a Promissory Note dated _____, 19____.
3. The City has entered into this agreement in order to help maintain and
increase the supply of decent residential property available for rent by
lower income families in the City of Las Vegas.

COVENANTS

NOW, THEREFORE, IT IS AGREED between the parties as follows:

1. Continuance of Rental Units. Owner agrees to maintain all units on the
subject property as rental units for the term of this agreement. The
total number of units is _____.
2. Certification of Rental to Lower Income Tenants. Owner certifies that
upon loan closing, _____, or _____ percent of the total number of
units, are occupied by lower income tenants (below 80% of County Median
income) and, in the event units are vacant at the time of rehabilitation,
_____ of units will be initially rented to lower income tenants following
completion of rehabilitation.
3. Maintain property to Meet City Codes. Owner agrees to maintain property
in a manner which will meet all codes of the City of Las Vegas.

0076

Borrower's Name _____

Property Address _____

4. Limitation on Displacement. The rehabilitation of the subject property shall not require the permanent displacement of any lower income tenant currently residing in subject property. If rehabilitation precludes occupancy of any unit while work is in progress, the Owner agrees to pay for:
- A. Moving Expenses - Actual out-of-pocket expenses up to \$300.00 per family.
- Moving expenses include:
- (i) Transportation of tenant and personal property from unit to be rehabilitated to replacement unit (not to exceed fifteen miles distance), and return;
 - (ii) Packing and unpacking of personal property;
 - (III) Disconnecting, dismantling, removing, reassembling and reinstating relocated household appliances and personal property;
 - (iv) Storage of personal property; and
 - (v) Insurance of personal property in connection with the move and necessary storage.
- B. Housing Costs - Any increase in monthly housing costs (rent and utilities) which is incurred by the tenant for a comparable unit.
- C. Travel - Any increase in travel costs to place of employment.
- D. Food - If the replacement unit does not contain facilities for food preparation, the cost of meals.
- The total TRAVEL & FOOD expenses are covered up to \$15.00 per person per day when evidence of expenditure is provided.
5. Non-Discrimination Against Section 8 Certificate Holders. Owner agrees not to refuse to rent to tenants holding Section 8 Existing Housing Certificates, except for good cause, and to comply with all Section 8 Existing Housing regulations, if renting to tenants with Section 8 Certificates.
6. Term of Agreement. This agreement shall remain in effect for a period of ten (10) years from its effective date.

0077

Borrower's Name _____

Property Address _____

7. Certification of Other Covenants. Owner shall supply to the City written certification that covenants one (1) and four (4) of this Agreement have been complied with. Certification shall be made annually, the first certification being due one (1) year following the effective date of this Agreement.
8. City's Remedies in Case of Default. Owner or Owner's successor is in default of this Agreement when he or she fails to comply with the requirements of this Agreement or any other document executed in connection with this Agreement. In case of default, the City shall have the following remedies:
- (a) The City may, without notice to Owner, declare its Deferred Loan due and payable and may proceed to collect the same;
 - (b) In addition, the City may take other such action as may be available to the Authority in law or in equity;
 - (c) The above remedies are cumulative, and no remedy shall be deemed a prerequisite to the taking of any other remedy available to the City.
9. Related Documents. This Agreement is executed together with the following documents:
- (a) Promissory Note, dated _____
 - (b) Deed of Trust, dated _____
 - (c) Other Documents _____

These documents are to be construed as a whole in order to give effect to the purpose expressed in these documents:

CITY OF LAS VEGAS

 Chief, Developmental Programs Division
 Dept. of Economic & Urban Development

Owner _____

Owner _____

Date _____

0078

Attachment C
(Rental Rehab Program Package 1)

PROMISSORY NOTE

S

Las Vegas, Nevada

FOR VALUE RECEIVED, the undersigned,

hereinafter referred to as the "Borrower," jointly and severally, promises to pay, in lawful money of the United States of America, to the CITY OF LAS VEGAS, or order, the principal sum of

(\$) DOLLARS, with interest from date at the rate of (%) percent per annum on the unpaid balance until paid. Both principal and interest shall be payable at 330 West Washington Avenue, Suite 5, Las Vegas, Nevada 89106, or such other place as the holder may designate in writing, in consecutive monthly installments of (\$) DOLLARS, commencing on the day of , 19 , and on the day of each month thereafter until the principal and interest are fully paid, except that the final payment of the entire indebtedness evidenced hereby, if not sooner paid, shall be due and payable on the day of , 19 .

If any monthly installment under this Promissory Note is not paid when due, and if such failure be subsisting on the date that the next installment under this Promissory Note becomes due and payable, the entire principal amount outstanding, together with accrued interest thereon, shall at once become due and payable at the option of the Note holder. The Note holder may exercise this option to accelerate during any default by Borrower regardless of any prior forbearance. If suit is brought to collect this Promissory Note, the holder shall be entitled to all reasonable costs and expenses including, but not limited to, reasonable attorney's fees.

Borrower shall make payable to the Note holder a late charge of Three (3%) percent of any monthly installment not received by the Note holder within fifteen days after the installment is due.

Borrower may repay the principal amount, in whole or in part, at any time. The Note holder may require that any partial prepayments (i) be made on the date monthly installments are due and (ii) be in the amount of that part of one or more monthly installments which would be applicable to principal. Any partial prepayment shall be applied against the principal amount outstanding and shall not postpone the due date if any subsequent monthly installments or change the amount of such installments unless the Note holder shall otherwise agree in writing.

Presentment, notice of dishonor and protest are hereby waived by the maker hereof.

Any notice to Borrower provided for in this Promissory Note shall be given by mailing such notice by certified mail, addressed to Borrower at the property address stated below, or such other address as Borrower may designate to the Note holder. Any notice to the Note holder shall be given by mailing such notice by certified mail, return receipt requested, to the Note holder at the address stated in the first paragraph of this Promissory Note, or at such other address as may have been designated by notice to Borrower.

Property commonly known as Las Vegas, Nevada,
is the security for the indebtedness evidenced by this Promissory Note. A Deed of Trust of even date herewith secures the within Promissory Note and reference is made to said Deed of Trust for rights as to acceleration of the indebtedness evidenced by this Promissory Note.

Address:

0079

Attachment D

PROMISSORY NOTE SECURED BY DEED OF TRUST

DEFERRED LOAN
(Rental Rehab Program - Package 2)

Loan No.: _____ PropertyP _____

Amount: \$ _____ Date: _____

For value received, the undersigned, _____, hereinafter called "Owner", jointly and severally, promises to pay to the City of Las Vegas, hereinafter called "City", 400 E. Stewart Avenue, Las Vegas, Nevada, the principal sum of \$ _____, with simple interest from this date, at the rate of five percent (5%) per annum, to be paid in one payment of principal, plus interest accrued to date of payment. The term of this note is ten (10) years.

The note will be forgiven at a rate of 10% per year, plus the interest for each year, until the loan is retired, if the owner does not breach any of the terms of the Regulatory Agreement.

The entire amount of this note, principal plus accrued interest calculated to the nearest day, shall become due and payable upon breach of the Regulatory Agreement. The existence of this condition shall be determined by the City in its sole discretion.

Any prepayment of this note shall require payment of the entire amount of principal and interest due, calculated to the nearest day.

This note shall be assumable provided the property is held in conformance with the conditions of this note.

Presentment, demand, protest and notice are hereby expressly waived by the undersigned. Should payment hereof not be made when due, the undersigned further promises to pay all cost of collection, including, without limitation, attorney's fees, incurred by the City in connection herewith.

This note is secured by a Deed of Trust and, the City, as beneficiary, reference to which is hereby made, for additional terms and conditions affecting this note.

0080

This Note shall be governed by and construed in accordance with the laws of the State of Nevada. If the undersigned is more than one, each covenant and obligation contained herein shall be joint and several.

Borrower

Date

Borrower

Date

The principal of this note is hereby increased/decreased to \$ _____ to reflect actual rehab construction cost. All other items of the Note and Deed of Trust Securing the Note remain the same.

Borrower

Date

Borrower

Date

WORK CONTRACT

_____, hereinafter referred to as the
"OWNER" of property commonly known as _____
Las Vegas, Nevada, and _____

WHEREAS, both the OWNER and the CONTRACTOR are desirous of having certain improvements made on the aforementioned property:

1. The CONTRACTOR shall cause labor to be performed and materials to be supplied in compliance with certain Scope of Work which is attached hereto and, by this reference, made a part hereof. The aforementioned labor and materials will hereinafter be referred to as the "Work."
2. The OWNER, in order to obtain funds necessary to pay for said Work, has applied for a loan from the City of Las Vegas, through its Developmental Programs Division, and the OWNER will execute certain loan documents, one of which permits the OWNER to rescind the loan transaction within three (3) business days. This Contract shall automatically become null and void should OWNER elect to rescind. In no event, however, will CONTRACTOR begin Work prior to (a) obtaining all required permits and (b) receiving, from the OWNER, a Notice to Proceed which has been approved by said Developmental Programs Division.
3. The Work shall begin no later than _____, 19____ and shall be completed no later than _____, 19____. Time is of the essence of this Contract. If the CONTRACTOR is delayed at any time in the progress of the Work by changes in the Work, by labor disputes, fire, unusual casualties, or causes beyond the CONTRACTOR's control, then the time for performing this Contract will be extended for such reasonable time as the OWNER and CONTRACTOR may agree. If the Work is not completed by the date herein set forth and for reasons other than those herein set forth, the CONTRACTOR agrees to pay to the OWNER, as liquidated damages, the sum of Fifty (\$50.00) Dollars or One (1%) Percent of the Contract Sum, whichever is larger, for each day that completion is delayed beyond that date.
4. The OWNER shall pay to the CONTRACTOR, for the performance of the Work, the Contract Sum of _____ (\$ _____) Dollars.

This sum will be disbursed directly to the CONTRACTOR by the lender, the Developmental Programs Division of the City of Las Vegas, only after the CONTRACTOR has furnished said Division with a formal statement regarding payment. Said Contractor will be responsible, after approval by the City of Las Vegas, for the design and safety reports.

0082

Work Contract

- 2 -

and the final "sign-off" regarding all building permits. In addition, the CONTRACTOR, before receiving payment, must deliver to aforesaid Developmental Programs Division a complete release of all liens arising out of this Contract; waivers of lien from all suppliers and laborers who could file a lien or, if the Contract Sum is One Thousand and 00/100 (\$1,000.00) Dollars, or more, a bond, satisfactory to the lender, Developmental Programs Division, said bond indemnifying OWNER against any liens that might arise in connection with this Contract. In lieu thereof, said payment shall not be made until the elapse of forty (40) days from the recording of a Notice of Completion, which Notice OWNER herewith agrees to execute within five (5) days following aforesaid final approval by said Building and Safety Department. If OWNER refuses to sign said Notice within the five (5) day period, the CONTRACTOR may sign and cause said Notice of Completion to be recorded. Immediately after said Building and Safety Department gives its final approval, the OWNER agrees to execute a form indicating his/her satisfaction with the Work.

5. Any changes in the Work, or the time for performance thereof, must be authorized by a written Change Order signed by the OWNER and the CONTRACTOR and approved, in writing, by the lender, Developmental Programs Division. Any credit or additional charge to the OWNER will be determined by agreement between the OWNER, the CONTRACTOR and the lender, Developmental Programs Division.
6. CONTRACTOR must purchase and maintain Workmen's Compensation and Public Liability Insurance which insurance will be applicable to the Work performed under this Contract.
7. It is hereby understood and agreed that the provisions set forth in the Office of Management and Budget Circular A-102, Attachment O, Paragraph 14, are hereby incorporated into this Contract by this reference thereto.
8. It is also understood and agreed that, notwithstanding anything to the contrary contained in this Contract and the attached Specifications and Scope of Work, no paint shall contain more than 0.5 percent lead by weight (or the amount permitted by current HUD regulations) calculated as lead metal in the total non-volatile content of liquid paints or in the dried film of paint already applied.
CAUTION: This structure may have layers of lead paint on the walls, ceilings, and woodwork. Removal of that paint may be dangerous and proper safety precautions must be made.
9. The Work is guaranteed for a period of _____ from the date of substantial completion.

0083

Work Contract

- 3 -

(Contractor)

by: _____
(Name and Title)

Address and telephone number
of contractor:

Nevada Builder License:

No. _____

0084

Attachment F

ELIGIBLE ACTIVITIES

The City of Las Vegas has instituted several Community Development Block Grant funded assistance programs including: Residential Rehabilitation Loan Program; Rental Unit Residential Rehabilitation Loan Program; and Deferred Loan Program.

Each of the programs is designed to assist the property owner in correcting all housing code violations and, because of the local climate, in correcting or installing evaporative coolers/refrigerated air conditioning. In addition, the City may give financial assistance to aid in the performance of other rehabilitation work which is herein described as "Eligible Activities." The following is a list of those activities and the programs under which the owner is entitled to receive assistance.

SECURITY ITEMS

Depending upon economic feasibility and, in the case of Residential Rehabilitation Loan and Rental Unit Residential Rehabilitation Loans, the ability to repay, all loans may include the following items which have been deemed to be desirable from a security standpoint.

SOLID CORE DOORS (EXTERIOR)
SECURITY BARS
CHAIN LINK FENCES

PEEPHOLES IN EXTERIOR DOORS
SMOKE DETECTORS
DEADBOLT LOCKS

ENERGY CONSERVATION ITEMS

In addition to the above security items and, subject to the same conditions, all loans may include any of the following items, the installation of which will aid in the property conforming to HUD conservation requirements (HUD feasibility standards must also be considered).

ATTIC FANS
REFLECTIVE FILM
ROOM TURBINES
STORM WINDOWS/DOORS
WEATHERSTRIPPING

CAULKING
INSULATION
SCREENS - Window/Door
SET-BACK (Fuel Saver) THERMOSTATS
WATER HEATER BLANKETS

MODIFICATIONS FOR HANDICAPPED/ELDERLY PERSONS

In addition to the security items, energy conservation items and, subject to the same conditions, all loans may include the following items:

1. The widening of doors where necessary to accommodate wheel chairs.
2. Grab bars for the tub/shower and toilet.
3. If necessary, wheelchair ramps to gain entry into the dwelling unit.

Attachment G

0085

GENERAL PROPERTY IMPROVEMENTS

The following General Property Improvements may be included only in Residential Rehabilitation Loans, Rental Unit Rehabilitation Loans and Deferred Loans so long as the total of these items does not exceed \$2,000.00 per housing unit and only if the inclusion of those items conforms to the economic feasibility standards of the City of Las Vegas. Also, in the case of Residential Rehabilitation Loans and Rental Unit Rehabilitation Loans, the inclusion of these items cannot adversely affect the borrower's ability to repay.

INTERIOR

ADDITIONAL ELECTRICAL OUTLETS.
BASEBOARDS
DOOR STOPS
ROOM DIVIDERS
WALL PANELING

EXHAUSE FANS - Kitchen/Bathroom
CABINETS - Kitchen/Bath
DOUBLE KITCHEN SINKS
GARBAGE DISPOSALS
SHOWER DOORS
TOILET PAPER HOLDERS
TOWEL BARS

WASHER-DRYER CONNECTIONS

ADDITIONAL CLOSET SPACE - Only if new closets
do not reduce remaining room size too much

ELECTRIC SERVICE - Change fuses to circuit breakers

PEST CONTROL - Initial inspection and treatment(s)
required to remove infestations

REPLACEMENT OF CARPETING - Only if seriously
worn to point of being hazardous

REPLACEMENT OF SLIDING GLASS DOORS

ROOM ADDITIONS - Only if required due to family size.

ROOM CONVERSIONS - Three bedrooms to two bedrooms only if small
bedroom to be converted is too small for normal habitation

RANGE

REFRIGERATOR

EXTERIOR

ALUMINUM SIDING
CONCRETE WORKS - Service Walks/Driveway
DOOR BELL/KNOCKER
GARAGE DOOR - Repair only
LIGHT FIXTURES (Exterior)
RAIN GUTTERS OVER DOORWAYS
WROUGHT IRON TRIM AROUND PORCHES
LANDSCAPING - Desert type/rocks/
topsoil & seed/sod/trees,
shrubs/sprinkler system

AWNINGS
CARPORTS
FENCES - Block/Wood
MAILBOX or SLOT IN DOOR
SECURITY LIGHTS
SHUTTERS
CLOTHES POLES - Also concrete wal
from house to poles

ATTACHMENT H

0086

"STREAMLINING PROCEDURE"

FOR REHABILITATION LOANS,

RENTAL UNIT REHABILITATION LOANS, DEFERRED LOANS AND GRANTS

1. After property owner contacts Developmental Programs Division indicating an interest in obtaining some form of rehabilitation assistance, staff will:
 - a) take application, including all financial data;
 - b) obtain written authorization to verify income/mortgages;
 - c) mail income/mortgage verification authorizations;
 - d) order lot book report;
 - e) order credit report;
 - f) order "after rehab" appraisal
 - g) prepare rehab cost estimate.
2. Housing Code will inspect property.
3. Staff will determine:
 - a) assistance program for which owner apparently initially qualifies;
 - b) maximum loan permissible based on owner's ability to repay (Rehab and Rental Rehab Loans).
4. After receipt of income and mortgage verifications, and "after rehab" appraisal, application approval authority will review application and conditionally approve or disapprove request based upon:
 - a) economic feasibility - the sum of the existing indebtedness and the estimated rehab cost does not exceed 90% of the "after rehab" appraised value.
 - b) Owner's ability to repay - if the sum of the mortgage payment and the estimated monthly rehab loan payment does not exceed 40% of applicant's gross monthly income;
 - c) review of owner's credit history;
 - d) review of owner's disposable income (net income minus listed expenses).
5. Staff notifies owner of conditional approval or disapproval.
6. If application is approved, staff:
 - a) gives owner the list of code violations informing owner that all code violations must be corrected. Those violations which, by applicable City Ordinances, require the issuance of a permit for their correction, must be included in the loan and rehabilitation work contract. The correction of all other violations may be included in the loan and contract at the owner's option, but, if owner elects to have such work performed outside the loan and contract, must be satisfactorily completed before the execution of loan or contract documents;
 - b) notifies owner of amount of maximum financial assistance and in what manner that amount may be allocated to "Eligible Activities" after correction of code violations;

Streamlining Procedure
page 2

0087

6.
 - c) provides owner with a list of approved contractors with instructions that at least three (3) itemized bids must be obtained. All bids must contain identical items.
7. Owner gives bids to staff for review.
8. Staff reviews bids to determine that:
 - a) provision has been made to correct all code violations other than those to be corrected by owner outside of contract;
 - b) amount of lowest bid does not, on rehabilitation loans only, exceed maximum loan amount, and, on all forms of financial assistance does not exceed the limits of economic feasibility. On Rehabilitation Loans, Rental Unit Rehabilitation Loans and Deferred Loans, the amount allocated for General Property Improvements cannot exceed \$2,000.00 per unit.
9. If, on Rehabilitation Loans, Rental Unit Rehabilitation Loans and Deferred Loans, the lowest bid exceeds \$20,000.00, an appraisal must be obtained to aid in determining economic feasibility.
10. If financial assistance is determined to be economically infeasible, staff notifies owner, and, if sufficient non-code violation work can be eliminated in order to make the loan feasible, owner will be notified of that fact so that revised bids may be obtained. If loan cannot be made economically feasible, owner will be so notified and the file closed.
11. If all criteria enumerated in paragraphs 8, 9 and 10 are met, staff:
 - a) notifies owner to accept lowest bids;
 - b) if necessary, assists owner in obtaining hazard insurance, and, if required, flood insurance.
12. Staff has contract and loan documents executed.
13. After expiration of loan rescission period, staff advises owner to give Notice to Proceed.
14. Staff determines that all required permits have been obtained.
15. If intermediate disbursements are to be made, staff determines that proper bonds have been received and that all code permit inspections have been made.
16. Check will be drawn payable to contractor.
17. Upon completion of work, staff will determine that final code and permit inspections are made.
18. Final check will be drawn payable to the contractor.

NOTE: It is the desire of the City of Las Vegas to obtain the participation of local lending institutions in making rehabilitation loans. Other than the condition that may be imposed by the lending institution, the following procedures will be followed.

0088

TIME SCHEDULE UNDER STREAMLINING PROCEDURE

Day 1	Application taken; income/mortgage verification authorization obtained.
Day 2	Mail verification authorizations; order lot book report. Housing Code inspection of property.
Day 3	Determination of program eligibility and maximum loan.
Day 17	After receipt of income and mortgage verification Application Authorization Authority reviews application.
Day 18	Owner notified of approval/disapproval and maximum loan amount; Owner given list of approved contractors and instructing on bidding procedure.
Day 35	Owner gives bids to staff.
Day 36	Staff reviews bids. If lowest bid exceeds \$20,000.00, staff orders appraisal.
Day 46	Upon receipt of appraisal, economic feasibility is determined.
Day 37/47	Depending on need for appraisal, owner is notified of economic feasibility, and notified to accept lowest bid.
Day 38/48	Assists owner in obtaining hazard insurance.
Day 43/53	After receipt of insurance, execute loan/contract documents.
Day 48/58	After expiration of rescission period, notify owner to give Notice to Proceed.
Day 51/61	Staff verifies issuance of permits.
Day 65/75	Make intermediate disbursements after all conditions met.
Day 75/120	Make final disbursements after conditions met. Close file.

0089

AGENDA*City of Las Vegas*

DECEMBER 19, 1984

Page 20

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

ITEM

Council Action

Department Action

IV (f) 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 & CONTRACTS1057 *A. AWARD OF BIDS

1. City Hall Annex Roof Repair
Department of Design & Development
2. Highland Drive Road Improvements
Charleston Blvd. to Carey Avenue
Department of Design & Development

*B. PURCHASE ORDER APPROVAL

1. Security System for City Hall
Department of General Services

Levy -
APPROVED as recommended.
Unanimous with the exception that Nolen abstained from voting on Item A-2.

Staff to proceed

Lurie -
APPROVED Item B-1.
Motion carried with Christensen voting "No."

NOTE: Lurie directs City Engineer Malone to make sure property owners along Highland Dr. (re Item A-2 above) are notified regarding the project. They are particularly concerned about interruptions to their businesses.

City of Las Vegas

AGENDA DOCUMENTATION

Date: DECEMBER 7, 1984

0090

TO:
The City CouncilFROM:
RANDALL H. WALKER
DEPUTY CITY MANAGERSUBJECT: AGENDA - CITY COUNCIL MEETING - DECEMBER 19, 1984
IV (f) DEPARTMENT OF GENERAL SERVICESPURPOSE/BACKGROUND*A. AWARD OF BIDS

1. <u>BID TITLE:</u>	RE-ROOF OF CITY HALL ANNEX	<u>BID NUMBER:</u>	85.0821.1
<u>ITEM:</u>	CAPITAL PROJECT	<u>ESTIMATE:</u>	\$20,000.00
<u>DEPARTMENT:</u>	DESIGN AND DEVELOPMENT	<u>INVITATIONS MAILED:</u>	3
<u>FUNDING:</u>	REVENUE SHARING	<u>RESPONSES RECEIVED:</u>	2

NEED FOR PURCHASE

THIS PURCHASE IS NECESSARY TO RE-ROOF THE CITY HALL ANNEX. THE EXISTING ROOF HAS BEEN IN PLACE BEYOND THE MANUFACTURER'S WARRANTY AND A COST/BENEFIT ANALYSIS HAS INDICATED THE EXISTING ROOF IS BEYOND ECONOMIC REPAIR. IN ADDITION TO THAT, THE EXISTING ROOF LEAKS SO BADLY THAT THE CITY'S INSURANCE CARRIER IS CONSIDERING EXEMPTING THE STRUCTURE UNLESS IT IS RE-ROOFED.

BID ABSTRACT SUMMARY

HOWARD ROOFING, INC.	LAS VEGAS	NV	\$18,370.00
B & H URETHANE	LAS VEGAS	NV	\$21,400.00

STAFF RECOMMENDATION OF AWARDTHAT THE LOW BID BE AWARDED TO:

HOWARD ROOFING, INC.	LAS VEGAS	NV	\$18,370.00

FISCAL IMPACT

FUNDS BUDGETED FOR FISCAL YEAR 84-85. FUNDS ARE AVAILABLE IN THE REVENUE SHARING 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 (f)

City of Las Vegas

AGENDA DOCUMENTATION

Date: DECEMBER 7, 1984

0091

TO:
The City CouncilFROM:
RANDALL H. WALKER
DEPUTY CITY MANAGERSUBJECT: AGENDA - CITY COUNCIL MEETING - DECEMBER 19, 1984
IV (f) DEPARTMENT OF GENERAL SERVICESPURPOSE/BACKGROUND*A. AWARD OF BIDS

2. <u>BID TITLE:</u>	HIGHLAND DRIVE CHARLESTON BLVD. TO CAREY AVE.	<u>BID NUMBER:</u>	85.3550.3
<u>ITEM:</u>	CAPITAL PROJECT	<u>ESTIMATE:</u>	\$4,072,000.00
<u>DEPARTMENT:</u>	DESIGN AND DEVELOPMENT	<u>INVITATIONS MAILED:</u>	29
<u>FUNDING:</u>	CLARK COUNTY BOND 88% S.I.D. 433 10%	<u>RESPONSES RECEIVED:</u>	2

NEED FOR PURCHASE

THIS PURCHASE IS NECESSARY TO PROVIDE ROAD IMPROVEMENTS TO A MAJOR ARTERIAL USED BY ALL RESIDENTS THROUGHOUT CLARK COUNTY.

BID ABSTRACT SUMMARY

LAS VEGAS PAVING CORP.	LAS VEGAS	NV	\$3,547,639.80
WELLS CARGO, INC.	LAS VEGAS	NV	\$3,618,510.95

STAFF RECOMMENDATION OF AWARDTHAT THE LOW BID BE AWARDED TO:

LAS VEGAS PAVING CORP.	LAS VEGAS	NV	\$3,547,639.80

FISCAL IMPACT

FUNDS BUDGETED FOR FISCAL YEAR 84-85. FUNDS ARE AVAILABLE FROM A CLARK COUNTY BOND ISSUE AND S.I.D. 433.

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 (f)

City of Las Vegas

AGENDA DOCUMENTATION

Date: DECEMBER 7, 1984TO:
The City CouncilFROM:
RANDALL H. WALKER
DEPUTY CITY MANAGER

0092

SUBJECT: AGENDA - CITY COUNCIL MEETING - DECEMBER 19, 1984
IV (f) DEPARTMENT OF GENERAL SERVICESPURPOSE/BACKGROUND*B. PURCHASE ORDER APPROVAL

1. <u>ITEM:</u>	CAPITAL PROJECT	<u>PURCHASE REQUEST:</u>	1224-0085
<u>DESCRIPTION:</u>	SECURITY SYSTEM FOR CITY HALL	<u>FUNDING:</u>	REVENUE SHARING
<u>DEPARTMENT:</u>	GENERAL SERVICES	<u>ESTIMATE:</u>	\$15,000.00

NEED FOR PURCHASE

THIS PURCHASE IS NECESSARY TO PROVIDE A MEANS TO CONTROL AND RECORD DOOR ACCESS TO THE CITY HALL TOWER ON WEEKNIGHTS, WEEKENDS, AND HOLIDAYS. THE SYSTEM IS COMPUTER CONTROLLED WHICH ELIMINATES THE NEED FOR ON-DUTY SECURITY PERSONNEL. THE COST/BENEFIT RATIO OF SAVINGS BETWEEN THIS SYSTEM AND THE USE OF SECURITY GUARD IS OVER 100%.

STAFF RECOMMENDATION
FOR PURCHASE ORDER APPROVAL

CRIME CONTROL, INC. LAS VEGAS NV \$13,650.00

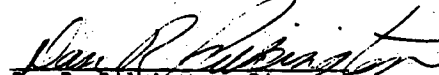
FISCAL IMPACT

FUNDS BUDGETED FOR FISCAL YEAR 84-85. FUNDS ARE AVAILABLE IN THE REVENUE SHARING 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 (f)

AGENDA*City of Las Vegas*

0093

December 19, 1984

Page 21

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

ITEM

Council Action

Department Action

IV (h). DEPARTMENT OF DESIGN AND DEVELOPMENTTHOMAS B. GRAHAM, AICP, RLA, DIRECTOR*CONSENT AGENDA

All matters listed under Items A and B, 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.

*A. ACCEPTANCE OF RIGHT OF WAY ITEMS

1. Grant Deed

From:

Central Telephone Company

To:

City of Las Vegas

For:

A portion of Government Lot 68, Sec. 33, T20S, R60E, M.D.M. for a 75-foot half street for Buffalo Dr. as required through a building permit (11/30/84)

2. Grant Deed

From:

Bonneville Associates, a Limited Partnership

To:

City of Las Vegas

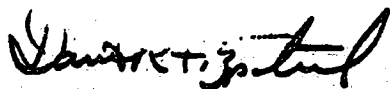
For:

A portion of Block 40 of Clark's Las Vegas Townsite, for 5 feet of right of way for Las Vegas Blvd. South with a radius return at the intersection with Bonneville, as required through a building permit (11/13/84)

Lurie -
APPROVED Items A & B
Unanimous

Staff to proceed

APPROVED AGENDA ITEM



1100

0094

AGENDA*City of Las Vegas*

December 19, 1984

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CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Council Action

Department Action

IV (h). DEPARTMENT OF DESIGN AND DEVELOPMENT
(Continued)*A. ACCEPTANCE OF RIGHT OF WAY ITEMS
(Continued)3. Grant Deed
From:To:
For:

Edward D. Smith and
Maurine J. Smith,
husband and wife
City of Las Vegas
A portion of the
S-1/2, NE-1/4, Sec.
32, T20S, R61E,
M.D.M. for 10 feet
of right of way for
Alta Dr., west of
Rancho Dr., as re-
quired through a
land division.
Previously recorded
in Book 2030 of
Official Records,
Office of the County
Recorder, Clark
County, Nevada, as
Instrument No.
1989876 on December
4, 1984 (12/3/84)

4. Right of Way Grant

From:

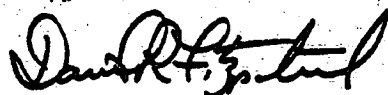
To:
For:

R. A. Homes, Inc., a
Nevada Corporation
City of Las Vegas
A portion of Govern-
ment Lot 3 in Sec.
19, T20S, R61E,
M.D.M., for sewer
and drainage from
Concord Village Sub-
division to be con-
structed on the west
side of Decatur south
of Lake Mead Blvd.
(11/19/84)

Lurie -
APPROVED Items A & B
Unanimous

Staff to proceed

APPROVED AGENDA ITEM



AGENDA*City of Las Vegas*

0095

December 19, 1984
Page 23CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM

Council Action

Department Action

**IV (h). DEPARTMENT OF DESIGN AND DEVELOPMENT
(Continued)*****B. RELEASE OF CONTRACT RETENTION**

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

1. Bid No.: 83.3550.14
 Contractor: C & S Company
 For: Construction of 9100 feet of Channel which included: road work, fencing and miscellaneous appurtenant work on Cedar Ave.

Notice of
 Completion: December 4, 1984
 Release Date: January 8, 1985

Lurie -
 APPROVED Items A & B
 Unanimous

Clerk to notify &
 Staff to proceed

C. APPROVAL OF TRAFFIC AND PARKING ITEMS

Traffic and Parking Commission recommends approval of the following items:

1. Request by Stephen S. Stuhmer for driveway variances at 1301 Rancho Drive.

Resolution(s) to amend Title XI (Traffic) of the City of Las Vegas Municipal Code as follows:

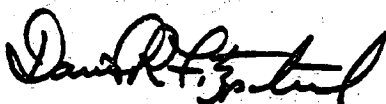
2. Request by Traffic Engineer for a 35 M.P.H. speed limit on Pecos Road from Charleston Boulevard to Owens Avenue.

3. Request by Will D. Jones, Jr. for Federal Express for a three minute loading zone at 316 East Bridger Avenue.

Levy -
 APPROVED as recommended Items 1 thru 7.
 Unanimous

Staff to proceed

APPROVED AGENDA ITEM



City of Las Vegas

AGENDA DOCUMENTATION

Date: December 4, 1984 0096

TO: The City Council

FROM: DANIEL R. FITZPATRICK
DEPUTY CITY MANAGER

SUBJECT: REQUEST BY STEPHEN S. STUHMER FOR DRIVEWAY VARIANCES AT 1301 RANCHO DRIVE

PURPOSE/BACKGROUND

A request has been received from Stephen S. Stuhmer for driveway variances at 1301 Rancho Drive due to the widening of Rancho Drive. The variances would allow three driveways to a residential property and a driveway with depressed curb width of 30 feet that exceeds the maximum allowable residential width of 18 feet (depressed curb).

The City of Las Vegas proposes to widen Rancho Drive in between Charleston Boulevard and Oakley Boulevard to provide two traffic lanes in each direction and a two-way left turn lane. Rancho Drive is a secondary arterial on the adopted City of Las Vegas Master Plan of Streets and Highways and carries over 18,000 vehicles per day.

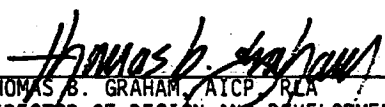
The applicant is requesting variances to improve the access to his property. The circular driveway will eliminate unsafe backing maneuvers onto Rancho Drive. Widening the southernmost driveway will allow turning movements that will incur less delay to Rancho Drive traffic and will maximize sight distance.

FISCAL IMPACT

None.

RECOMMENDATIONS

The Traffic and Parking Commission recommends approval of the variance to allow three driveways to a residential property and the variance to allow a driveway wider than 18 feet, but only to a maximum depressed curb width of 30 feet. Staff concurs.


THOMAS B. GRAHAM, AICP, PLA
DIRECTOR OF DESIGN AND DEVELOPMENT

Agenda Item 12/19/84

IV (h). C. 1.

0097



COMMERCIAL • INDUSTRIAL • ACREAGE

October 25, 1984

City of Las Vegas
Traffic Engineering Dept.
400 Stewart Avenue
Las Vegas, Nevada 89101

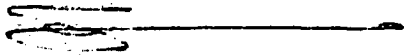
Attn: Mr. Rick Romer

Dear Mr. Romer:

Pursuant to the request of Mr. Gil Gilpin enclosed please find the new site plan on my home at 1301 Rancho Drive. Due to the widening of Rancho Road I have been forced to completely redesign the walls and entry gate system to my home. Please note the oversized curb cut on the south drive. As you can see this oversized drive is imperative for safety while exiting from my property. Please place this on your earliest agenda if a hearing is required and advise me accordingly. I will be available should my presence be necessary.

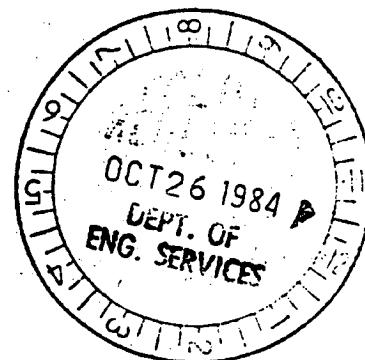
If you have any questions please feel free to give me a call.

Sincerely,

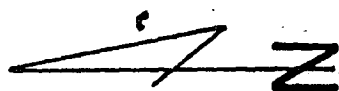

Stephen S. Stuhmer, President
PACIFIC REALTY INC.

SSS:klb

cc: Mr. Gil Gilpin



REQUESTED DRIVEWAY VARIANCE



City of Las Vegas

0099

AGENDA DOCUMENTATION

Date: December 4, 1984

TO: The City Council

FROM: DANIEL R. FITZPATRICK
DEPUTY CITY MANAGERSUBJECT: REQUEST BY TRAFFIC ENGINEER FOR A 35 M.P.H. SPEED LIMIT ON PECOS ROAD FROM
CHARLESTON BOULEVARD TO OWENS AVENUE.PURPOSE/BACKGROUND

The Traffic Engineer has requested the posting of a 35 m.p.h. speed limit on Pecos Road from Charleston Boulevard to Owens Avenue.

The Pecos Road project from Charleston Boulevard to Owens Avenue is nearing completion. The existing speed limit on portions of Pecos Road that existed before the street improvement project was 25 m.p.h. Pecos Road has been constructed to criteria that satisfied the requirements for a higher design speed.

Realistic speed limits are established by analysis of reasonable and prudent speeds driven by motorists under the prevailing conditions of the roadway involved. This is basically determined statistically by conducting a spot speed study using a radar unit and calculating the 85th percentile speed from the speed sample. The 85th percentile speed is generally recognized and accepted as a guideline for establishing speed limits.

A spot speed study was conducted on Pecos Road in between Washington Avenue and Owens Avenue. It was found that the 85th percentile speed was approximately 37 m.p.h. northbound and 38 m.p.h. southbound.

FISCAL IMPACT

City of Las Vegas forces will install the new speed limit signs. Funds are available in the F.Y. 1984-1985 budget.

RECOMMENDATIONS

The Traffic and Parking Commission recommends that a 35 m.p.h. speed limit be posted on Pecos Road from Charleston Boulevard to Owens Avenue and that the City Council authorize the Mayor to sign the Resolution. Staff concurs.

Thomas B. Graham
THOMAS B. GRAHAM, ALEP/RLA
DIRECTOR OF DESIGN AND DEVELOPMENT

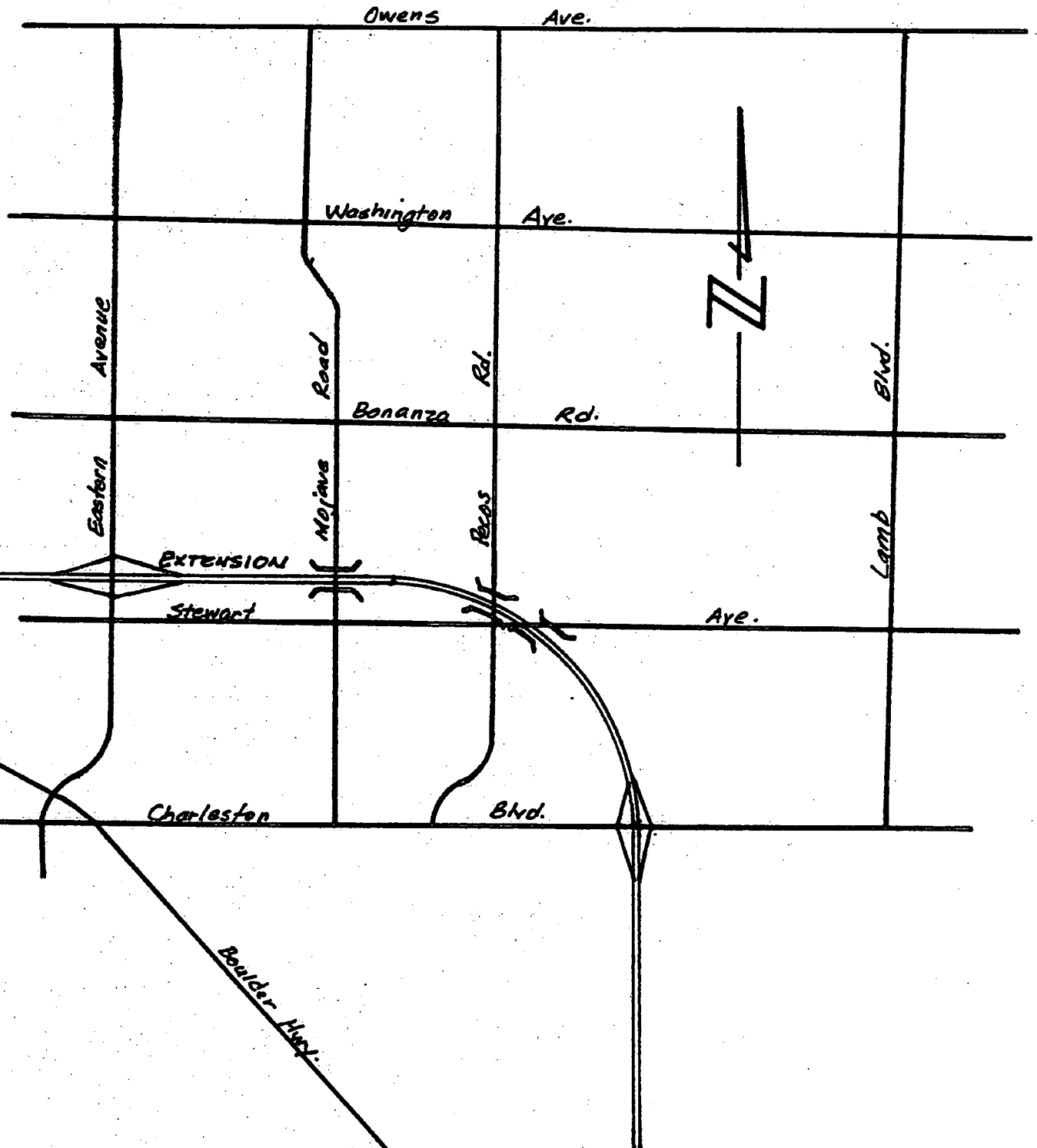
Agenda Item 12/19/84

IV (h). C.2.

NEW BUSINESS: ITEM 7

Request by Traffic Engineer for a 35 m.p.h.
speed limit on Pecos Road from Charleston
Boulevard to Owens Avenue

0100



RESOLUTION

0101

WHEREAS, Ordinance 1589 allows for the additions and corrections of schedules pertaining to TITLE XI of the City Code to be done by Resolution; and

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

NOW, THEREFORE, be it resolved by the City Council of the City of Las Vegas, Nevada that the following schedule pertaining to TITLE XI of the City Code be amended as follows:

SCHEDULE 14-II be amended to include the following as stops required:

Arrow Place at Silver Lake Drive

SCHEDULE 17-III be amended to include the following as parking prohibited at all times:

Las Verdes Street - west side - from 140 feet south of Esmeralda Avenue north to El Camino Avenue

Las Verdes Street - both sides - from Sahara Avenue to El Camino Avenue.

30 feet north and south of each driveway.

SCHEDULE 17-VI be amended to include the following as a two (2) hour parking zone:

<u>Location</u>	<u>Zone</u>	<u>From</u>	<u>To</u>	<u>Side</u>
South Ninth Street	2 hour (Monday through Friday only)	Bonneville Avenue	Gass Avenue	West

SCHEDULE 18-IV be amended to include the following as a 12 minute time limited loading zone:

Bridger Avenue - along the north curb line in front of 316 East Bridger extending a distance of 20 feet.

SCHEDULE 25-III be amended to include the following as a 35 m.p.h. speed limit:

Pecos Road from Charleston Boulevard to Owens Avenue

SCHEDULE 18-1 be amended to include the following as a three (3) minute Passenger Loading Zone:

Fremont Street - along the south curb line in front of Golden Nugget Casino from First Street to Casino Center Boulevard.

SCHEDULE 17-III be amended to include parking prohibited at all times:

Casino Center Boulevard - west side - from Carson Avenue to Fremont Street.

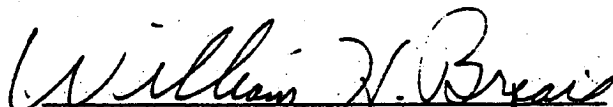
SCHEDULE 18-VI be amended to include the following as Tour Bus Zone:

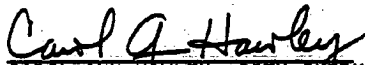
On Carson Avenue beginning 70 feet east of the alley in between Casino Center Boulevard and First Street.

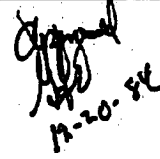
SCHEDULE 18-V be amended to include the following as a Thirty (30) Minute Commercial Loading Zone:

First Street - east side - beginning 125 feet south of the southeast corner extending southerly a distance of 70 feet.

PASSED, ADOPTED AND APPROVED THIS 19th day of
December, 1984.


WILLIAM H. BRIARE, MAYOR


CAROL ANN HAWLEY, CITY CLERK


11-20-84

City of Las Vegas

AGENDA DOCUMENTATION

Date: December 4, 1984 0103

TO:
The City CouncilFROM:
DANIEL R. FITZPATRICK
DEPUTY CITY MANAGERSUBJECT: REQUEST BY WILL D. JONES, JR. FOR FEDERAL EXPRESS FOR A THREE MINUTE LOADING
ZONE AT 316 EAST BRIDGER AVENUEPURPOSE/BACKGROUND

A request has been received from Will D. Jones Jr., representing the Federal Express Office located at 316 East Bridger Avenue for a three minute loading zone.

On-street parking in the vicinity of 316 East Bridger Avenue is heavily used with high occupancy rates. Parking meters with two hour maximum time limits create a parking turnover, but on-street parking spaces are not available for use by deliveries or package pick-up that require only short periods of time.

The Federal Express office handles from 60 to 100 pick-ups and deliveries on a daily basis. The creation of a 12 minute time limited loading zone will serve that block area and ease the pick-up and delivery problem. The applicant has indicated that they are willing to pay the costs of installing the loading zone.

FISCAL IMPACT

None. The applicant will reimburse the City of Las Vegas the costs of the parking change.

RECOMMENDATIONS

The Traffic and Parking Commission recommends approval of a 12 minute time limited loading zone at 316 East Bridger Avenue in one metered parking space subject to the condition that the applicant pay all the costs of installing the loading zone and recommends that the City Council authorize the Mayor to sign the Resolution. Staff concurs.

Thomas B. Graham
THOMAS B. GRAHAM, AICP, RLA
DIRECTOR OF DESIGN AND DEVELOPMENT

Agenda Item 12/19/84

IV (h). C. 3.

**FEDERAL
EXPRESS**

0104

Federal Express Corporation
Box 727
Memphis, Tennessee 38194

901 369-3600

November 13, 1984

Las Vegas Traffic and Parking Commission
400 E. Stewart
Las Vegas, Nv. 89101

Dear Sirs,

This letter is in regards to the establishment of a three minute Federal Express drop off zone in place of two parking meters numbers (37/8 and 37/6) located at 316 E. Bridger Ave. Because of the one way alley next to our building, the removal of permanent parking in those spaces would improve the traffic movement from that alley in the east-ern direction and enable our customers to drop off packages without parking in the red zone in front of our location.

Your attention in this matter would be greatly appreciated.

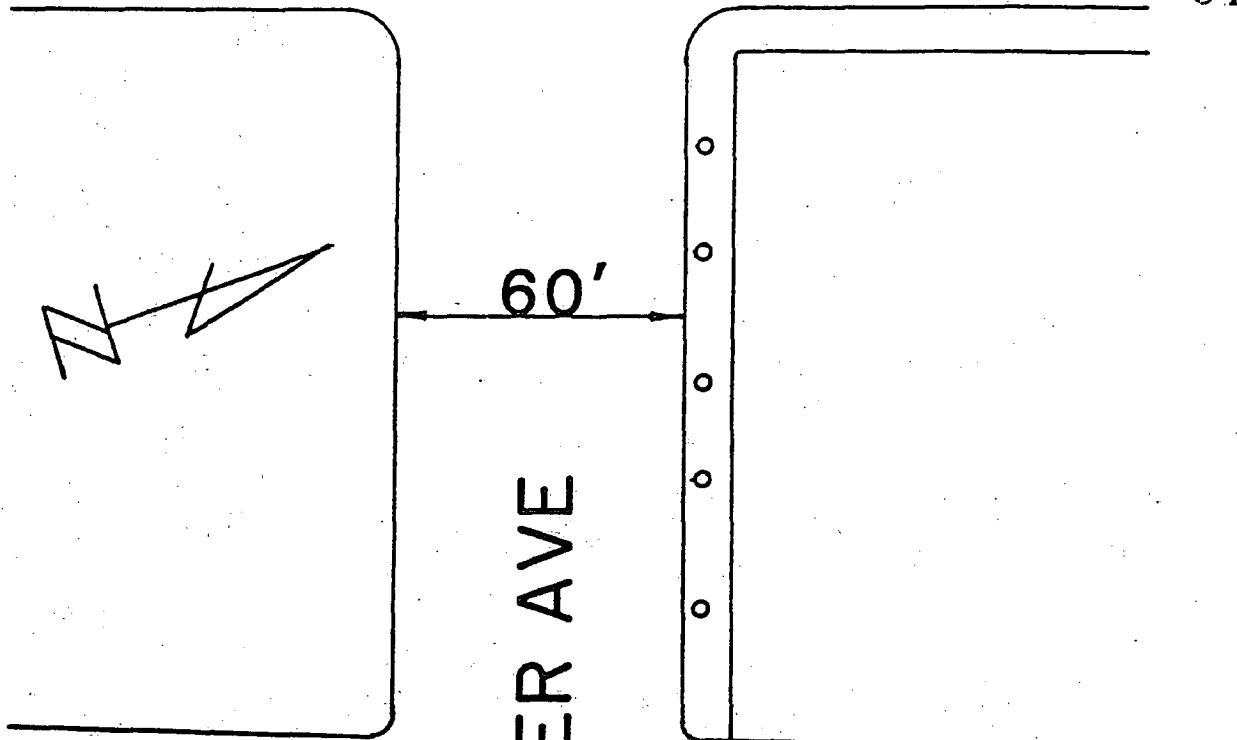
Sincerely,

Will D. Jones Jr.

Will D. Jones Jr.
Federal Express
Business Service Center Manager
Las Vegas, Nv. 89101
Ph. 382-3222

THIRD ST

0105



alley

BRIDGER AVE

FEDERAL EXPRESS

VALLEY BANK

REQUEST FOR A THREE MIN. LOADING ZONE

FOURTH ST

AGENDA*City of Las Vegas*

0106

December 19, 1984

Page 24

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Council Action

Department Action

IV. (h). DEPARTMENT OF DESIGN AND DEVELOPMENT
(Continued)

C. APPROVAL OF TRAFFIC AND PARKING ITEMS

4. Request by Golden Nugget Hotel/Casino for a tour bus zone, 30 minute commercial loading zone, three minute passenger zone and the removal of parking.

5. Installation of a stop sign on Arrow Place at Silver Lake Drive.

6. Request by residents to remove parking on both sides of Las Verdes Street from Sahara Avenue to El Camino Avenue.

7. Request by Larry Brazaskas for two hour time limited parking, weekdays only, on portions of South Ninth Street, Bonneville Avenue, and Garces Avenue.

Lurie -
APPROVED as recommended Items 1 thru 7.
Unanimous

Staff to proceed

D. REPORTS/ACTION

1. Rancho Road - Sahara Avenue to Charleston Boulevard, Amendment to Consultant Agreement.

Lurie -
APPROVED as recommended (Amendment in agreement with Alca Engineering & Surveying for additional sum of \$6,234).
Unanimous

Staff to proceed

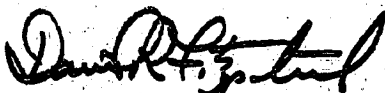
2. Pecos Road - Charleston Boulevard to Owens Avenue, Amendment to Consultant Agreement.

Lurie -
APPROVED Amendment of Agreement with G.C. Wallace Engineers for additional sum of \$35,500.
Unanimous

Staff to proceed

Appearances:
G. C. Wallace
Van Miersch
Carl Malone
Tom Graham

APPROVED AGENDA ITEM



1103

1103

City of Las Vegas

AGENDA DOCUMENTATION

Date: December 4, 1984 0107

TO: The City Council

FROM: DANIEL R. FITZPATRICK,
DEPUTY CITY MANAGER

SUBJECT: REQUEST BY GOLDEN NUGGET HOTEL/CASINO FOR A TOUR BUS ZONE, 30 MINUTE COMMERCIAL LOADING ZONE, THREE MINUTE PASSENGER LOADING ZONE, AND THE REMOVAL OF PARKING

PURPOSE/BACKGROUND

A request has been received from the Golden Nugget Hotel/Casino for a tour bus zone on Carson Avenue, 30 minute commercial loading zone on South First Street, three minute passenger loading zone on Fremont Street, and the removal of parking along its frontage.

The Golden Nugget Hotel/Casino is nearing completion of a major expansion project and has requested parking control changes along its frontage. The hotel/casino occupies the block bounded by Carson Avenue, Fremont Street, First Street, and Casino Center Boulevard.

The three minute passenger loading zone on Fremont Street will allow the loading and unloading of passengers without interfering with Fremont Street traffic. The removal of parking along the Casino Center Boulevard frontage is needed so that two traffic lanes can be provided southbound. The tour bus zone has been located on Carson Avenue around the corner from the main entrance on Casino Center Boulevard. The 30 minute commercial loading zone has been located on First Street at the delivery entrance.

FISCAL IMPACT

City of Las Vegas personnel will implement the parking control changes in cooperation with personnel from the Golden Nugget Hotel/Casino. Funds are available in the F.Y. 1984-1985 budget.

RECOMMENDATIONS

The Traffic and Parking Commission recommends approval of the following:

1. A three minute passenger loading zone on the south side of Fremont Street from First Street to Casino Center Boulevard.
2. The removal of parking on the west side of Casino Center Boulevard from Carson Avenue to Fremont Street.
3. A tour bus zone, 70 feet in length, on the north side of Carson Avenue east of the alley and the removal of parking along the remaining Carson Avenue frontage.
4. A 30 minute commercial loading zone midblock on the east side of First Street between Carson Avenue and Fremont Street and the removal of parking on the remainder of the First Street frontage.
5. The City Council authorize the Mayor to sign the Resolution.
Staff concurs.

Thomas B. Graham
THOMAS B. GRAHAM, AICP, RLA
DIRECTOR OF DESIGN AND DEVELOPMENT

Agenda Item 12/19/84

IV (h). C. 4.

0108

FREMONT ST

3 min. passenger loading zone

GOLDEN NUGGET
HOTEL & CASINO

alley

CASINO CENTER

FIRST ST

30 min. commercial loading zone

No parking zone

Tour bus zone

CARSON AVE

No Parking Zone

11/16/84

City of Las Vegas

AGENDA DOCUMENTATION

Date: December 4, 1984 0109

TO: The City Council

FROM: DANIEL R. FITZPATRICK
DEPUTY CITY MANAGER

SUBJECT: INSTALLATION OF A STOP SIGN ON ARROW PLACE AT SILVER LAKE DRIVE

PURPOSE/BACKGROUND

The intersection of Arrow Place and Silver Lake Drive was studied to determine whether or not changes or additional traffic control is warranted. The intersection was studied by conducting traffic counts, reviewing past accident experience, and analyzing sight distance. This data was then compared to warrants established in the Manual on Uniform Traffic Control Devices, which the City of Las Vegas must follow according to Nevada Revised Statute 484.781.

This intersection is an uncontrolled tee intersection in a residential area located adjacent to the Twin Lakes Elementary School. The results of the intersection study indicated that a stop sign is warranted to stop the Arrow Place approach to Silver Lake Drive.

FISCAL IMPACT

City of Las Vegas personnel will install the stop sign. Funds are available in the F.Y. 1984-1985 budget.

RECOMMENDATIONS

The Traffic and Parking Commission recommends that a stop sign be installed to control the Arrow Place approach to Silver Lake Drive and that the City Council authorize the Mayor to sign the Resolution. Staff concurs.

Thomas B. Graham
THOMAS B. GRAHAM, AICP, RLA
DIRECTOR OF DESIGN AND DEVELOPMENT

Agenda Item 12/19/84

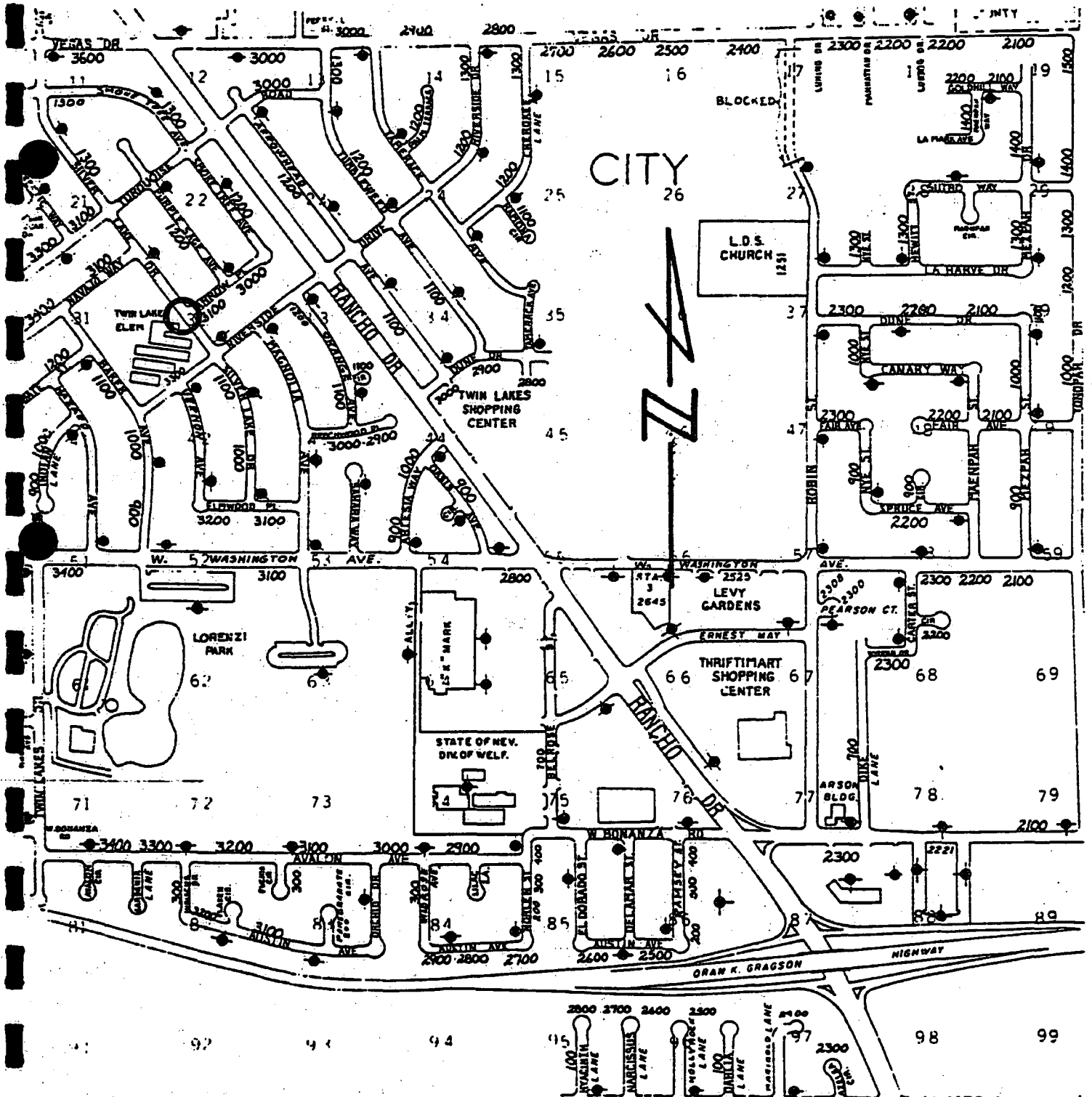
IV (h). C.5.

Silver Lake Drive and Arrow Place

0110

© city of las vegas 1976, 1981, 1982, 1983

1-81
6-80



City of Las Vegas

AGENDA DOCUMENTATION

Date: December 5, 1984

TO: The City Council

FROM: DANIEL R. FITZPATRICK
DEPUTY CITY MANAGER

0111

SUBJECT: REQUEST BY RESIDENTS TO REMOVE PARKING ON BOTH SIDES OF LAS VERDES STREET
FROM SAHARA AVENUE TO EL CAMINO AVENUEPURPOSE/BACKGROUND

A petition (see attachment) containing 42 signatures of local residents of the subject area was received by the Traffic Engineering Division requesting the removal of parking on both sides of Las Verdes Street north of Sahara Avenue due to problems created by patrons of the Camelot Health Spa that park on Las Verdes Street. Las Verdes Street is a 40 foot wide residential collector street that provides access to an area north of Sahara Avenue that is basically residential in character. It carries about 2,200 vehicles per day and the speed limit is 25 m.p.h. Along both sides of Las Verdes Street from Sahara Avenue to El Camino Avenue are located several businesses. The Camelot Health Spa is located on the east side of Las Verdes Street near its intersection with Esmeralda Avenue.

Patrons of the Camelot Health Spa frequently park on Las Verdes Street and sometimes on Esmeralda Avenue. This is in part due to the fact that the main entrance to the Camelot Health Spa is located on Las Verdes Street and it is more convenient to park there, even though there is more than ample parking on site.

Initially when this item was heard by the Traffic and Parking Commission at its September 27, 1984 meeting there were notices sent by certified mail to each of the signators of the petition. In addition there were notices hand-delivered or sent by certified mail to the businesses, tenants and/or property owners along Las Verdes Street and Esmeralda Avenue. From the 41 notices hand-delivered or sent by certified mail to the property owners on both sides of Esmeralda Avenue from Juana Vista Street to Las Verdes Street. The responses were as follows:

16 favored the prohibition of parking on both sides of Las Verdes Street from Sahara Avenue to El Camino Avenue and
1 favored two hour time limited parking on both sides of Las Verdes Street from Sahara Avenue to El Camino Avenue.

Also, before the September meeting there were 14 notices hand-delivered or sent by certified mail to the tenants and property owners on both sides of Las Verdes Street from Sahara Avenue to El Camino Avenue. The responses were as follows:

6 favored the prohibition of parking on both sides of Las Verdes Street from Sahara Avenue to El Camino Avenue.
4 favored two hour time limited parking on both sides of Las Verdes Street from Sahara Avenue to El Camino Avenue.

At the September 27, 1984 meeting the Traffic and Parking Commission placed this item in abeyance for 60 days pending an effort by the Camelot Health Spa to induce its patrons to park on-site rather than on Las Verdes Street. Observations were made periodically during the 60 day period by the Traffic Engineering Division staff. Generally, it was found that there was a slight reduction in the number of vehicles parked on Las Verdes Street, but vehicles were still parking on Las Verdes Street.

Notices were again sent out by certified mail and hand-delivered to property owners and tenants before the November 29, 1984 Traffic and Parking Commission meeting.

FISCAL IMPACT

City of Las Vegas personnel will implement the parking control changes. Funds are available in the F.Y. 1984-1985 budget.

RECOMMENDATIONS

The Traffic and Parking Commission recommends that parking be prohibited north and south of Esmeralda Avenue along the west side of Las Verdes Street adjacent to the residential properties and along both sides of Las Verdes Street north and south of each driveway from Sahara Avenue to El Camino Avenue to maximize sight distance and that the Council authorize the Mayor to sign the Resolution.
Staff concurs.

Agenda Item 12/19/84

IV (h). C. 6.

Thomas B. Graham
THOMAS B. GRAHAM, AICP, PLA
DIRECTOR OF DESIGN AND DEVELOPMENT

9/10/84

0112

To: Traffic & Parking Commission
cc: City Councilman, Ron Lurie

From: Property Owners-Residents of Esmeralda Blvd., Las Vegas, Nevada

Re: Parking for Men's Camelot Health Center West, Las Verdes Street

On the advice of the Councilman from this area, we are listing our complaints on the street parking for the above Health Spa.

1. Presumably there is parking for these Spas (men and women) on the WOW parking lot; however, the men make very little effort to go "out back" to park preferring to park as close to the Las Verdes entrance as possible. Las Verdes Street is packed solid with vehicles, on both sides of the street, from the Camelot Spas to the next intersection - Las Verdes and El Camino. Not only is the street solid with parked vehicles, they park so that their cars, rear and front, jut out into the the entrance of Esmeralda so that exit and entrance to our street is a real obstacle course. When Las Verdes can no longer hold any more cars, some of the more energetic types even put forth a little effort and take advantage of the shade trees on Esmeralda. They park part-way up Esmeralda.

The men also stand at the cars with the doors open to visit - or perhaps even double park in order to carry on their conversations. If any of you have ever been in this area, you must know that Las Verdes is not an expressway or freeway, it is a residential street. With cars parked on both sides of the street, two lanes of traffic can barely get through and it is next to impossible when they are double parked or visiting.

2. Las Verdes Street is the walking route for school children on their way to and from the Vegas Verdes Elementary School. There is a crossing guard stationed at the intersection of Sahara and Las Verdes so naturally, Las Verdes is the natural route for them to use. As youngsters will do, they run in and out between the parked vehicles and do the same on their bicycles. The area is headed for a real tragedy.

A very simple solution would be for the Camelot ownership to close the entrance on Las Verdes Street and open an entrance on the east side of the building by WO's and Smith's Market. That way the men could park in the rear and not have to walk any further than they do now by parking on Las Verdes. Also, posting signs stating "No Parking Either Side of Street" should be put up. Signs limiting parking would, little or no effect whatsoever - parking meters might. However, we prefer that Las Verdes Street not be opened to any more commercialization whatsoever.

Martin & Ladonna Mohar, 4024 Esmeralda (cont'd Pg. 2)
871-0613

Al & Shelma Adams, 4101 Esmeralda

4100 Via Chivers

4028 Esmeralda

Marcia Vernon Pen 41312 Esmeralda

10/6/84

0113

Chet & Ann Traynor 4309 Via Olivero
Robert W. & Gertrude Connel 4304 Via Olivero

Emel y Mc All 4304 Esmeralda Ave
Robert C White 4305 Esmeralda
Michael A. DeLeo 4305 Esmeralda
Virginia Lawson 4216 Esmeralda

Tom & Berde Welch 4101 Via Olivero
P.S. Some men who were attending Canalat
were blocking Lar Verdes & when I asked to
move so I could drive thru ran over
to my car - slapped windshield & cursed
me - I did report to Canalat.

Aresuna & Ray Christie - 4028 Esmeralda Ave. 8910
David & Jo Lyn Warner - 4308 Esmeralda Ave. 89102

James E. Quigley - 4020 ESMERALDA AVE 89102
Ruby Turner - 4025 Esmeralda 89102

Frank & Jan Favorato 4004 Esmeralda 89102

Andrew and Helen Sais - 4000 Esmeralda Ave
We observe several near misses and a hit now
& then as we are at our front window constantly
We have complained from the beginning with
No results -

Thomas L. Lurston 4201 Esmeralda Ave.

John Royton 4021 ESMERALDA AVE
Blair & Ann Hummel 4301 Via Olivero

0114

Dalton & Co. na M. Hellman 430. Via Olivero Ave

Mr & Mrs Court Petri 4208 Via Olivero Ave.

~~Burley~~ 4221 Esmeralda

Jim F. Veen 4221 Esmeralda Ave

Helma Guy Boucher 4301 Esmeralda Ave

Keith J. Carraro 4309 Esmeralda Ave

Herman W. Donald 4109 Esmeralda

Lelah W. W. Donald 4109 Esmeralda

Bill & Betty Sweigle 4300 Via Olivero Ave.

Donald & Teril D. Davis 4101 El Caminos Ave

Don Hornett 4013 Esmeralda Ave

Maureen Griffith 4009 Esmeralda Ave

CHARY & TERRI FOX 4012 ESMERALDA AVE

ART & JOI Strick 2008 JUANA VISTA

Walter & Marilyn Ching 4005 Esmeralda

Loretta K. Williams 4016 Esmeralda

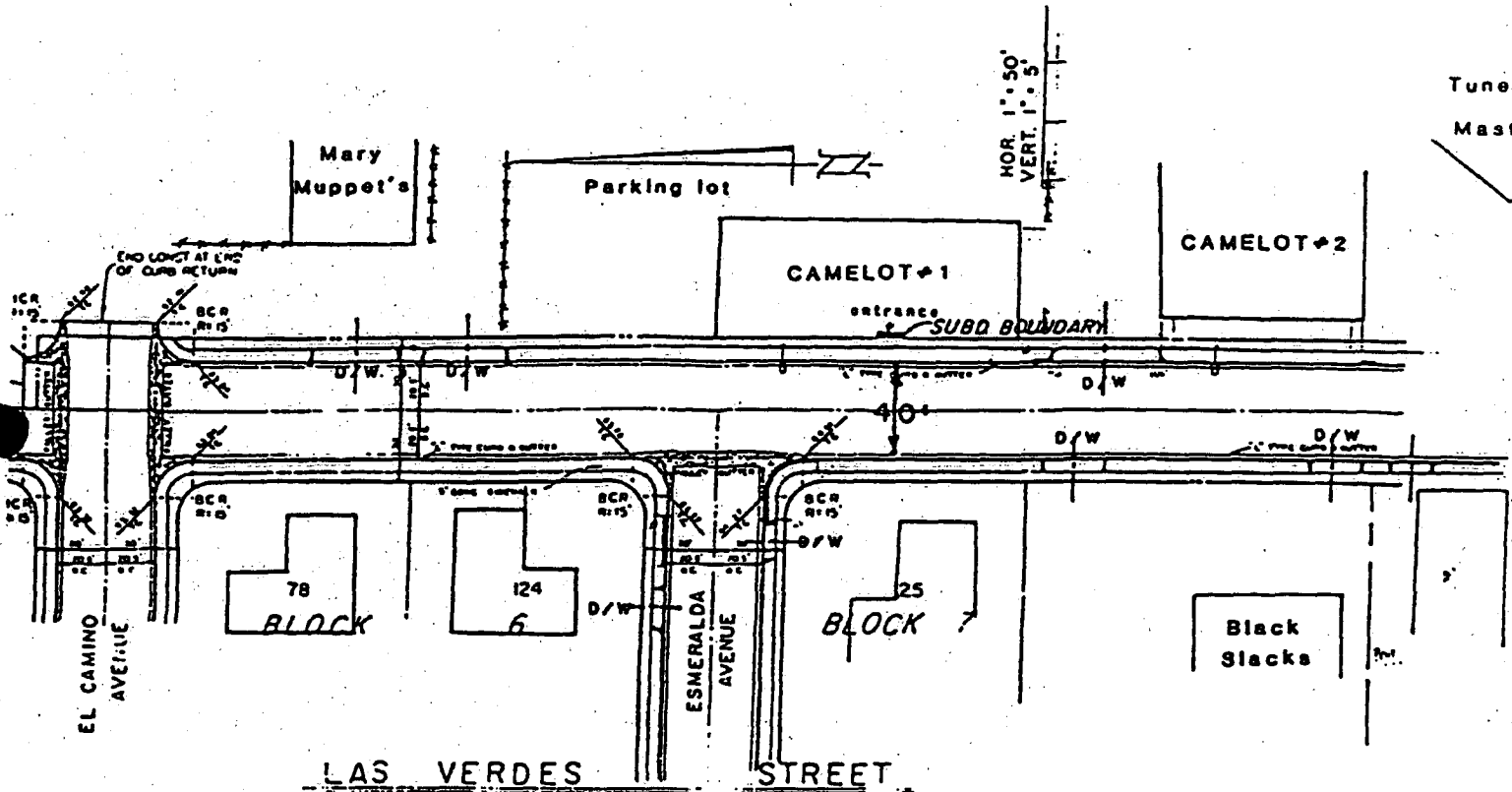
Gloria Lopez 4008 Esmeralda ave

Rhonda L. Johnson 2401 Arenas

years ago, we residents were notified of a hearing on a request to build apartments and/or a motel on the site which is now Camelot Spa/Las Verdes. Needless to say, that request was turned down unanimously. We were never advised of any hearing on the building of Camelot. We feel that was all accomplished by good pal-ism or whatever, with no regard as to the wishes of the local residents. There is also talk in the neighborhood that there actually was never a permit to build this building. It is our understanding there was an extension added to the existing permit of the first building, but no actual building permit for the men's portion of the Spa.

Charlotte Hart 4017 Esmeralda

0115



REQUEST FOR PROHIBITION OF PARKING ON
LAS VERDES ST

City of Las Vegas

AGENDA DOCUMENTATION

Date: December 4, 1984

0116

TO: The City Council

FROM: DANIEL R. FITZPATRICK
DEPUTY CITY MANAGERSUBJECT: REQUEST BY LARRY BRAZASKAS FOR TWO HOUR TIME LIMITED PARKING, WEEKDAYS ONLY,
ON PORTIONS OF SOUTH NINTH STREET, BONNEVILLE AVENUE, AND GARCES AVENUEPURPOSE/BACKGROUND

A request and petition containing ten signatures has been received from Larry Brazaskas at 631 South Ninth Street for two hour time limited parking during weekdays only as follows:

1. On the south side of Bonneville Avenue from the alley east of South Ninth Street to the alley west of South Ninth Street.
2. On both sides of South Ninth Street from Bonneville Avenue to Garces Avenue.
3. On both sides of Garces Avenue from the alley west of South Ninth Street to South Ninth Street and on the north side of Garces Avenue from South Ninth to the alley east.
4. On the west side of South Ninth Street from Garces Avenue to Gass Avenue.

The applicant has requested two hour time limited parking during weekdays only on portions of South Ninth Street, Bonneville Avenue, and Garces Avenue as indicated above. This area is an area of transition from residential zoning to commercial and professional office zoning, so there are conflicting needs concerning on-street parking. The residential properties want on-street parking to remain unrestricted, whereas the offices and businesses typically want time limited parking to force a turnover when on-street occupancy is high.

The subject area was surveyed at various times to determine whether or not the on-street parking areas were heavily used. From field observations the highest occupancy of on-street parking was found on the west side of South Ninth Street from Garces Avenue to Gass Avenue with the next highest occupancy in the same block on the east side. Moderate use of on-street parking occurred on the west side of South Ninth Street from Bonneville Avenue to Garces Avenue.

Notices were sent out by certified mail to the property owners of record on both sides of South Ninth Street from Gass Avenue to Bonneville Avenue and the subject portions of Bonneville Avenue and Garces Avenue. There were 26 notices mailed out. There were five responses in favor of the two hour time limited parking and ten against two hour time limited parking.

In addition notices were hand-delivered to tenants in the area. There were 23 notices delivered with two responses in favor of two hour time limited parking and two responses against two hour time limited parking.

FISCAL IMPACT

City of Las Vegas personnel will implement the parking control change. Funds are available in the F.Y. 1984-1985 budget.

RECOMMENDATIONS

The Traffic and Parking Commission recommends approval of two hour time limited parking during weekdays only from 8:00 a.m. to 6:00 p.m. on the west side of South Ninth Street from Bonneville Avenue to Gass Avenue and recommends that the City Council authorize the Mayor to sign the Resolution.
Staff concurs.

Thomas B. Graham
THOMAS B. GRAHAM, AICP, PLA
DIRECTOR OF DESIGN AND DEVELOPMENT

Agenda Item 12/19/84

IV (h). C. 7.

0117

631 S. 9th Street
Las Vegas, NV 89101
November 14, 1984

Traffic & Parking Commission
400 E. Stewart
4th Floor
Las Vegas, NV 89101

Attention: Mr. Romer

RE: Two Hour Parking Signs

Dear Mr. Romer:

Enclosed is a petition signed by the property owners who would be in favor of two hour parking signs during week days only.

As you must know this area is in a transition period and a number of offices have relocated here.

You will notice on the enclosed color coded map that the majority of property owners in this area who didn't sign this petition are the same property owners who have inadequate parking now. They now have their employees and customers parking in front of their offices and also in front of and next to the property of other property owners in the immediate area.

Sincerely,

Larry Brazaskas

Larry Brazaskas

LB:cjp

Encl.

11/16/84

0118

PETITION FOR TWO HOUR ON-STREET PARKING SIGNS
FOR WEEK-DAY USE ONLY

Please note that those signing this petition are designated in YELLOW on the enclosed map and the area we are requesting restricted to two hour parking is designated in RED.

Don M. Abbotts - 850 E Bonaville Ave.

Larry J. Buge - 631 S 9th -

John Conroy - 630 So. 9th -

Ken Hurrey - 7th So. 9th

James W. Hurrey - 611 S. 9th St.

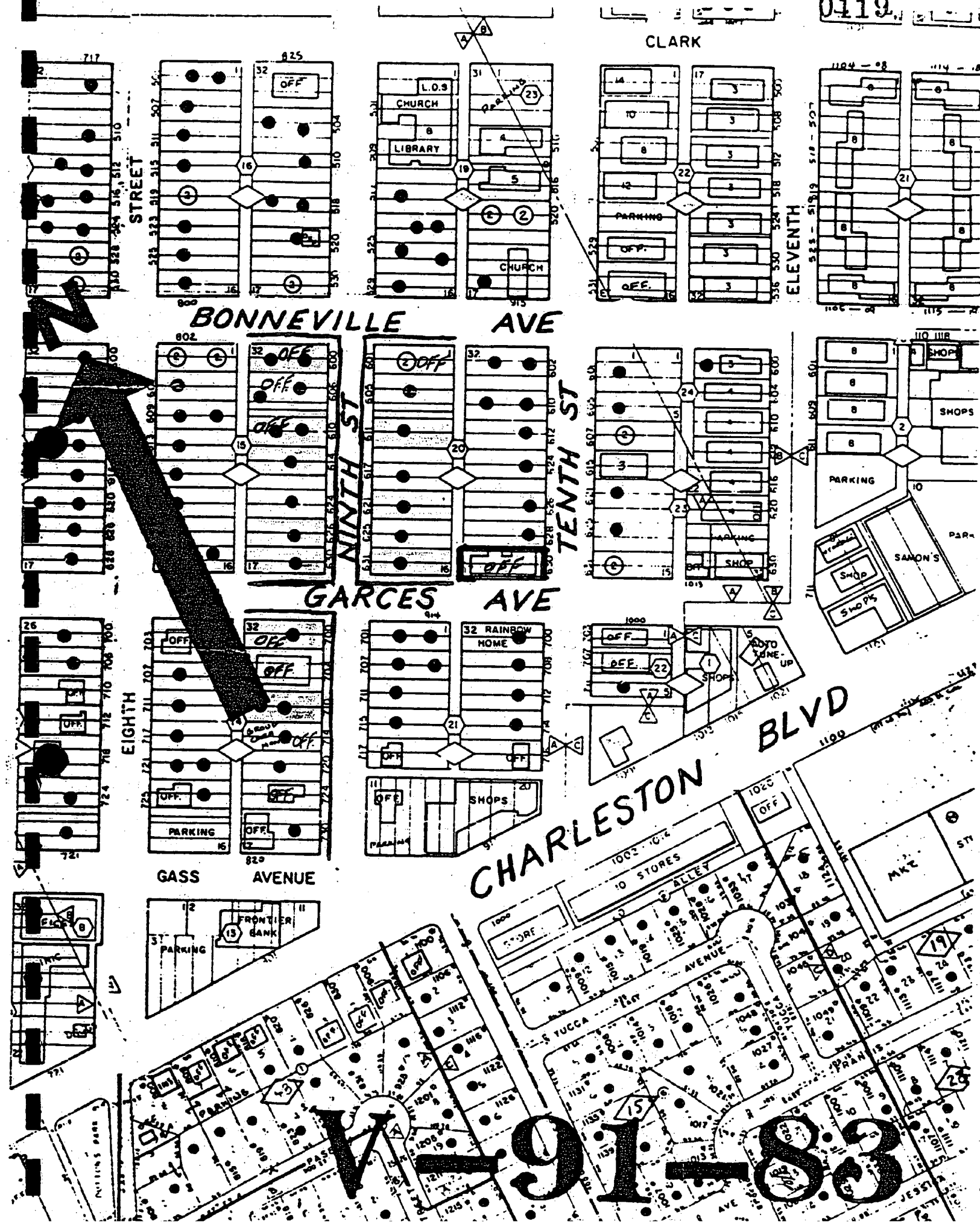
Louis A. Papay - 625 S 9th

David B. Brown - 614 So 9th

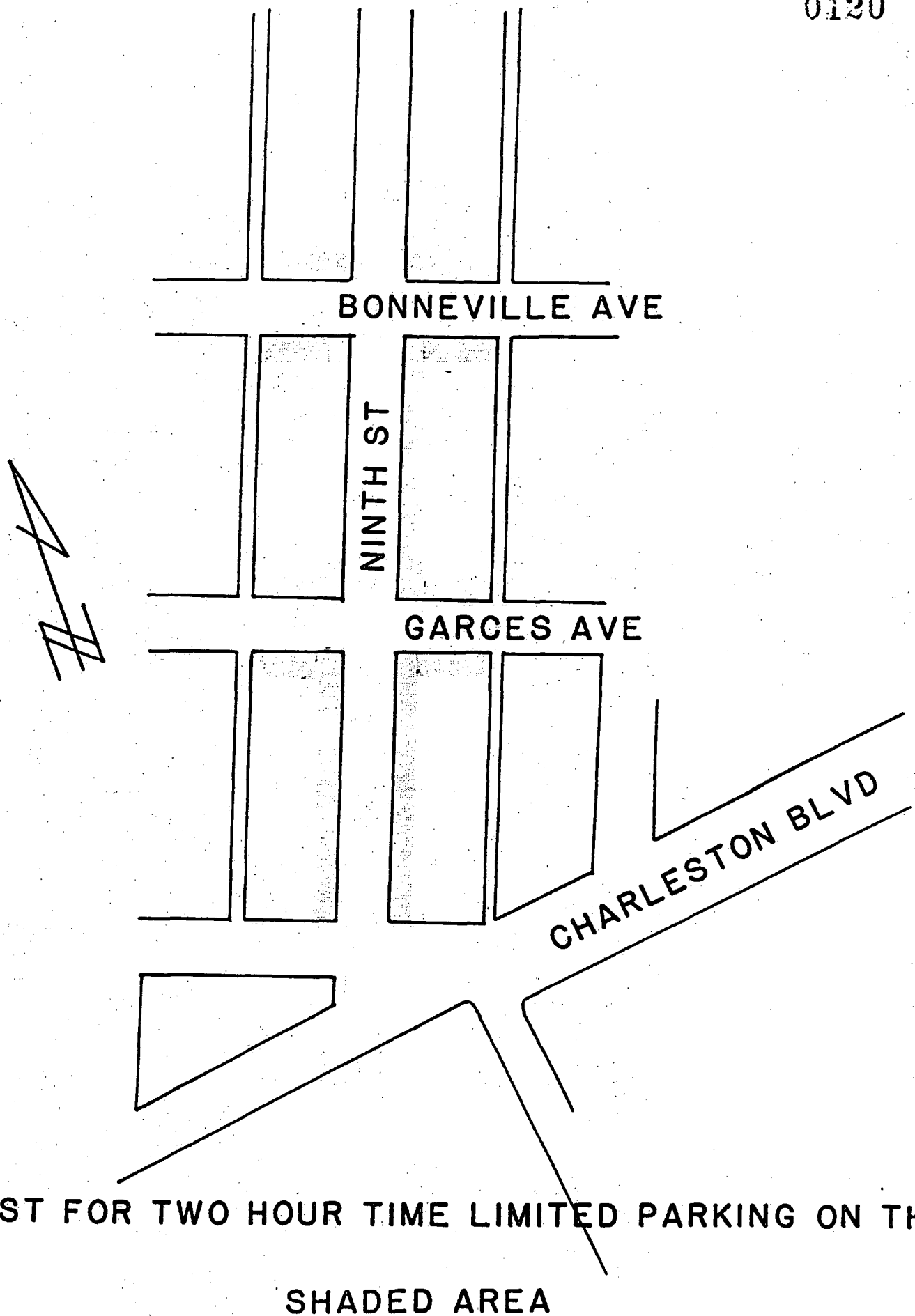
Joseph E. Ghirelli - 631 So. 9th St.

Bill Hamann - 610 South Ninth Street

Henry Hurrey - 712 So. Ninth Street



0120



City of Las Vegas

0121

AGENDA DOCUMENTATION

Date: December 7, 1984

TO:

The City Council

FROM:

DANIEL R. FITZPATRICK
DEPUTY CITY MANAGER

SUBJECT: RANCHO ROAD - SAHARA AVENUE TO CHARLESTON BOULEVARD, AMENDMENT TO CONSULTANT AGREEMENT

PURPOSE/BACKGROUND

The City of Las Vegas previously entered into an agreement dated March 7, 1984 with Alca Engineering and Surveying, Inc., in the amount of \$57,100.00.

The original agreement did not provide for the design of a storm drain on Rancho Road between Laurie Drive and Charleston Boulevard. Investigations performed by the City of Las Vegas and Alca Engineers showed that a nuisance drain should be installed to handle ponding water that may occur due to flat grades that exist along the existing curb and gutter.

Alca Engineers has performed this design for an additional cost of \$6,234.00. This additional cost will raise their maximum agreement amount to \$63,334.00.

FISCAL IMPACT

\$6,234.00 - Funds for the additional services are available through the Regional Transportation Commission.

RECOMMENDATIONS

It is recommended that the Council on behalf of the Mayor approve the amendment to the consultant agreement in the amount of \$6,234.00.


THOMAS B. GRAHAM, AICP, RLA
DIRECTOR OF DESIGN AND DEVELOPMENT

Agenda Item 12/19-84

IV (h). D.1.

1 AMENDMENT NO. 1 TO
2 CONSULTANT AGREEMENT DATED MARCH 7, 1984

3 THIS AMENDMENT, made and entered into as of the 19th
4 day of December, 1984, by and between the CITY OF LAS
5 VEGAS, a municipal corporation and political subdivision of the
6 State of Nevada (hereinafter referred to as the "CITY OF LAS
7 VEGAS") and ALCA ENGINEERING AND SURVEYING, INC., a Nevada
8 corporation (hereinafter referred to as "CONSULTANT").
9

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

11 WHEREAS, the parties hereto previously entered into an
12 Agreement dated March 7, 1984, whereby the CONSULTANT provided
13 to the CITY OF LAS VEGAS certain engineering services that
14 provided plans, specifications and other contract documents for
15 the overlay and reconstruction of Rancho Road from Sahara Avenue
16 to Charleston Boulevard; and

17 WHEREAS, the parties hereto desire to amend that
18 Agreement to increase the scope of services of the CONSULTANT by
19 requiring (i) the preparation of final plans and specifications
20 for the construction of a storm drain system to alleviate ponding
21 water on the existing curb and gutter along Rancho Road.

22 NOW, THEREFORE, in consideration of the foregoing
23 premises, the parties hereto agree to the following additions to
24 Sections I and III of the Consultant Agreement dated March 7,
25 1984:

- 26 1. SUBSECTION B of SECTION I entitled, to wit: "DESIGN
27 REPORTS, DRAWINGS AND SPECIFICATION SERVICES" is
28 hereby amended by adding the following new para-
29 graph designated as paragraph 13 to read as follows:
30 (13) Prepare 24" x 36" reproducible plan and
31 profile drawings, specifications and final
cost estimate for the construction of the storm

0123

1 drain on Rancho Road to alleviate ponding
 2 water along existing curb and gutter.

- 3 2. SUBSECTION C of SECTION III entitled, to wit:
 4 "COMPENSATION AMOUNT AND LIMITATIONS" is hereby
 5 amended to change the monetary limits contained
 6 therein as follows:

7 (C) Compensation Amount and Limitations: The
 8 Salary Expenses, Direct Non-Salary Expenses
 9 and Fixed Fee to be paid to the CONSULTANT
 10 shall not exceed the following amounts unless
 11 specifically authorized in writing by the
 12 CITY OF LAS VEGAS:

(a)	(b)	(c)	(d)
Salary Expenses +	Direct Non-Salary Expenses +	Fixed Fee +	Total Costs
47,486 +	9,660 +	6,188	= \$63,334

17
 18 IN WITNESS WHEREOF, this Agreement is hereby executed
 19 as of the date first above set forth.

20 CITY OF LAS VEGAS, NEVADA
 21 a Municipal Corporation,

22 William H. Briare
 23 BY WILLIAM H. BRIARE, MAYOR

24 ATTEST:

25 Carol Ann Hawley
 26 Carol Ann Hawley, City Clerk

27 ALCA ENGINEERING AND SURVEYING, INC.
 28 a Nevada Corporation

29 By

30 ATTEST:
 31

City of Las Vegas

AGENDA DOCUMENTATION

Date: December 7, 1984

0124

TO: The City Council

FROM: DANIEL R. FITZPATRICK
DEPUTY CITY MANAGER

SUBJECT: PECDS ROAD - CHARLESTON BOULEVARD TO OWENS AVENUE, AMENDMENT TO CONSULTANT AGREEMENT

PURPOSE/BACKGROUND

The City of Las Vegas previously entered into an agreement dated September 7, 1983 with G. C. Wallace, Consulting Engineers, Inc. in the amount of \$179,000.00.

Due to time extensions and weather delays, it is estimated that construction will continue approximately 64 calendar days beyond the original agreement time of performance granted to our consultant.

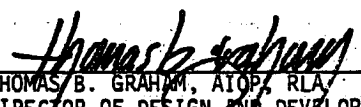
G. C. Wallace is requesting an additional \$35,500.00 in order to continue to provide the City of Las Vegas continuous full time inspection until project completion. This additional cost will raise their maximum agreement amount to \$214,500.00 which is approximately 6.4% of the construction amount.

FISCAL IMPACT

\$35,500.00 - Funds for the additional services are available through Clark County Bond Issue funds.

RECOMMENDATIONS

It is recommended that the Council on behalf of the Mayor approve the amendment to the consultant agreement in the amount of \$35,500.00.


THOMAS B. GRAHAM, AICP, RLA
DIRECTOR OF DESIGN AND DEVELOPMENT

Agenda Item 12/19/84

IV (h). D. 2.

1 AMENDMENT NO. 1 TO
2 CONSULTANT AGREEMENT DATED SEPTEMBER 7, 1983

3 THIS AMENDMENT, made and entered into as of the 19th
4 day of December, 1984, by and between the CITY OF LAS
5 VEGAS, a municipal corporation and political subdivision of the
6 State of Nevada (hereinafter referred to as the "CITY OF LAS
7 VEGAS") and G. C. WALLACE, CONSULTING ENGINEERS, INC., a Nevada
8 corporation (hereinafter referred to as "CONSULTANT").

9
10 W I T N E S S E T H:

11 WHEREAS, the parties hereto previously entered into an
12 Agreement dated September 7, 1983, whereby the CONSULTANT provided
13 to the CITY OF LAS VEGAS certain engineering services for the
14 proposed construction of Pecos Road between Charleston Boulevard
15 and Owens Avenue; and

16 WHEREAS, the parties hereto desire to amend that Agree-
17 ment to increase the time of performance of the CONSULTANT by
18 requiring (i) full-time on-site inspection of all work in progress
19 on the project, and (ii) provide continuous inspection of the
20 bridge construction located at the intersection of Pecos Road
21 and Washington Avenue channel.

22 NOW, THEREFORE, in consideration of the foregoing
23 premises, the parties hereto agree to the following additions to
24 Sections III and IV of the Consultant Agreement dated September 7,
25 1983:

- 26 1. SECTION III A, SUBSECTION 1 entitled, to wit: "FEES"
27 is hereby deleted in its entirety and the following
28 language inserted in lieu thereof:

29 A. FEES

- 30 1. The CITY OF LAS VEGAS agrees to compensate
31 the CONSULTANT on an hourly fee basis for
32 those employees utilized in the performance

0126

1 of the services required under Section I
2 of this Agreement, PROVIDED, HOWEVER,
3 that said compensation under Section I
4 shall not exceed the maximum figure of
5 Two Hundred Fourteen Thousand Five Hundred
6 Dollars (\$214,500.00) without prior written
7 approval of the CITY OF LAS VEGAS. Said
8 compensation shall be computed according
9 to the following fee formula:

- 10 (a) Office Personnel: Actual salary
11 costs plus one hundred twenty-five
12 percent (125%) of said salary costs.
13 (b) Field Personnel: Actual salary
14 costs plus ninety percent (90%) of
15 said salary costs.

16 Salary costs are defined on page 31 of
17 the 1981 Edition of Manual No. 45 of the
18 American Society of Civil Engineers
19 (ASCE), a copy of which is attached hereto
20 as Exhibit "B" and incorporated herein
21 as a part of this Agreement. For purposes
22 of this Agreement, the actual salary costs
23 are defined as equal to 1.33 times the
24 actual payroll expense for non-union
25 personnel, and 1.45 times the actual
26 payroll expense for union personnel.
27 Direct non-salary expenses attributable
28 to this Agreement, described on page 32
29 of Exhibit "B", will be compensated at
30 actual cost.

- 31 2. SECTION IV entitled, to wit: "TIME OF PERFORMANCE"
is hereby amended to add thereto the following

0127

1 language: The CONSULTANT shall provide full time
2 on-site inspection per the Agreement dated Sept-
3 ember 7, 1983, for the time required to fully
4 complete construction of the Project.

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

7 CITY OF LAS VEGAS, NEVADA
8 a Municipal Corporation

9
10 By William H. Briare
WILLIAM H. BRIARE, Mayor

11 ATTEST:

12
13 Carol A. Hawley
14 Carol Ann Hawley, City Clerk

15
16 G. C. WALLACE, CONSULTING
17 ENGINEERS, INC.
a Nevada Corporation

18
19 By G. S. [Signature]

20 ATTEST:

21
22 _____

23
24 _____

25
26 _____

27
28 _____

29
30 _____

31
32 _____

0128

AGENDA*City of Las Vegas*December 19, 1984
Page 25CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM

Council Action

Department Action

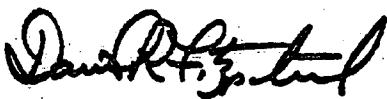
IV (h). DEPARTMENT OF DESIGN AND DEVELOPMENT
(Continued)D. REPORTS/ACTION (Continued)3. Sahara/Oakey Interceptor Sewer -
Amendment to Consultant Agreement.Lurie -
APPROVED Amendment
of Agreement with
G.C. Wallace
Engineering for
additional sum of
\$49,392.
Unanimous

Staff to proceed

Appearances:
G. C. Wallace
Van Miersch
Tom Graham
Carl MaloneJohn Bartels the new Traffic Engineer
was introduced to the Council

MEETING WAS RECESSED FOR FIVE MINUTES

APPROVED AGENDA ITEM



1114

City of Las Vegas

AGENDA DOCUMENTATION

Date: December 12, 1984

0129

TO:
The City CouncilFROM: DANIEL R. FITZPATRICK
DEPUTY CITY MANAGER

SUBJECT: SAHARA/OAKEY INTERCEPTOR SEWER - AMENOMENT TO CONSULTANT AGREEMENT

PURPOSE/BACKGROUND

The City of Las Vegas previously entered into an agreement dated March 3, 1984 with G. C. Wallace, Consulting Engineers, Inc., in the amount of \$470,000.00 which includes both professional engineering design and construction administration services.

Due to time extensions, weather delays and construction delays, it is estimated that construction will continue for an additional 3 months.

G. C. Wallace has performed coordination efforts with Alca Engineers and prepared construction schedules, when it was determined to relocate the sanitary sewer on Rancho Road.

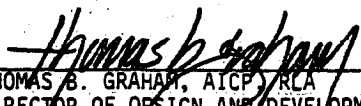
G. C. Wallace is requesting an additional \$49,392.00 in order to continue to provide the City of Las Vegas continuous full time inspection until project completion. This additional cost will raise their maximum agreement amount to \$519,762.00 which is 9.75% of the construction amount.

FISCAL IMPACT

\$49,392.00 - Funds for the additional services are available through the Sanitation Fund.

RECOMMENDATIONS

It is recommended that the Council on behalf of the Mayor approve the amendment to the consultant agreement in the amount of \$49,392.00.


THOMAS B. GRAHAM, AICP, RLA
DIRECTOR OF DESIGN AND DEVELOPMENT

Agenda Item 12/19/84

IV (h). 0. 3.

0130

1 AMENDMENT NO. 1 TO
2 CONSULTANT AGREEMENT DATED MARCH 3, 1982

3 THIS AMENDMENT, made and entered into as of the 19th
4 day of December, 1984, by and between the CITY OF
5 LAS VEGAS, a municipal corporation and political subdivision of
6 the State of Nevada (hereinafter referred to as the "CITY OF
7 LAS VEGAS") and G. C. WALLACE, CONSULTING ENGINEERS, INC., a
8 Nevada corporation (hereinafter referred to as "CONSULTANT").
9

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

11 WHEREAS, the parties hereto previously entered into an
12 Agreement dated March 3, 1982, whereby the CONSULTANT provided
13 to the CITY OF LAS VEGAS certain engineering services for the
14 proposed construction of the Oakey Boulevard/Sahara Avenue
15 Interceptor Sewer; and

16 WHEREAS, the parties hereto desire to amend that Agree-
17 ment to require (i) a full time resident inspection of all construc-
18 tion work performed during the time to complete the construction
19 project, and (ii) the preparation of written daily reports
20 describing the work performed,

21 NOW, THEREFORE, in consideration of the foregoing
22 premises, the parties hereto agree to the following additions to
23 Sections VI and VII of the Consultant Agreement dated March 3,
24 1982:

- 25 1. SECTION VI entitled, to wit: "TIME OF PERFORMANCE
26 AND COPIES TO BE FURNISHED" is hereby amended to
27 add thereto the following language: The CONSULTANT
28 shall provide full time inspection per the Agree-
29 ment dated March 3, 1982, for the time required to
30 fully complete construction of the Project.
31 2. SECTION VII A, SUBSECTION 1 entitled, to wit: "FEES"
32 is hereby deleted in its entirety and the following

0131

1 language inserted in lieu thereof:

2 A. FEES

- 3 1. The CITY OF LAS VEGAS agrees to compensate
4 the CONSULTANT on an hourly fee basis for
5 those employees utilized in the performance of
6 the services required under Sections I, II
7 and III of this Agreement, PROVIDED, HOWEVER,
8 that said compensation hereunder shall not
9 exceed the maximum figure of FIVE HUNDRED
10 NINETEEN THOUSAND SEVEN HUNDRED SIXTY-TWO
11 DOLLARS (\$519,762.00) without prior written
12 approval of the CITY OF LAS VEGAS. Said
13 compensation shall be computed according to
14 the following fee formula:

- 15 (a) Office Personnel: Actual salary costs
16 plus one hundred twenty-five percent
17 (125%) of said salary costs.
18 (b) Field Personnel: Actual salary costs
19 plus ninety percent (90%) of said salary
20 costs.

21 Salary costs are defined on page 24 of the
22 1975 Edition of Manual No. 45 of the American
23 Society of Civil Engineers (ASCE), a copy of
24 which is attached hereto as Exhibit "A" and
25 incorporated herein as a part of this Agreement.
26 For purposes of this Agreement, the actual
27 salary costs are defined as equal to 1.33 times
28 the actual payroll expense for non-union
29 personnel, and 1.45 times the actual payroll
30 expense for union personnel. Tabulated in
31 Exhibit "B" are the CONSULTANTS current actual
32 payroll expenses as of January 16, 1983.

0132

1 Direct non-salary expenses attributable to
2 this Agreement, described on page 25 of
3 Exhibit "A", will be compensated at actual
4 cost.

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

7 CITY OF LAS VEGAS, NEVADA
8 a Municipal Corporation,

9
10 By William H. Briare
WILLIAM H. BRIARE, Mayor

11 ATTEST:

12
13 Carol A. Hawley
14 Carol Ann Hawley, City Clerk

15
16 G. C. WALLACE, CONSULTING
17 ENGINEERS, INC.,
18 a Nevada Corporation

19 By G. C. Wallace

20 ATTEST:

21
22 _____

0133

December 19, 1984

Page 26

City of Las Vegas

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

ITEM Council Action Department Action

V. GEORGE F. OGILVIE - CITY ATTORNEY

122

A. Professional Management Agreement Regarding City's Softball Program

Nolen -
APPROVED as recommended with term of agreement extended to December 31, 1988
Unanimous

Staff to proceed

127

B. Show Cause Hearing Against Alice Welch, dba Safari Room

Hearing recessed until further notice. Licensee Welch agreed to allow the City to padlock the business and not operate until final adjudication.

Staff to proceed

Appearances
Bob Yeargin
David Phillips, Att
Richard McGough
Det. Qadir Amin,
LVMPD
Alice Welch

357

C. Approval of Resolution Providing for Issuance of Not to Exceed \$5,100,000.00 of Economic Development Revenue Bonds for Benefit of Manse Printing & Lithographers, Inc.

Lurie -
ADOPTED Resolution
Motion carried with
Briare voting "no."

Staff to proceed

Action taken after public hearing in afternoon session

City of Las Vegas

0134

AGENDA DOCUMENTATION

Date: December 13, 1984

TO:
The City CouncilFROM:
John Edward Roethel
Deputy City AttorneySUBJECT:

Professional Management Agreement Regarding City Softball Program

PURPOSE/BACKGROUND

At its regular meeting on October 23, 1984, the City Council approved an award of a Professional Management Agreement to Bill Gladding, Incorporated. The attached agreement formalizes this award into a written document.

FISCAL IMPACT

The City of Las Vegas is to receive 5% of the gross revenues generated by league softball play.

RECOMMENDATIONS

It is recommended that the City Council approve this Professional Management Agreement and authorize the Mayor to sign on behalf of the City of Las Vegas.

DISPOSITION

Approved ☐
Disapproved ☐
Held ☐

Status Due: _____

Agenda Item

V-A

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0136

1 during BGI's normal business hours.

2 4: PROGRAM RESPONSIBILITY

3 BGI shall be solely responsible for the successful
4 operation of the Las Vegas City Softball Program, except as
5 otherwise specifically provided in this Agreement. BGI will
6 offer softball league play for men, women, coed and any other
7 specialty league which comprises a group having a sufficient
8 number of participants to meet minimum league requirements. BGI
9 will continue to utilize its current method and personnel to
10 establish parity of leagues. BGI will continue to utilize its
11 current basic scheduling of fields to ensure the equal distribu-
12 tion of use. The use of skill divisions for league and tour-
13 nament play will also be continued.

14 Spring league play from approximately April 1st through
15 approximately August 15th will be offered by BGI utilizing the
16 following facilities:

- 17 A. Lorenzi Park - 4 fields
18 3200 West Washington
19 B. Freedom Park - 4 fields
20 3260 East Harris
21 C. Mojave Park - 4 fields
22 400 North Mojave
23 D. Reed Whipple Park - 3 fields
24 821 Las Vegas Boulevard North
25 E. Fountain Park - 2 fields
26 4500 Vegas Drive

27 Fall league play from approximately August 22nd through
28 approximately November 15th will be offered by BGI utilizing the
29 following facilities:

- 30 A. Jaycee Park
31 St. Louis and Atlantic
32 B. Reed Whipple Park
33 821 Las Vegas Boulevard North
34 C. Lions Park
35 Las Vegas Boulevard North and Washington

0137

1 D. Cragin Park - North and South
2 900 Hinson

3 BGI acknowledges that both Jaycee Park and Cragin Park
4 are subject to a joint use agreement with the Clark County School
5 District from 7:00 a.m. to 5:00 p.m. during school sessions.

6 The majority of league games will be played on Monday
7 through Saturday beginning at approximately 6:30 p.m. and
8 finishing at approximately 11:00 p.m. Tournament play may also
9 include Saturday and Sunday day games. A weekday and weekend day
10 time (approximately 12:00 Noon to 3:00 p.m.) league will also be
11 offered.

12 All teams regardless of divisional record will be
13 invited and encouraged to participate in the Las Vegas City Soft-
14 ball Program's Post Season Tournament. Final league results will
15 dictate into which tournament bracket each team is placed. Basic
16 playing rules will be maintained and continued.

17 5: EXEMPT CITY PROGRAMS

18 BGI acknowledges that the following City softball
19 programs are exempt from and not a part of this Agreement:

20 A. The Budweiser Softball Tournament

21 Location: Lorenzi and Freedom Parks
22 Dates: April 11-14, 1985
23 April 18-21, 1985
24 April 25-28, 1985
25 May 3-5, 1985
1986 Dates to be Announced
(Approximately the Same Dates)

26 B. Over-The-Line Softball

27 All Over-the-Line Softball Tournaments and programming
28 will be conducted by the City.

29 C. Las Vegas High School Girls Softball Program

30 Location: Whipple Park (East Field)
31 Dates: February 25, 1985 - May 11, 1985
32 Days: Monday - Saturday

0138

1 Times: 1:00 P.M. - 5:00 P.M.

2 1986 Dates to be Announced

3 (Approximately the Same Dates)

4 6: SPORTS OFFICE USE

5 City will make available to BGI throughout the term of
6 this Agreement the building generally known as the "SPORTS
7 OFFICE" located at 821½ Las Vegas Boulevard North rent free. BGI
8 acknowledges that the Sports Office may only be used in conjunc-
9 tion with the softball programs conducted pursuant to this Agree-
10 ment. BGI will keep the Sports Office open from 4:30 p.m. to
11 6:30 p.m. weekdays and such other hours as are necessary to meet
12 the needs of the participants during the periods of league play
13 and shall maintain and monitor a message phone on a 24-hour basis
14 during those same periods. BGI will provide and maintain all
15 furniture and fixtures necessary for the Sports Office and shall
16 be responsible for the payment of all utility costs of whatever
17 kind used in conjunction with the Sports Office. Security for
18 the Sports Office shall be the sole responsibility and liability
19 of BGI.

20 7: FEES FOR SOFTBALL LEAGUE PROGRAMS

21 BGI agrees that the registration fee per team shall not
22 exceed \$413.00 for participation in a seventeen game schedule.

23 8: PROMOTIONAL ACTIVITIES

24 BGI agrees to use its best efforts to promote the entire
25 Las Vegas City Softball Program including, but limited to, per-
26 sonally mailing a preseason information letter to the coaches and
27 sponsors of past program participants, personally canvassing all
28 activities of sports enthusiasts in search of potential new par-
29 ticipants and initiating special advertising for specialty
30 leagues and events. Additionally, BGI agrees to routinely dis-
31 seminate news releases to the entire Southern Nevada news media.
32 BGI agrees to increase its advertising budget when necessary to

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1 meet the projected goals of the programs contemplated pursuant to
2 this Agreement.

3 9: DISCRIMINATION

4 In connection with the performance of work under the
5 Management Agreement, BGI agrees not to discriminate against any
6 employee or applicant for employment because of race, sex, age,
7 political affiliation, creed, color or national origin. BGI will
8 take affirmative action to ensure that applicants are employed
9 and are treated during employment, without regard to their race,
10 sex, age, political affiliation, creed, color or national origin.
11 Such action shall include, but not be limited to, the following:
12 Employment upgrading, demotion, or transfer, recruitment or
13 recruitment advertising, layoff or termination; rates of pay or
14 other forms of compensation; and selection for training,
15 including apprenticeship.

16 BGI will, in all solicitations or advertisement for
17 employees placed by or on behalf of BGI, state that all qualified
18 applicants will receive consideration for employment without
19 regard to race, sex, age, political affiliation, creed, color or
20 national origin.

21 All programs offered by BGI pursuant to this Agreement
22 shall be open to any member of the public. No person shall be
23 denied participation because of race, sex, age, political affi-
24 liation, color, creed, religion or national origin; provided,
25 however, that traditional and customary classifications of league
26 or tournament play by sex or age may be continued.

27 In the event of BGI's non-compliance with the non-dis-
28 crimination clauses of this Agreement, or with any of the said
29 rules, regulations or orders, this Agreement may be cancelled in
30 whole or in part and BGI may be declared ineligible for further
31 agreements.

32

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10: FAITHFUL PERFORMANCE BOND

BGI will furnish the City a faithful Performance Bond in the amount of \$100,000.00 as a guarantee that BGI will comply with all the terms of this Agreement. This Performance Bond shall accompany the signed Agreement. The Performance Bond shall be for a period of one calendar year commencing at 12:01 a.m., January 1, 1985. The Performance Bond must be renewed each successive year throughout the term of this Agreement. The renewed Performance Bond shall be delivered to the City Manager's Office, City of Las Vegas, a minimum of thirty calendar days before the expiration of the Performance Bond then in effect. Failure of BGI to comply with this requirement shall be cause for the City to terminate this Agreement.

11: INDEMNITY

BGI shall protect, indemnify, and hold the City, its officers, employees, agents, servants, and retained consultants harmless from and against any and all claims, damages, losses, suits, actions, decrees, judgments, attorney's fees, court costs and other expenses of any kind or character which the City, its officers, employees, agents, servants or retained consultants may suffer, or which may be sought against, recovered from or obtainable against the City of Las Vegas, its officers, employees, agents, servants or retained consultants (i) as a result of, or by reason of, or arising out of, or on account of or in consequence of the operations of BGI, its employees, contractors or agents, or anyone directly or indirectly employed by BGI, its employees, contractors, or agents, in the fulfillment or performance of the terms of this Agreement, regardless of whether or not the occurrence which gave rise to such claim, damage, loss, suit, action, judgment or expense was caused, in part, by the City; or (ii) as a result of, or by reason of, or arising out of, or on account of, or in consequence of, any

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1 neglect in performing this Agreement; or (iii) because of any
2 claim or amount recovered under the "Nevada Industrial Insurance
3 Act", or any other statute, law, ordinance, order or decree. Any
4 money due BGI under and by virtue of this Agreement which is con-
5 sidered necessary by the City for such purpose, may be retained
6 by the City for its protection; or in case no money is due, BGI's
7 surety may be held until all such claims, damages, losses, suits,
8 actions, decrees, judgments, attorney's fees and court costs and
9 other expenses of any kind or character as aforesaid shall have
10 been settled and suitable evidence to that effect furnished to
11 the City.

12 In this connection, it is expressly agreed that BGI
13 shall, at its own expense, defend the City, its officers,
14 employees, agents, servants and retained consultants against any
15 and all claims, suits or actions which may be brought against
16 them, or any of them, as a result of, or by reason of, or arising
17 out of, or on account of, or in consequence of any act or
18 omission against which BGI has indemnified the City. If BGI
19 shall fail to do so, the City may undertake to do the same and to
20 charge all direct and incidental costs of such defense to BGI,
21 including attorney's fees and court costs.

22 12: UTILITIES, MATERIALS AND SUPPLIES

23 Except as otherwise specifically enumerated in this
24 Agreement, BGI agrees to provide, maintain and pay for all utili-
25 ties, materials, supplies and labor incurred in connection with
26 performing the terms of this Agreement. City will furnish only
27 water to the softball fields. BGI guarantees the payment of all
28 just claims for utilities, materials, supplies and labor, and all
29 other just claims against BGI incurred in conjunction with this
30 Agreement. City shall not assume, be liable for or responsible
31 for any indebtedness, debt or expenses incurred by BGI.

32

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1 13: SAFETY REQUIREMENTS

2 BGI shall conform to all safety regulations, including,
3 but not limited to, O.S.H.A., N.O.S.H.A. and any other safety
4 regulations or requirements covering the facilities utilized at
5 any time during the performance of this Agreement. BGI agrees to
6 take all necessary steps and precautions to prevent injuries or
7 accidents and to preserve the life and health of BGI, its
8 employees, contractors and participants while performing the
9 terms of this Agreement.

10 14: CAPITAL EXPENDITURES

11 BGI and City agree that payments made by BGI to City
12 pursuant to Paragraph 3 of this Agreement shall be designated by
13 City for capital improvements to the Las Vegas City Softball
14 Program. BGI may request from City that expenditures of money
15 for capital improvements be made, but no such expenditures may be
16 made without prior approval of City.

17 15: MAINTENANCE OF FACILITIES

18 A. Irrigation of fields: The City will be responsible
19 to irrigate turf on all playing surfaces for each field. The
20 City will maintain and adjust the system and will replace and/or
21 repair irrigation equipment. Any adjustment to equipment or
22 change in irrigation schedules requested by BGI shall be in
23 writing. The City will provide emergency telephone numbers to
24 BGI for irrigation repairs.

25 B. Mowing of turf areas: The City will mow, in accor-
26 dance with established mowing schedules, all outfield and common
27 turf areas between ballfields. BGI shall be responsible to mow
28 all infield and backstop/base line turf, at least once per week
29 and at a mowing height of no less than one and one-half inches.
30 The City will provide this service at no cost if so requested by
31 BGI. If BGI is not satisfied with the City's service, BGI will
32 assume responsibility for this task at no cost to the City.

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1 C. Cleanup of playing fields and related common
2 areas (parking lots, etc.): BGI shall be respon-
3 sible for cleanup of papers, trash and debris generated by
4 program participants and spectators. The cleanup shall take
5 place on a daily basis, during and after each daily use of the
6 fields.

7 D. Trash receptacles: The City shall provide an
8 appropriate number of trash receptacles for each field.

9 E. Maintenance of permanent facilities: The City
10 shall maintain all backstops, drinking fountains, chain link
11 fences (permanent), dugouts, foul poles and other permanent
12 facilities. BGI will promptly report any damage to City prop-
13 erty to allow for timely repairs. The City will not be respon-
14 sible to move, modify or expand any facility from its present
15 site and configuration.

16 F. Daily maintenance: Daily maintenance of rest room
17 and other common use facilities in or near ballfield playing
18 areas will be done by the City. Regular scheduled daily main-
19 tenance (once-a-day) is provided to each public facility.
20 Additional frequency of necessary maintenance will be the respon-
21 sibility of BGI.

22 G. Provided and installed by BGI: Home plates,
23 pitcher's rubbers, base pegs and bases will be provided,
24 installed and maintained by BGI.

25 H. Field preparation: Initial field preparation for
26 the season to include infield cut out, addition of infield/base
27 path traction mix, construction of pitcher's and warm up mounds
28 and home plate area preparation will be done by City prior to the
29 start of each league season play. At the conclusion of the fall
30 league play, the City will renovate each of the infield areas
31 within a reasonable period of time that will allow sufficient
32 growth of turf prior to start up of the spring softball season.

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1 I. Field refurbishment: A one time mid-season field
2 refurbishment during the spring schedule will be performed by
3 City at the request of BGI, in writing. BGI may risk disruption
4 of playing schedules during refurbishment. BGI must provide
5 written notice to the City at least two weeks prior to a
6 requested field refurbishment. The refurbishment shall not
7 exceed the conditions that the fields were in when they were pro-
8 vided to BGI at the beginning of the spring schedule. Field
9 refurbishment does not apply to the fall schedule.

10 J. Special conditions: BGI will be responsible for
11 checking infield irrigation heads for proper seating (in the down
12 position) prior to each mowing of the infield/base line areas to
13 prevent damage to the irrigation heads by mower blades.

14 16: INSURANCE

15 BGI shall procure and maintain, at its expense, during
16 the period of this Agreement, the insurance described herein.
17 Insurance shall be with a company or companies acceptable to the
18 City. BGI shall furnish the City with certificates of insurance
19 evidencing the insurance to be in effect, and indicating on the
20 certificate that insurance will not be modified or cancelled
21 unless the City is given thirty days' prior notice in writing.
22 BGI will carry Workman's Compensation Insurance and Employer's
23 Liability Insurance, if BGI has one or more employees. Aside
24 from any state requirement as to the minimum number of employees,
25 insurance coverage hereunder will comply with the requirements
26 and benefits established by the State of Nevada. Employer's
27 liability and comprehensive general liability insurance shall
28 include "all states" endorsements.

29 The limits of liability for BGI's liability insurance
30 shall not be less than:
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<u>GENERAL LIABILITY</u>	<u>TYPE</u> <u>GENERAL LIABILITY</u>	<u>EACH</u> <u>OCCURRENCE</u>	<u>AGGREGATE</u>
Comprehensive Form Premises-Operations	Bodily Injury and Property Damage Combined	1,000,000	1,000,000
Products Completed Operations Hazard Contractual Insurance Broad Form Property Damage			
Independent Contractors Personal Injury	<u>Personal Injury</u>	1,000,000	1,000,000

AUTOMOBILE LIABILITY

Comprehensive Form Owned	Bodily Injury and Property Damage Combined	1,000,000	1,000,000

17: PERSONNEL

In addition to providing all personnel necessary to fulfill BGI's obligations under this Agreement, BGI specifically agrees to utilize the following types of personnel in adequate numbers at all times during the performance of this Agreement:

A. Field maintenance personnel: These individuals will be responsible for all field maintenance required by this Agreement. Most of the individuals performing these functions have worked for BGI in the past and are well-trained in their responsibilities. Any new employee will be personally trained by BGI management. The number of field maintenance personnel necessary will depend on the number of teams participating and facilities utilized on a day-to-day basis.

B. Field coordinators: These personnel will turn lights on and off, get the bases up, make necessary field repairs, and assist umpires, coaches, players and fans. The majority of the field coordinators have worked for BGI or BGI Management for several summers and only highly competent individuals are recruited for this position.

C. Umpires: The expertise and professionalism of the staff of softball officials of BGI shall be maintained. The

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1 majority of the umpires have been with BGI or BGI management for
2 at least three years and have demonstrated their ability through
3 testing, mandatory clinics and continual performance evaluations.
4 Any new individual desiring to join the umpire staff must attend
5 a mandatory two-day instructional clinic and work practice games
6 under observation and instruction. Only the very best from each
7 class are considered to fill the few vacancies available each
8 year.

9 18: TAXES

10 The City is exempt from paying Nevada Sales and Use
11 Taxes under the provisions of NRS 372.325(4). No bill or invoice
12 should be presented for payment to the City which includes Nevada
13 Sales and Use Tax as an item for payment. If such a bill or
14 invoice is presented to the City for payment, the amount itemized
15 for Nevada Sales and Use Tax will not be included in any payment
16 made by the City.

17 19: ASSIGNMENT

18 BGI may not assign any part or all of this Agreement
19 without prior written approval by the City. The principal
20 stockholders of BGI, the names of which shall not be unreasonably
21 withheld, who are in control of BGI at the time of execution of
22 this Agreement must remain in control of BGI throughout the term
23 of this Agreement unless transfer of the majority control of BGI
24 is approved in advance in writing by the City.

25 20: COMPLIANCE WITH LAWS

26 BGI will comply with all applicable federal, state and
27 local laws, ordinances and regulations at BGI's sole expense.

28 21: PERSONAL LIABILITY

29 BGI specifically acknowledges that in no event shall any
30 officer, agent, servant, retained consultant or employee of the
31 City be in any way personally liable or responsible for any term
32 or provision of this Agreement, whether express or implied, nor

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1 for any statement, representation or warranty made herein or in
2 connection with this Agreement.

3 22: ADMINISTRATION OF AGREEMENT

4 The City's Director of the Department of Parks,
5 Recreation and Senior Citizen's Activities shall be responsible
6 for ensuring that BGI diligently performs the terms of this
7 Agreement. BGI shall, if notified by the Director that BGI is in
8 any way not in compliance with this Agreement, correct such non-
9 compliance within five calendar days. Failure to comply with
10 this requirement is additional grounds for termination of this
11 Agreement without liability to the City.

12 If BGI does not agree with any determination made by the
13 Director regarding the performance of this Agreement, BGI may
14 appeal such determination to the City Manager in writing. BGI
15 shall be permitted an opportunity to be heard and to offer evi-
16 dence in support of its appeal. Pending the final decision of an
17 appeal, BGI shall proceed diligently with the performance of this
18 Agreement. The decision of the City Manager shall be final and
19 conclusive.

20 23: MISCELLANEOUS PROVISIONS

21 All playing fields and other facilities utilized by BGI
22 pursuant to this Agreement that are not under schedule during any
23 program shall be available to the City for whatever use the City
24 may desire.

25 City warrants that it will not grant a competing
26 Management Agreement with respect to the Las Vegas City Softball
27 Program during the term of this Agreement.

28 The absence of any detailed specifications regarding the
29 performance of the terms of this Agreement implies that the best
30 general practice will be utilized and that first quality super-
31 vision and management expertise are to be exercised by BGI.

32 BGI will correspond with City once each year and indi-

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1 cate the exact status of each league and tournament and provide
2 any other pertinent information which may affect this Agreement.

3 24: TERMINATION

4 In the event either the City or BGI defaults in the per-
5 formance of this Agreement, and that the default is not cured
6 within 30 days after notice thereof to the defaulting party
7 (unless a shorter or longer time is specifically provided else-
8 where in this Agreement), then the party giving notice of the
9 default shall, at its option, have the right to terminate this
10 Agreement. In the event the default is of a nature which may not
11 be cured within the 30-day period, then the defaulting party
12 shall commence to cure and remedy the default within the 30-day
13 period and shall thereafter faithfully and diligently continue to
14 proceed to the completion thereof.

15 25: NO WAIVER

16 The failure of either the City or BGI to insist upon the
17 strict performance of any of the provisions of this Agreement, or
18 the failure of either the City or BGI to exercise any right,
19 option or remedy hereby reserved, shall not be construed as a
20 waiver for the future of any such provision, right, option or
21 remedy, or as a waiver of any subsequent breach thereof.

22 26: INDEPENDENT CONTRACTOR

23 BGI is an independent contractor and not an employee of
24 the City for any purpose.

25 27: NOTICE

26 All notices, requests, demands or other communications
27 hereunder, unless otherwise specifically set forth in this
28 Agreement, shall be in writing, and shall be deemed to have been
29 duly given if delivered in person, or when received if mailed by
30 certified mail with return receipt requested, or otherwise
31
32

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1 actually delivered. Notice to City shall be sent to:

2 City Manager
3 City of Las Vegas
4 400 East Stewart Avenue
5 Las Vegas, Nevada 89101

6 Notice to BGI shall be sent to:

7 Bill Gladding, President
8 Bill Gladding Incorporated
9 821 1/2 Las Vegas Boulevard North
10 Las Vegas, Nevada 89101

11 Either the City or BGI may change the address at which it
12 receives written notice by so notifying the other party in
13 writing.

14 28: PARTIAL INVALIDITY

15 Should any section or any party of any section of this
16 Agreement be rendered void, invalid or unenforceable by any court
17 of competent jurisdiction, for any reason, such determination
18 shall not render void, invalid or unenforceable any other section
19 or any other part of any section of this Agreement.

20 29: CHOICE OF LAW

21 This Agreement is entered into and is to be interpreted
22 pursuant to the laws of the State of Nevada.

23 30: ENTIRE AGREEMENT

24 This Agreement constitutes the entire agreement between
25 the parties and no other provisions, either written or oral, are
26 to be considered a part hereof.

27 . . .

28 . . .

29 . . .

30 . . .

31 . . .

32 . . .

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31: MODIFICATION

Any changes or modifications to this Agreement must be in writing and any material changes or modifications must be formally approved by the City Council of the City of Las Vegas.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first written above.

CITY OF LAS VEGAS

BILL GLADDING, INCORPORATED

William H. Briare
BY WILLIAM H. BRIARE, Mayor

Bill Gladding
BILL GLADDING, President

ATTEST:

Carol A. Hawley
CAROL ANN HAWLEY, City Clerk

AGENDA DOCUMENTATION

Date: December 12, 1984

TO:
The City Council

FROM:
Robert Yeargin
Deputy City Attorney

0151

SUBJECT:

License Disciplinary Hearing Against Alice Welch dba Safari Room

PURPOSE/BACKGROUND

At its meeting on November 21, 1984, the City Council approved the issuance of a complaint against Alice Welch, who does business as the Safari Room at 810 East Bonanza Road. A hearing was scheduled for 11:00 a.m. at the meeting on December 5, 1984. The complaint arises out of numerous incidents in the last two years in which police officers determined that alcoholic beverages were repeatedly sold in the Safari Room without the proper license.

Attached hereto are the following documents:

- 1) Request for Hearing on Disciplinary Action, submitted by the Director of Business Activity to the City Manager on October 26, 1984, and approved by the City Manager on October 30, 1984.
- 2) Memorandum from Jim DiFiore, License Investigator, to Richard McGough, Deputy Director of the Department of Business Activity, dated October 25, 1984.
- 3) Memorandum from Ken Kesterson, License Investigator, to Marjorie Hether, Chief of the Privilege License Division, dated July 23, 1984, and selected supporting documents.

FISCAL IMPACT

None

RECOMMENDATIONS

None

Agenda Item

V-B

THE CITY COUNCIL
OF THE CITY OF LAS VEGAS, NEVADA

In the Matter of)
The Department of Business)
Activity on behalf of the)
City of Las Vegas, Nevada,)
Petitioner,)
v.)
Alice Welch dba Safari Room,)
Respondent.)

ANSWER

COMES NOW the Respondents, by and through their attorney
David L. Phillips ESQ., and admits, denies and answers as follows:

I

Respondent admits generally the allegations stated in
paragraphs 1. through 3 of the complaint.

II

Respondent denies both generally and specifically the
allegations in paragraphs 4 through 7 of the Petitioners complaint

WHEREFORE, the Respondent respectfully prays as follows:

1. That the petitioner take nothing by way of the com-
plaint here on file.

2. For such other relief as the council deems proper.

Dated this 13th day of November 1984.

David L. Phillips
704 So. Fourth Street
Las Vegas, Nevada 89101

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CERTIFICATE OF MAILING

The undersigned, an employee of David L. Phillips, ESO.
does hereby certify that on the date below a true and correct
copy of the foregoing ANSWER was duly mailed, postage fully paid,
addressed to the following:

TO: Las Vegas City Clerk
400 Stewart Avenue
Las Vegas, Nevada

George Ogilvie
City Attorney
400 Stewart Avenue
Las Vegas, Nevada

Dated this 13th day of December 1984.

Jacqueline S. Phillips
Jacqueline S. Phillips, Secretary

Sent Copies To:
George Ogilvie
Business Activities
12/17/84 - jp

CITY OF LAS VEGAS

Date

0154

INTER-OFFICE MEMORANDUM

October 25, 1984

TO:

Ashley Hall
City Manager

FROM:

Jerry J. Cahill
10/26/84
Jerry J. Cahill, Director
Department of Business Activity

SUBJECT:

REQUEST FOR HEARING ON
DISCIPLINARY ACTION:ALICE WELCH dba SAFARI ROOM
810 West Bonanza Road

COPIES TO:

Pursuant to the procedures outlined in the Las Vegas Municipal Code, Title 6, Chapter 88, titled "Administrative Procedures," this request is submitted to you to initiate the necessary action for an Order To Show Cause on why the following licenses should not be revoked:

Business Name/Address: Alice Welch dba Safari Room
810 West Bonanza Road

Business License Nos.: R06-A35-6-22572 (Restaurant)
C08-C05-2-22572 (Coin-Operated Mach.)

This complaint is based on the following causes for disciplinary action as outlined under Las Vegas Municipal Code, Title 6, Chapter 2, Section 330, which states:

"Disciplinary action - Good cause designated. The licensee may be subject to disciplinary action by the Board of Commissioners for good cause, which may include, but is not limited to: ...

- (D) The licensee or any of its principals is or has engaged in a business, trade or profession without a valid license, permit, approval for suitability or work card when the applicant or holder knew that one was required or under such circumstances that he reasonably should have known one was required;

Request For Hearing On Disciplinary Action:
Alice Welch dba Safari Room
October 25, 1984
Page 2

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- (I) The actual business activity constitutes a public or private nuisance, or will be or is conducted in an unlawful, illegal or improper manner;"

A copy of an investigative report is attached to and made part of this request. The report, in summary, justifies disciplinary action pursuant to the above-quoted code sections on the basis of repeated reports by the Las Vegas Metropolitan Police Department that alcoholic beverages are being kept on the premises and are being distributed on the premises. It is this Department's contention that the licensee and Johnny Petillo, who should be regarded as a principal of the business are distributing alcoholic beverages without a license when they know one is required. The Department also contends that this activity constitutes conducting business in an unlawful and illegal manner. Property ownership records for this location (810 West Bonanza Road) indicate Marion D. Bennett as the legal owner.

Approved and forwarded to the
City Attorney's Office

By: _____

Date: _____

Attachments:

Investigative Report dated July 27, 1984, with Exhibits 1 through 22 attached hereto.

George - Proceed!

APPROVED
William Hall
CITY MANAGER
DATE 10/30/84

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

0156

October 25, 1984

TO:

RICHARD MCGOUGH, DEPUTY DIRECTOR
DEPARTMENT OF BUSINESS ACTIVITY

FROM:

JP JIM DIFIORE
LICENSE INVESTIGATOR

SUBJECT:

ALICE WELCH
dba
SAFARI ROOM

COPIES TO:

Attached you will find an investigative report compiled by Investigator Ken Kesterson on Alice Welch dba Safari Room located at 810 West Bonanza Road. The business was approved, temporarily, for restaurant and coin-operated amusements on July 9, 1982, and for a permanent license on July 23, 1982. Ms. Welch was denied a privilege license for a Beer/Wine On-Sale License by the Board of City Councilmen on August 4, 1982.

Enclosed in Investigator Kesterson's report are documents which reflect that the business has consistently violated our Liquor Control Ordinance, has been a haven for narcotics-related violations and fire-related violations. In addition, two previous applications have been denied; one privilege license denied by the Board of City Councilmen and the other, a general license denied by this department. The latter denial involved the applicant, Johnny Patillo, who has been a principal in the daily operations of the business since Ms. Welch's license was originally approved.

Based upon the contents of Investigator Kesterson's report, it appears that the City may have grounds to take disciplinary action in the form of revocation on the licenses of the Safari Room, per Las Vegas Municipal Code 6.02.330 as follows:

- "(D) The licensee or any of its principals is or has engaged in a business, trade or profession without a valid license, permit, approval for suitability or work card when the applicant or holder knew that one was required or under such circumstances that he reasonably should have known one was required;"

Ms. Welch was denied a Beer/Wine On-Sale License by the Board of City Councilmen on August 4, 1982. Subsequent to this denial, a significant number of reports on file where Metro has responded to this business has found alcoholic beverages on the premises.

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Alice Welch dba
Safari Room
October 25, 1984
Page 2

Per Las Vegas Municipal Code 6.50.020 within the Liquor Control Ordinance under "sale" or "sell" it states,

"... for compensation or any other business purpose, to sell, serve, give away or distribute; or to cause or permit to be sold, served, given away or distributed or to possess with the intent to sell, serve, give away or distribute; or to solicit or receive orders to sell, serve, give away or distribute."

Thus without the liquor license, Ms. Welch has violated the Liquor Control Ordinance pertaining to the sale of alcoholic beverages.

Las Vegas Municipal Code 6.02.330 states,

"(I) The actual business activity constitutes a public or private nuisance, or will be or is conducted in an unlawful, illegal or improper, manner;"

By virtue of the significant number of police reports enclosed, two Beer/Wine License Applications being denied at the business location, fire-related violations, and the individuals involved in the operations of the business, grounds for action under this subsection are warranted.

Submitted for review.

JD:vh

Attachments

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

0158

July 23, 1984

TO:

MARJORIE HETHER, CHIEF
PRIVILEGE LICENSE DIVISION*SD for
M.H.*

FROM:

KEN KESTERSON
LICENSE INVESTIGATOR

SUBJECT:

ALICE WELCH DBA SAFARI ROOM
810 WEST BONANZA ROAD
R06-A35-6-22572
C08-C05-2-22572
INVESTIGATIVE REPORT

COPIES TO:

Records on file with the Department of Business Activity reveal the Safari Room received a business license on July 23, 1982, to operate a snack bar and to sell cigarettes.

The licensee for the above establishment is Alice Welch, an individual. The property owner for this location is Marion D. Bennett, 1911 Goldfield, Las Vegas, Nevada. See Attachment 1, Assessor's Map.

The below-listed attachments are additional documents on file in this department regarding the establishment:

Attachment 2 -

Copy of Police Report dated July 10, 1982, at 21:30 hours reporting alcohol on the premises without a Liquor License.

Attachment 3 -

Copy of Business License Application for a snack bar and games arcade filed June 30, 1982, and approved July 23, 1982, for Alice Welch.

Attachment 4 -

Copy of application for a Beer & Wine License submitted by Alice Welch on July 1, 1984, and subsequent denial by the City Commission on August 4, 1984.

Attachment 5 -

Copy of Police Report by R. Morgan dated September 4, 1982, 17:30 hours stating beer, wine, and hard liquor were found on the premise as well as marijuana. Both Alice Welch and James Kent Padillo were arrested.

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Alice Welch dba
Safari Room
July 23, 1984
Page 2

Attachment 6 -

Copy of Police Report by H. Meadows dated September 4, 1982, 17:30 hours verifying Officer Morgan's Report.

Attachment 7 -

Copy of application for a Beer & Wine License submitted by Chris Marvin Cooper on January 12, 1983, and subsequent denial by City Commission on April 20, 1983.

Attachment 8 -

Copy of application for a Restaurant and Coin Operated Amusement Machines license submitted by Johnny Pattillo on June 3, 1983, and subsequent denial by Jerry J. Cahill, Director, Department of Business Activity, on August 5, 1983. Also extensive investigation report submitted by Investigator Difiore in reference to the application and Johnny Pattillo.

Attachment 9 -

Copies of articles in the Review Journal and Sun Newspapers about a shooting at this location where two people were killed.

Attachment 10 -

Copy of memorandum directed to Jerry J. Cahill, Director, Department of Business Activity, from, Richard McGough, Deputy Director in the same department, stating the results of an interview with Alice Welch on January 18, 1984.

Attachment 11 -

Copy of memorandum dated January 21, 1984, to Jerry J. Cahill, Director, Department of Business Activity, from Detective D. Hatch, Homicide Section, concerning conditions at the Safari Room at the time of the shooting. Both alcohol and narcotics were present.

Attachment 12 -

Copy of memorandum and Safety Code dated January 27, 1984, from Ned Barker, Fire Marshal, to Jerry J. Cahill, Director, Department of Business Activity, concerning security doors such as the one at the Safari Room.

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Alice Welch dba
Safari Room
July 23, 1984
Page 3

Attachment 13 -

Copy of Investigation Report dated April 11, 1984, made by Investigator Jim DiFiore concerning beer and liquor signs at the Safari Room.

Attachment 14 -

Copy of Police Report dated June 30, 1984, at 22:00 hours by Officer T. Plew. He stated that Officer Anthony and himself were threatened with bodily harm by Johnny Pattillo. They also observed alcohol and narcotics on the premises at this time.

Attachment 15 -

Copy of Police Report dated July 7, 1984, showing alcohol on the premises. Two citations were issued and Johnny Pattillo was arrested.

The following Attachments (16-19) were given to this investigator on July 18, 1984, by Detective Ron Bradshaw in Special Investigations:

Attachment 16 -

An Officer's Report dated March 1, 1983, concerning Alice Welch, Licensee, and Johnny Pattillo having beer and liquor on the premises by Officers J. Lybbert and G. Hood.

Attachment 17 -

A printout sheet and booking voucher on Vergo Burns dated June 29, 1983; and an Arrest Report by Officer Linton arresting Vergo Burns for Possession Of A Controlled Substance With Intent To Sell (2 counts).

Attachment 18 -

An Officer's Report dated August 13, 1983, concerning narcotics activity at the Safari Room, 810 West Bonanza Road, by Officers K. Kravetz and J. Large.

Attachment 19 -

Copy of Work Card Application submitted by Vergo Burns in the position as bartender in an establishment without a Liquor License.

0161

Alice Welch dba
Safari Room
July 23, 1984
Page 4

Attachment 20 -

Copy of Special Investigation's file on this location beginning June 30, 1982, with Alice Welch's application for a Snack Bar and a Beer and Wine Licenses. This report shows that Alice Welch and Johnny Pattillo have operated from this location since June 30, 1982, serving beer and liquor without a license and dealing in narcotics with total contempt for the law.

Attachment 21 -

Copy of Fire Inspection Report dated July 18, 1984, stating 13 violations of five Fire Codes.

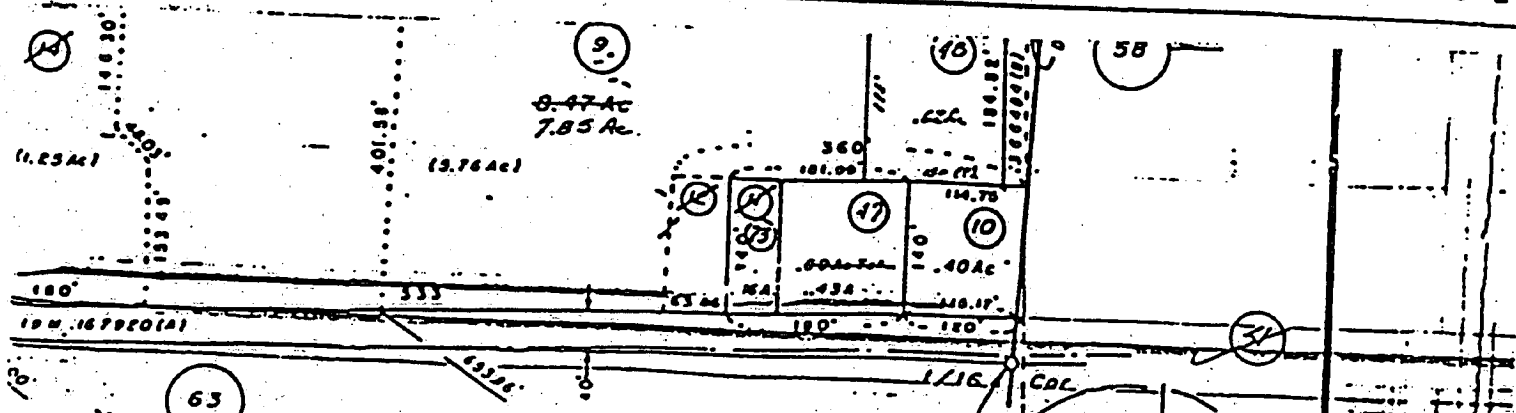
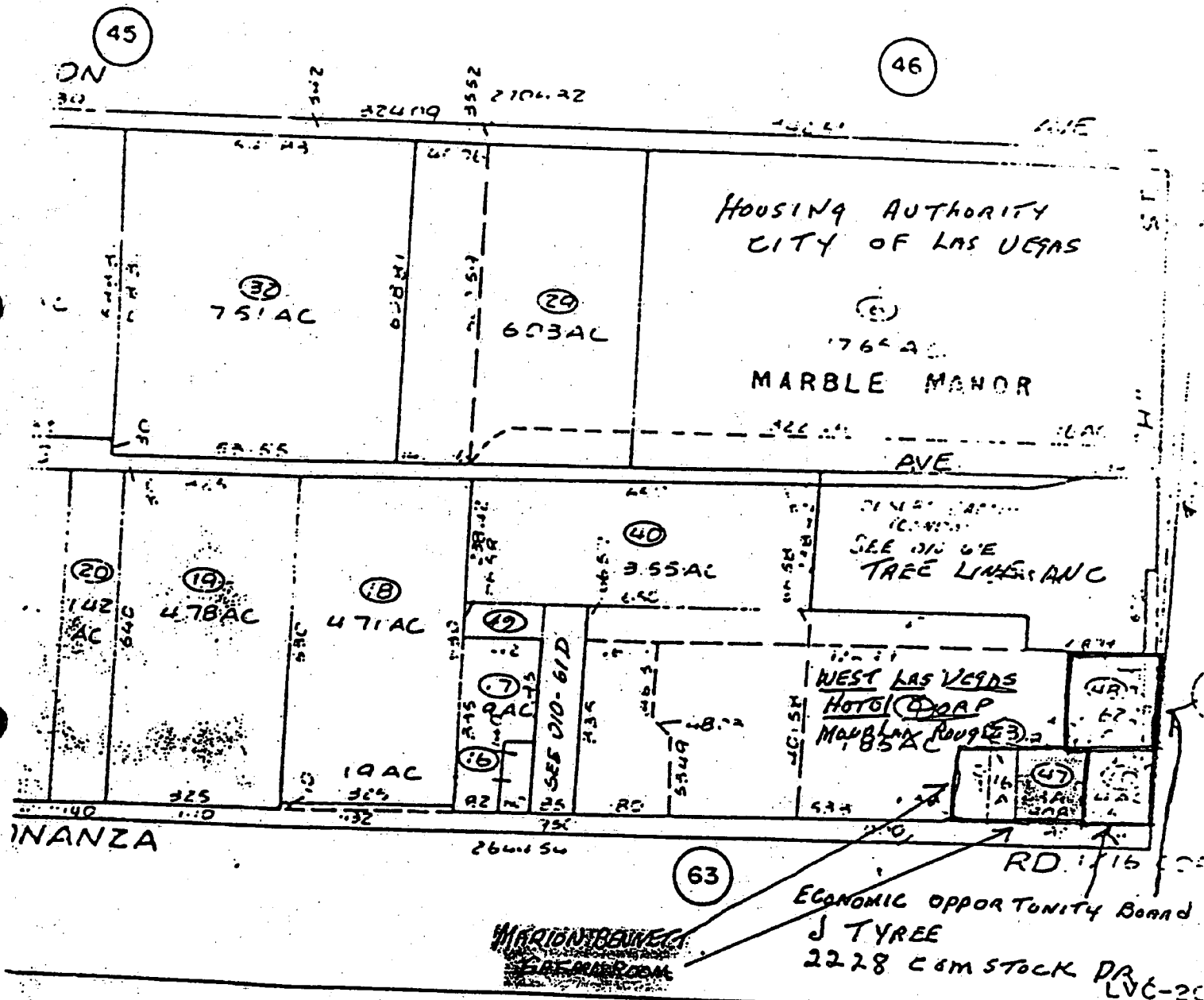
Attachment 22 -

Copy of records furnished by Captain Reed, Westside Substation, LVMPD, include the following:

- a. Fire & Safety Inspection Report which stated a correction notice was issued for all exit doors being locked and there were five Fire Code deficiencies.
- b. Memorandum written by Sgt. Tuggle stating the results of a bar check revealed no alcoholic beverages on the premises.
- c. An Officer's Report by T. Plew giving the detail of events leading to the arrest of Johnny Pattillo for Operating A Business Without A Liquor License.
- d. Printout sheet listing calls made by Police Officers to this location from July 1, 1983, through April 30, 1984.

KK:vh

T



0163

NO. ISSUED

DISTR

INDEX

STATS

FILE

LAS VEGAS METROPOLITAN POLICE DEPARTMENT

OFFICER'S REPORT

D.R. No. 82-62517

CLOSING DOWN OF A BUSINESS

Subject

Division Reporting UFSD

Division of Occurrence UFSD

Date and Time Occurred 07-10-82 2130 hours

Location of Occurrence The Safari Room/810 W.

Bonanza 1

DETAILS:

SUBJECT OF REPORT:

THE SAFARI ROOM
810 W. BONANZA LVN
TEMPORARY BUSINESS
LICENSE ISSUED TO
ALICE L. WELCH

SUBJECT #1:

POTTILO, JOHNNY
1800 GOLDHILL
DOB 11-22-37

SUBJECT #2

POTTILO, JAMES KENT
1215 W. WASHINGTON
DOB 02-13-58

SUBJECT #3:

BURNS, VIRGO
900 W. BONANZA
THE MOULIN ROUGE #362
DOB 01-08-41

SYNOPSIS:

Officer Morgan and his partner along with Officer Spinosa made a routine business check at the above location, the Safari Room, located a 810 Bonanza. We went in the business and found no one attending the business with alcohol in the premises with no liquor license. The business was closed.

DETAILS:

On the above date at approximately 2130 hours Officers Moran, Hammack, Spinosa and his partner Steve Anthony went to this location. Upon entering the premises Subject #2, James Kent Pottilo, was standing at the doorway. He stepped aside as these Officers went inside the business. Coming out of the business as they walked in was the third subject, Virgo Burns. Officers went in and found an unidentified

Date and Time of This Report 07-11-82 1840 hours Officer R. MORGAN Per. No. 620

Approved _____ Officer _____ Per. No. _____

SIGNATURE _____

LAS VEGAS METROPOLITAN POLICE DEPARTMENT

PAGE TWO

DR 82-62517

juvenile, approximately ten years old, playing a video game in the establishment.

Officers could see in plain view behind the bar area bottled beer in the ice cooler. I ask if anyone was there who was running the business. No one was found to be inside the premises. Officer Morgan went behind the bar to see if he could locate an attendant or an owner and found when going behind the bar one of the items that was listed as impounded, a .38 caliber handgun, RG five shot, which was sitting behind the bar, which could be accessed from the patron's side of the bar.

As earlier, no one could be found. Officer Morgan found the cash register wide open with approximately \$150.00 in in before it was counted and saw the business license up on the wall. Approximately at this time John Pottilo came into the bar, which would be subject #1, stating that Alice was at the show. Again Officer Morgan asked Mr. Burns, James Kent Pottilo and Johnny Pottilo if they were in charge of the business or running it. No one gave any answers, they did not state affirmative or negative to that action. Officer Morgan made them aware of the fact he was going to shut down the bar. Mr. Pottilo said hold on a minute, he could go call Alice.

As I did not find anyone, either the owner or the owner's representative inside the establishment to be responsible for it, Officer's impounded the money from the cash register and also took the .38 caliber handgun which was loaded and impounded the beer from inside the ice box and the ice making machine in the rear and took the temporary business license off the wall.

Officer Morgan asked if anyone knew where the keys were and shortly after asking this question in the area of James Pottiol a key appeared. Officer Morgan did not see how it got there. It was to the front door of the establishment. It was secured by Officer Morgan, locked with the key, and evidence seals put on the door. The items were taken were the .38 caliber handgun, the temporary business license to the Safari Room, the front door key, one deed of sale for the weapon and all the money in the cash register which was inventoried and placed in the evidence bag. There were four (4) twelve ounce cans of Coors beer, two (2) bottles of 12 ounce Lowenbrau beer, and two (2) bottles of 12 ounce Micholob beer bottles which were taken into custody and also placed into evidence at the Highland evidence vault. The items above were taken into custody under the above DR#82-62517 and were placed into evidence for safe keeping and for evidence. They will be released through special investigations only.

This business has no liquor license, has only a temporary food license, as stated previously the alcohol could be seen in plain view from the patron's side of the bar that was there. There was a unattended juvenile in the establishment when these Officers went in, and the handgun was there. There was no one attending the business.

It should be noted also that in a box behind the bar there were some

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LAS VEGAS METROPOLITAN POLICE DEPARTMENT

PAGE THREE

DR 82-62517

marijuana seeds and a few marijuana leaves. These were not taken into custody or impounded. They were just left.

Officers closed the establishment due to the fact that they could find no one who could accept responsibility for the business or the money. Officers were quite upset at the fact that the weapon was in easy access to anyone who might want to reach over the bar and get it.

It should also be noted that Officer Spinosa, upon taking the bottles of beer from the ice cooler, one slipped out of his hand and was broken at the scene.

The rear of the bar area that these Officers went to and looked at was in a very disorganized state with things laying all over the counter and behind the bar along, as stated with the cash register being wide open.

RM/to
GRAVE

Dictated: 071182 1840

Transcribed: 071282 0555

CC: SPECIAL INVESTIGATION/ATT. DET. MCDONALD
LT. MARTIN/WSS/SWING

City of Las Vegas

LICENSE APPLICATION

NO. 006-A35-6-22
008-C05-2-22

01662

This application must be completely filled out and all applicable questions answered. Use back page and additional sheet necessary to complete all lists and schedules.

Name of Applicant and Business (as it is to appear on the license)

Alvin Welch dba Sparks Room
 APPLICANT'S NAME BUSINESS NAME (REFERENCE NRS 602)
Sparks Bar + Games + Arcade 648-9761
 TYPE OF BUSINESS BUSINESS PHONE
810 W. Bonanza Rd 89106 810 W. Bonanza
 BUSINESS ADDRESS SUITE NO. MAILING ADDRESS

If new business in the City of Las Vegas, show anticipated date of opening or date the license is to begin: X 7/82

In addition to the appropriate departmental approvals, it may be necessary for you to comply with the following check items for compliance with City, County or State ordinances prior to issuance of a business license:

DO NOT WRITE IN THIS BOX

Bond: Type _____ Amount _____ Attached _____ Pending _____
 Nevada State License No. _____ Health Permit No. 02687-01
 Letter of Authorization Re: Premises _____ Additional Fees _____
 Other 10 14110 Games

APPROVALS: Tentative

Final: cm

PLANNING

DATE _____ BY _____

7-7-82

BUILDING

DATE 7/6/82 BY [Signature]

7/5/82

FIRE

DATE 7/6/82 BY [Signature]

7/21/82

LICENSE

DATE 7-9-82 BY [Signature]

7/23/82

General Receipt No. 23671 Date 7/2/82 Amount 25.00 Date 12-1-82
 Logged Date 7-6-82 Initial _____ Date 2-1-82

If Change of Ownership: License Fees Paid To _____ Owing _____

Sewer Cycle No. _____ Amount _____ Paid To _____ Owing _____

Referral to SIB: Date _____ Plate Card 7/27/82 License _____

Ordinance No. 1901 adopted by the Mayor and Board of City Commissioners on 11/23/77 provides for the issuance of temporary business license to permit the applicant to engage in the business designated at the location stated on the application for a period up to, but not to exceed, 60 days. Provided, however, the preliminary inspections relating to the uniform fire code, proper zoning and structural building requirements have been made and tentatively approved by the proper department within the City of Las Vegas.

Business premises require inspection. Please show when someone will be on the premises to admit inspectors during the hours of 11am, 1pm and 7pm, 3am on _____. Applicant can be contacted at telephone: 647-1774.

I understand that I cannot commence business until a temporary business license can be issued and that a regular license will not be issued until all requirements and conditions have been complied with.

Alvin Welch
 Signature of Applicant

6-30-82
 Date

0167

g the

1. PURPOSE OF APPLICATION:

- ☒ New Business
☐ Change in Name (Show old name on page 4)
☐ Change in Ownership (in compliance with NRS 104, Bulk Sales Act)
- ☐ Change of Location (Show old location on page 4)
☐ Change in Corporate Officer

2. Give a concise description of the business to be conducted. Be certain that all phases of the business to be transacted are described. Any misrepresentation in the description of the business by the applicant will be sufficient cause for license to be rejected or revoked.

Food + General Hot Sandwiches, Cold Sandwiches, Chips, Can Pops, Candy, Bulk Candies, Arcade Games, Beer, etc.

Liquor license pending

3. Describe the premises in or on which business is to be conducted. (Type of building, description of rooms in which business is to be transacted, include all physical properties to be used in conducting the business; for example, storage yards or equipment parking lots to be used in addition to the buildings and rooms.)

Block Build Two Rooms, and parking game room + car lighted parking sides and rear.

4. If applying as an INDIVIDUAL:

Name Oliver Welch Social Security No. 43 8 84 - 6837

Birth Date 10 - 7 - 51 Phone Number 647 - 1774

Residence Address 487 Polyn Ave R.L.N. 89106

Time of Residence in Clark County? 9 yrs

If the applicant is the employee of another, give the following information:

Employer's Name Western Hotel Address 9th + Fremont St

5. If applying as (check one) PARTNERSHIP _____, ASSOCIATION _____, OR CORPORATION _____

A. List the following information for all members of Partnerships; or all Officers and Directors of Association or Corporations and all Stockholders owning 5% or more of the corporations capital stock:

Name _____ Title _____ Soc. Sec. No. _____

Birth Date _____ Residence _____ Phone No. _____

Name _____ Title _____ Soc. Sec. No. _____

Birth Date _____ Residence _____ Phone No. _____

Name _____ Title _____ Soc. Sec. No. _____

Birth Date _____ Residence _____ Phone No. _____

Name of corporate resident agent _____

Address _____

Is this a newly formed corporation? _____ If not a Nevada Corporation, give the name of the State of Incorporation: _____

Give the date the Articles of Incorporation were approved by the State of Nevada: _____

6. List the names and addresses of current or previous businesses in which the applicants have been involved during the previous five (5) years:

Business Name

Business Address

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None

7. If licensed outside the City of Las Vegas, give the name of jurisdiction:

A. City _____ County _____ State _____

B. Current License Numbers _____ Dates of Issue _____

8. Has the applicant, or any of the partners, association or corporation officers or directors ever:

A. Been refused a license of any type in the State of Nevada No Any other State? NO
If so, where? _____ For what reason? _____B. Been convicted of a crime, misdemeanor, or violation of any municipal ordinance, excluding minor traffic violations, where the fine is \$25.00 or less? Yes ✓ No ✗ If so, state the nature of such offense and and punishment assessed therefore. Dismissed: Perry Portney 1975 L.V.C. Filed for bankruptcy? If so, where? No When? Dismissed

9. List the names and addresses of four (4) persons of personal or business reference.

Name Street City State Zip Code

Martha Brown 529 Durckes A.V. 89.Tally Liongwen 810 W. Bonanza Rd L.V.NJohnny Baugman 812 W. Bonanza Rd L.V.NChicago Baugman 814 W. Bonanza Rd L.V.N

CERTIFICATION

I, undersigned, have answered all questions in the above application, and to the best of my belief, all answers are true and correct. I further understand that disclosure of any false or misleading or incomplete answers in the above will result in automatic denial or revocation of the license if already issued.

I certify that: a) if a change in ownership was made, the change is in compliance with NRS 104 (Bulk Sales Act) and b) if engaged in business under a fictitious name that the provisions of NRS 602 have been complied with.

The undersigned understands and agrees that the Director of the Department of Business Activity and any other officer designated shall have the power and authority to enter any store, building or any other place in which such business is being conducted at any time during business hours and have access to the books of such business for the purpose of ascertaining the amount of sales made. The information received from the licensee under the provisions of this section shall be confidential and available only to those officials concerned in such matters as amended by the Las Vegas City Code.

John Welch

Signature of Applicant

per

Subscribed and sworn to before me on

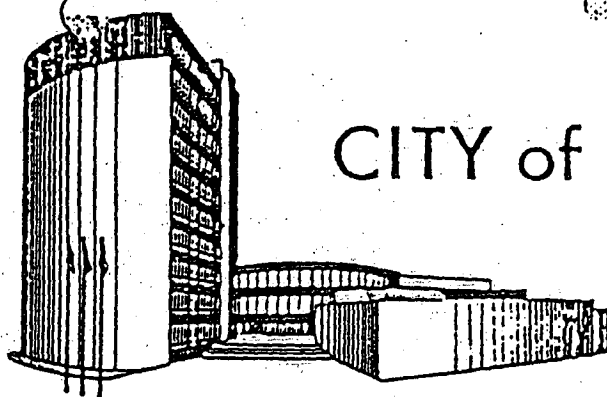
July 2, 1982
Jerry J. Cahill, Director
Department of Business Activity

By

[Signature]

0169

MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVYCITY ATTORNEY
GEORGE F. OGILVIECITY MANAGER
RUSSELL DORN

CITY of LAS VEGAS

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

August 11, 1982

Ms. Alice Welch
887 Balzar
Las Vegas, Nevada 89106Re: SAFARI ROOM
810 West Bonanza

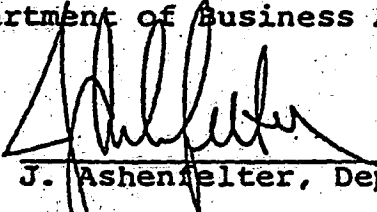
Dear Ms. Welch:

Your application for a new Beer/Wine On-Sale liquor license as above referenced was presented to the Mayor and Board of City Commissioners at their regularly scheduled meeting held August 4, 1982.

Please accept this letter as official notification that your application was denied by the Board.

If you have any questions regarding this matter please contact me.

Sincerely,

Jerry J. Cahill, Director
Department of Business ActivityBy: 
J. Ashenfelter, Deputy Director

JJC/JA/kas



0170

CITY of LAS VEGAS
CLAIM FOR REFUND

August 11, 1982

Date

TO: Department of Financial Management, Accounts Payable

Please issue warrant to:

Ms. Alice Lee Welch

Name

887 Balzar

Address

Las Vegas, Nevada 89106

City, State, Zip Code

In the amount of

\$ 1600.00

For the following:

GR# 23228

7/1/82

Document # (i.e., GR#, Business License #, Permit #)

Date

\$1600.00

\$1,000 original liquor license fee
600 1 yr semi-annual fee in advance

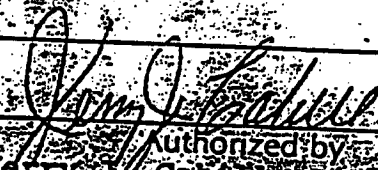
Amount

For

Deposited by Alice Lee Welch dba Safari Room, 810 W. Bonanza

Reason for refund: Application for liquor license denied by

City commission 8/4/82


 Authorized by
 Jerry D. Cahill, Director
 Department of Business Activity
 Title

I certify this demand is true and correct; is unpaid and due the claimant.

Claimant Signature

FUND ORG	ACCT	TASK	OPT.	ACT/WA
0920	2352			
0920	2350			

\$1,000 original new fee
600 semi annual fee

0171

AGENDA

City of Las Vegas

August 4, 1982

BOARD OF CITY COMMISSIONERS
COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

Page 5

PHONE 386-6011

ITEM

Commission Action

Department Act

III. DEPARTMENT OF BUSINESS ACTIVITY
(cont'd)B. LIQUOR -- New

1. *ALICE WELCH
dba
SAFARI ROOM
810 West Bonanza Road
Beer/Wine On-Sale License
Alice Lee Welch, 100%

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

C. LIQUOR -- New/Request for
Preliminary Approval

1. *MERRILL NIELSEN
dba
CITY HALL AM/PM MARKET
329 Las Vegas Blvd North
Beer/Wine Off-Sale License
Merrill Edward Nielsen, 100%

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

Levy -
~~DENIED~~ application
based on police
report.
Motion carried with
Briare voting "No."

*wheel chair
seller
copy
refused*

Staff to proceed
SIS Memorandum
dtd. 7/14/82
to Kent Clifford
Commander re
Alice Lee Welch
40-9594,
ID #252399
made part of
these minutes.
Alice Welch and
her attorney,
Veronica Burris,
appeared.

Lurie -
APPROVED subject
to provisions.
Motion carried with
Woofter voting "No."

Staff to proceed
Merrill Nielsen
appeared.

APPROVED AGENDA ITEM

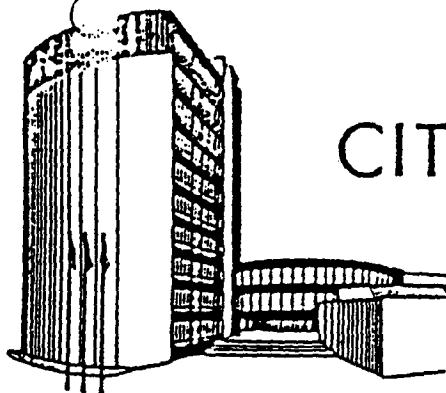
0172

MAYOR BILL BRIARE

COMMISSIONERS
RON LURIC
PAUL A. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CIT

July 26, 1982

Ms. Alice Lee Welch
887 Balzar
Las Vegas, Nevada 89106

Re: Safari Room
810 West Bonanza
Beer-Wine On-Sale License -- N

Dear Ms. Welch:

We have been advised by the Special Investigations Section of the Las Vegas Metropolitan Police Department that they are submitting an "unfavorable police report" with regard to the above application. It is our understanding that you have been advised verbally by Special Investigations that the contents of that report are available for review and discussion at their office.

The meeting of the City Commission at which your application will be heard is scheduled for Wednesday, August 4, 1982, at 10 a.m. in the council chambers at City Hall, 400 East Stewart Street.

It will be necessary for you to be present at this meeting at which time your application will be presented to the Board.

Sincerely,

Jerry J. Cahill, Director
Department of Business Activity

By:

[Signature]
J. Ashenfelter, Deputy Director

Form 3811, 1-1-1971

1. The following service is requested (check one):
☐ Show to whom and date delivered.
☐ Show to whom, date and address of delivery.
☒ RESTRICTED DELIVERY.
☐ Show to whom and date delivered.
☐ RESTRICTED DELIVERY.
 Show to whom, date, and address of delivery: _____
 (CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:
 Alice Welch
887 Balzar
Las Vegas, NV 89106

3. ARTICLE DESCRIPTION:
 REGISTERED NO. 98735
 CERTIFIED NO. _____
 INSURED NO. _____
 (Always obtain signature of addressee or agent)

I have received the article described above:
 SIGNATURE: *[Signature]*
 DATE OF DELIVERY: _____
 POSTMARK: JUL 30 1982 NV

4. ADDRESSEE (Complete only if requested)

*Veronica Bennis,
atty @ law, for
advised to
@ mty.
7/31/82*



City of Las Vegas

0173

LICENSE APPLICATION

NO. 204-4-61

This application must be completely filled out and all applicable questions answered. Use back page and additional sheets if necessary to complete all lists and schedules.

Name of Applicant and Business (as it is to appear on the license)

Alvin Welch dba Safari Room
APPLICANT'S NAME BUSINESS NAME (REFERENCE NRS 602)

Snack Bar - Beer/wine on sale
TYPE OF BUSINESS BUSINESS PHONE

810 W. Bonanza Rd. same 89106
BUSINESS ADDRESS SUITE NO. MAILING ADDRESS ZIP

If new business in the City of Las Vegas, show anticipated date of opening or date the license is to begin: _____

In addition to the appropriate departmental approvals, it may be necessary for you to comply with the following checked items for compliance with City, County or State ordinances prior to issuance of a business license:

DO NOT WRITE IN THIS BOX

Bond: Type _____ Amount _____ Attached _____ Pending _____

Nevada State License No. _____ Health Permit No. ☒

Letter of Authorization Re: Premises _____ Additional Fees _____

Other _____

APPROVALS: Tentative

PLANNING

DATE _____ BY _____

BUILDING

DATE 7-12-82 BY Michael Hyatt

FIRE

DATE 7/12/82 BY Teresa Phelan

LICENSE

DATE _____ BY _____

Final: CM

DATE 9/1/82 BY Bar

DATE 2-28/82 BY Residual

DATE 7/28/82 BY R. Swing

DATE _____ BY _____

General Receipt No. 23228 Date 7-1-82 Amount \$150 app of suit

Logged Date 7-7-82 Initial 600 204 (144) Date _____

Change of Ownership: License Fees Paid To _____ Owing _____

wer Cycle No. _____ Amount _____ Paid To _____ Owing _____

Referral to SIB: Date 7-1-82 Plate Card _____ License _____

Ordinance No. 1901 adopted by the Mayor and Board of City Commissioners on 11/23/77 provides for the issuance of a temporary business license to permit the applicant to engage in the business designated at the location stated on the application for a period up to, but not to exceed, 60 days. Provided, however, the preliminary inspections relating to the uniform fire code, proper zoning and structural building requirements have been made and tentatively approved by the proper department within the City of Las Vegas.

Business premises require inspection. Please show when someone will be on the premises to admit inspectors during the hours of 11 Am. and 3 Am. on _____. Applicant can be contacted at telephone: 647-1774.

I understand that I cannot commence business until a temporary business license can be issued and that a regular license will not be issued until all requirements and conditions have been complied with.

Alvin Welch

0174

PURPOSE OF APPLICATION:

- ☒ New Business
☐ Change in Name (Show old name on page 4)
☐ Change in Ownership (in compliance with NRS 104, Bulk Sales Act)
- ☐ Change of Location (Show old location on page 4)
☐ Change in Corporate Officer

Give a concise description of the business to be conducted. Be certain that all phases of the business to be transacted are described. Any misrepresentation in the description of the business by the applicant will be sufficient cause for license to be rejected or revoked.

Food & liquor, hot & cold sandwiches, chips, candy, hard can food, arcade, ten pin bowling, beer & wine only

Describe the premises in or on which business is to be conducted. (Type of building, description of rooms in which business is to be transacted, include all physical properties to be used in conducting the business; for example, storage yards or equipment parking lots to be used in addition to the buildings and rooms.)

Black building two rooms and parking room & has lighted parking sides and rear

If applying as an INDIVIDUAL:

Name Chase Welch Social Security No. 438-84-6837
 Birth Date 10-7-51 Phone Number 647-1774
 Residence Address 887 Belvoir Ave. L.U.N. 89106
 Time of Residence in Clark County? 9 yrs

If the applicant is the employee of another, give the following information:

Employer's Name Western Hotel Address 901 & Fremont St

5. If applying as (check one) PARTNERSHIP _____, ASSOCIATION _____, OR CORPORATION _____

A. List the following information for all members of Partnerships; or all Officers and Directors of Association or Corporations and all Stockholders owning 5% or more of the corporations capital stock:

Name _____	Title _____	Soc. Sec. No. _____
Birth Date _____	Residence _____	Phone No. _____
Name _____	Title _____	Soc. Sec. No. _____
Birth Date _____	Residence _____	Phone No. _____
Name _____	Title _____	Soc. Sec. No. _____
Birth Date _____	Residence _____	Phone No. _____

B. Name of corporate resident agent _____
Address _____

C. Is this a newly formed corporation? _____ If not a Nevada Corporation, give the name of the State of Incorporation: _____

D. Give the date the Articles of Incorporation were approved by the State of Nevada: _____

0175

6. List the names and addresses of current or previous businesses in which the applicants have been involved during the previous five (5) years:

Business Name

Business Address

None

7. If licensed outside the City of Las Vegas, give the name of jurisdiction:

A. City _____ County _____ State _____

B. Current License Numbers _____ Dates of Issue _____

8. Has the applicant, or any of the partners, association or corporation officers or directors ever:

A. Been refused a license of any type in the State of Nevada no Any other State? no
If so, where? _____ For what reason? _____

B. Been convicted of a crime, misdemeanor, or violation of any municipal ordinance, excluding minor traffic violations, where the fine is \$25.00 or less? Yes ✓ No ✓ If so, state the nature of such offense and and punishment assessed therefore. Dismissed

Penny CosteryC. Filed for bankruptcy? If so, where? no When? _____

9. List the names and addresses of four (4) persons of personal or business reference.

Name	Street	City	State	Zip Code
Martha Brown	529 Duscless	N.L.V.	89303	
Felly's Liquor	810 W. Bonanza Rd	L.V.N.	89106	
Johnny's Men Boutique	812 W. Bonanza Rd	L.V.N.		
Chicago Balque	814 W. Bonanza Rd	L.V.N.		

CERTIFICATION

The undersigned, have answered all questions in the above application, and to the best of my belief, all answers are true and correct. I further understand that disclosure of any false or misleading or incomplete answers in the above will result in automatic denial or revocation of the license if already issued.

I certify that: a) if a change in ownership was made, the change is in compliance with NRS 104 (Bulk Sales Act) and b) if engaged in business under a fictitious name that the provisions of NRS 602 have been complied with.

The undersigned understands and agrees that the Director of the Department of Business Activity and any other officer designated shall have the power and authority to enter any store, building or any other place in which such business is being conducted at any time during business hours and have access to the books of such business for the purpose of ascertaining the amount of sales made. The information received from the licensee under the provisions of this section shall be confidential and available only to those officials concerned in such matters as amended by the Las Vegas City Code.

Alice Welch

Signature of Applicant

per

Subscribed and sworn to before me on

July 1, 1982
Jerry J. Cahill, Director
Department of Business Activity

By

J. Harding

0176

LAS VEGAS METROPOLITAN POLICE DEPARTMENT

OFFICER'S REPORT

D.R. No. 82-74981

MISDEMEANOR & FELONY ARREST DURING CLOSING OF BUSINESS

Subject

UFSD

UFSD

Division Reporting.....

Division of Occurrence.....

Date and Time Occurred..... 9/4/82 APP 1730 HRS.

Location of Occurrence..... 810 W. BONANZA/SAFARI

DETAILS:

SUSPECT #1

PADILLO, JAMES KENT
 NMA, 6-2 140#, DOB/2/13/58
 SS#570-64-9129
 HOME ADD: 1215 WASHINGTON ST., LVN

SUSPECT #2

WELCH, ALICE LEE
 NFA, 5-2 121#, DOB/10/07/51
 SS#438-84-6837
 HOME ADD: 887 BALZAR, LVN

DETAILS:

On 9/3/82, a Friday, Officer Morgan, had a conversation with Sgt. Bunker, working swing shift at the West Sub-station, who had just talked to S.I.B., Metropolitan Police Dept., and had found out at that time, that the business known as the Safari Room, located at 810 W. Bonanza, whose temporary business license had been revoked and that the sale of the business to an Alice Welch, did not go through and the business was presently without a license.

On 9/4/82, at approximately 1730 hours, Officers Morgan and Meadow, working unit 3D12, had occasion to go to this location on a business check to find out if they were in fact still open.

Upon entering the bar, Officers Morgan and Meadow, noted a NMA subject behind the bar, later identified as James Kent Padillo and three subjects in the front of the bar. The one subject sitting at the far North end of the bar by the door, was a NFA, later identified as Alice Lee Welch, the owner allegedly. The other two subjects at the bar were not identified as they hurriedly left. Sitting in front of the two subjects that left, was a partially open bottle of Lowenbrau Beer and a can of Coors Beer. The subject Alice Welch, had in front of her, what smelled to be some type of an alcoholic mixed drink. Officers noted upon entering the bar that James Kent Padillo, who was standing behind the bar, reached underneath it from the rear and threw something

Date and Time of This Report.....

NO. ISSUED

Officer..... R. MORGAN

Per. No. 620

Approved.....

DISTR

Officer.....

Per. No.....

INDEX

SIGNATURE.....

STATS

0177

LAS VEGAS METROPOLITAN POLICE DEPARTMENT

82-74

DR

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underneath the bar. Officer Morgan asked Mr. Padillo, if he had a work card and he stated that he did. He asked Mr. Padillo if he could see the work card and he stated that he did not have it with him and that he didn't have to show it to me. I asked Mr. Padillo to come out from behind the bar and he refused. The subject had the door locked to the rear of the bar and Officer Morgan could not gain access at this time. Officer Morgan, saw in plain view, in the rear room of the bar, a half gallon bottle of Wolfshmidt Vodka and other bottles that he could not determine what they were from the distance. The subject James Kent Padillo, stated that I should talk to the owner, in reference to gaining access behind the bar and he pointed to Alice Lee Welch, who was sitting at the end of the bar. Officer Morgan, asked Miss Welch, if she would open the door so he could get behind the bar and have Mr. Padillo come out and she refused. She said that she would close the bar and lock the doors, we were not going behind the bar. The subject reached for her purse and Officer Morgan went and grabbed her purse from her, as he knows that she does own a 38. cal. weapon, that is registered to her and does carry it on her person sometimes. Officer Morgan grabbed the purse and felt it and did feel inside some type of weapon. Officer Morgan retrieved a 38. cal. RG, snubnose revolver and also the keys that Mrs. Welch was trying to discard. Again, they were asked if they would open the door for us so we could gain entry to the rear of the bar and she stated no. Officer Morgan could not open the doors, so he therefore notified his supervisor, Sgt. Fisher, that he was going to go ahead and force the door to make entry behind the bar. At this time he did find behind the bar, numerous bottles of alcohol. In the rear room there was a 1/2 gallon bottle of Canadian Club alcohol, not full, 1/2 gallon bottle of Wolfshmidt Vodka, which wasn't full, 1/2 bottle gallon of Stratton's Gin, not full, 1/2 gallon bottle of Crown Royal, not full, a bottle of Hennessy Cognac, a bottle of Courvoisier. In the refrigerator was found, 12 cans of assorted types of beer and 14 assorted bottles of beer. There was also a large assortment of shot glasses and drink glasses there and underneath the bar where Mr. Padillo was seen to discard an item, was found a cardboard box with some residue of Marijuana and other Marijuana, laying on the top of the cooler at that location.

Padillo refused to help these officers and was definitely obstructing them in their investigation as to the status of the business establishment. He was placed under arrest for Possession of Controlled Substance, No Work Card and Obstructing a Police Officer in the line of his duty. Alice Welch was placed under arrest for Operating a Business without a License, Possession of Controlled Substance and Obstructing.

0178

LAS VEGAS METROPOLITAN POLICE DEPARTMENT

DR 82-7498

CONTINUATION REPORT

Page 3

Officer Morgan removed the temporary business license off the wall of this establishment, which had a date of expiration on it of 9/9/82, with a prior knowledge from S.I.B., that the business had not been granted a full license and that the temporary had been denied. Officer Morgan made these subjects aware at that time, that they were closing the business, asking the subject Alice Welch, being that she had the keys, where she wanted any money left that was in the cash register, if she wanted it taken or left at that location. She stated that she wanted the money left there.

I.D. was called under the above I.D. number. Pictures were taken of all the alcoholic beverages on the premises, also Officer Morgan and Officer Meadow, did impound the narcotics and the alcohol and beer. The subjects weapon was also taken into custody, as we could not leave it on the premises. Also the key to the business was impounded and the business license, health permit and the food permit was impounded.

Det. McDonald, S.I.B., was contacted by my supervisor, Sgt. Fisher, who stated he wanted the reports in his office, so that he may look over them when he came to work Tuesday morning.

The subjects were then transported to Clark County Jail, where they were booked and incarcerated on the above charges. It should be noted that these officer received many threats to their lives and person, also the threats of being sued, fired etc. from the subjects involved. Both subjects complained of injuries to their backs, due to the fact that they had their hands handcuffed behind them, however, upon taking the subjects to the jail, they did not complain to the matron of any problems.

This is about the 4th time that Officer Morgan personally has closed this establishment, both when it was run as the Night Train Snack Bar Lounge and as the Safari Room. It has never been issued a liquor license under the name of the Safari Room and at the present time does not have any type of a business to be operating out of the address of 810 W. Bonanza.

OFFICER R. MORGAN, P#620
OFFICER H. MEADOW, P#1335

RM/mv
Swing
Dictated: 9/5/82 1542
Typed: 9/6/82 1705

RDO's TUES/WED/THURS
SWING, WEST SUB-STATION

0179

LAS VEGAS METROPOLITAN POLICE DEPARTMENT

AFFIDAVIT OF ARREST/ARREST REPORT

NO. 6500
 STATE OF NEVADA)
 COUNTY OF CLARK)

ss. WELCH, ALICE LEE

ID# ² 52399

DR# 82-74891

H. MEADOW

, being first duly sworn, deposes and says:

1. That Affiant learned the following facts and circumstances which lead Affiant to believe that ALICE LEE WELCH (booking sheet attached) committed (or was committing) the offense of POSS. CONTROLLED SUBSTANCE, NO BUSINESS LICENSE at the location of SAFARI ROOM, H AND BONANZA

2. That the offense occurred at approximately 1730 hours on the 4th day of SEPTEMBER, 19 82.

3. That the facts upon which Affiant believes Probable Cause in the foregoing criminal offense are as follows:

4. That on this date and time, Officers R. Morgan, PN 620, and H. Meadow, PN 1335, patrol Unit 3D12, stopped at and conducted a bar check, establishment check of the business with the name on the front doors of Safari Room Bar located on the northwest corner of the intersection of H street and Bonanza, in the city of Las Vegas, County of Clark, State of Nevada.

5. That these Officers entered the front door and maneuvered themselves towards the back bar area. These Officers observed a black female, Alice Welch, sitted at the corner of the bar with a clear glass, with a clear liquid in the glass. Another subject was sitted at the bar with a bottle of Lowenbrau beer. The second suspect, James Kent Padillo was behind the bar acting as bartender.

6. That these Officers as they neared the front edge of the bar, closest to the street, looked towards the rear back room of the bar; at which time Officer Morgan observed numerous bottles of liquid in bottles labeled liquor bottles, namely Vodka, Canadian Club, Crown Royal, Courvoisier on a table in the back. Numerous shot glasses and other drinking glasses were also observed.

Therefore, affiant prays that a finding be made by a magistrate that probable cause exists to hold said person for preliminary hearing (if charges are a felony or gross misdemeanor) or for trial (if charges are a misdemeanor).

AFFIANT: H. Meadow 1335Subscribed and sworn to before me this 4th day of Sept, 1982

Notary Public in and for said State and County

7. That as these Officers drew closer to the bar, Officer Morgan asked the bartender, James Padillo, if he had a work card to show these Officers. The subject advised that he did not have one nor could he produce one. This subject was observed by these Officers to reach underneath the bar and conduct a movement with his hand in a flipping motion. H. Meadow, #1335, subsequently went behind the bar and located a cardboard box containing a green leafy substance with a package of rolling papers in it, the item that the subject had flipped.

8. That the female, who sat at the bar advised these Officers that she was the owner of the bar and the licensee, however, Officer Morgan located the licenses and observed that through prior knowledge, no license had been granted to do business as a liquor or alcohol selling business to any subject at that location. The subject was asked to produce her work card and identification and as she went for her purse on the bar, Officer Morgan reached out to prevent the subject from retrieving any weapon or contraband, and feeling through the center of the purse felt a strong, solid, apparently steel object. For his own safety and safety of other Officers in the immediate vicinity, Officer Morgan opened the purse, prior to the subject's taking of identification and recovered an RG, Model 31, .38 Special, black steel, with brown plastic grip, Revolver, fully loaded; from the purse. Serial number Q173724. The weapon was emptied and retained in possession by Officer Morgan.

9. Officer Morgan had asked the subject behind the bar, Padillo to open the door, to allow them access to the alcohol observed outside bar. However, the subject refused repeated demands and requests by these Officers.

10. Forcible entry was gained to the back room and Mr. Padillo was also charged with Obstructing a Police Officer, due to his refusal to open the back room door. The subjects were placed in handcuffs and arrested for Possession of Controlled Substance, Doing business without a license, No work card in possession and Obstructing a Police Officer.

HM/cc

Dictated: 9-4-82/1839

Transcribed: 9-4-82/1942

Therefore, affiant prays that a finding be made by a magistrate that probable cause exists to hold said person for preliminary hearing (if charges are a felony or gross misdemeanor) or for trial (if charges are a misdemeanor).

AFFIANT

H. Meadow 1335

Subscribed and sworn to before me this

4th

day of

Sept

, 1982

(3 AL)



NOTARY PUBLIC
STATE OF NEVADA

0181

Two shooting victims identified

Two men found shot to death Sunday night in a Las Vegas snack bar have been identified as brothers Lawrence Terry Collins, 25, and Ricky Collins Jr., 23, Metropolitan Police said.

A third gunshot victim remained in serious condition Monday in the intensive care unit at Valley Hospital.

The Collins brothers were found dead in the Safari Room, 810 W. Bonanza Road, after Safari Room manager Johnny Pattillo, 45, arrived at Valley Hospital's emergency room

for treatment of a gunshot wound.

Pattillo told hospital officials he was caught in crossfire during a 6:45 p.m. gun battle at the Safari Room, police said. Hospital officials then called police, who went to the snack bar and found the bodies on the floor.

Dr. Sheldon Green, Clark County coroner, said both brothers had been shot twice. One was shot in the head and the chest, the other in the chest and arm, Dr. Green said.

He said the wounds were made by "medium-caliber" bullets.

Investigators Monday were searching for five witnesses believed to have been in the snack bar at the time of the shootings.

Pattillo was not arrested in connection with the deaths.

Safari Room owner Alice Welch, licensed to operate a restaurant and video arcade games, said Pattillo had managed the snack bar since it opened two years ago.

Welch said another employee was at the Safari Room at the time of the shooting.

2 shot dead, one injured in LV saloon

Two men died of gunshot wounds Sunday night in a Las Vegas bar and the owner of the business underwent treatment from a wound inflicted during the incident.

John Petillo, the owner of the Safari Room, 810 W. Bonanza Road, was injured in the shoulder, Metro Lt. John Conner said.

Two unidentified black men in their 20s were killed, Conner said. He said details of the shooting and whether the men were victims or suspects in the shooting had not been determined.

The police learned of the shooting after being notified by Valley Hospital officials at about 6:45 p.m. that a gunshot victim had come to the hospital.

ADVERTISEMENT

Shooting victims identified

Metro Police Monday identified two men who were shot to death Sunday in the Safari Room bar, 810 W. Bonanza Road. They were unemployed brothers, Terry, 23, and Ricky Collins, 25, both of Las Vegas.

Investigators said they know the identity of the suspect but declined to name him until he is arrested.

During the shooting, bartender John Petillo was wounded in the shoulder, police said.

Five bar patrons were said to have

witnessed the 6:45 p.m. double slayings but could shed no light on the incident in interviews with detectives, police said.

Officers said they learned of the shooting only after Petillo showed up at the Valley Hospital emergency room for treatment.

On arriving at the cocktail lounge, police said they found the bodies lying on the floor at either end of the bar. Patrons were still drinking at the bar, they said.

0182

CITY OF LAS VEGAS

Date

(10) INTER-OFFICE MEMORANDUM

January 19, 1984

TO: JERRY J. CAHILL, DIRECTOR
DEPARTMENT OF BUSINESS ACTIVITY

FROM: RICHARD MCGOUGH, DEPUTY DIRECTOR
DEPARTMENT OF BUSINESS ACTIVITY

SUBJECT:

SAFARI ROOM
810 WEST BONANZA ROAD
LICENSE NOS.: R06-A35-6-22572
C08-C05-2-22572

COPIES TO:

LT. HASH HANIEF

At my request, Alice Welch came to see me at 11 a.m. on January 18, 1984, to discuss the status of operation at the Safari Room where she is the licensee.

I informed her that we were concerned about the way the Safari Room was being operated. I reiterated that she had a snack bar license and a license for eight video games. There was to be no alcohol on the premises. She guaranteed that there had been no alcohol sold. She said that sometimes one of her employees might have had a drink and maybe had even given one of his friends a drink.

I told Ms. Welch that in light of the problems that had transpired at the Safari Room in the past and particularly since the shootings of last week that the police would be watching her business closely, and that we also had investigators in our department who would be checking the business from time to time. I also told her that if there were any reports showing there was liquor on the premises, that we would institute proceedings to have her licenses revoked; and I felt sure we would have no problem in revoking the licenses because of past problems.

Ms. Welch stated she was interested in getting out of the business and would like to sell it. I pointed out to her that it would certainly be easier to sell the business and get the new owner licensed if it were a clean operation instead of one where there are constant problems with the police and/or the City.

She stated she would make sure the alcohol is removed and kept away from the place of business.

RM:vh

CITY OF LAS VEGAS

Date

0183

(10) INTER-OFFICE MEMORANDUM

January 19, 1984

TO: JERRY J. CAHILL, DIRECTOR
DEPARTMENT OF BUSINESS ACTIVITY

FROM: RICHARD MCGOUGH, DEPUTY DIRECTOR
DEPARTMENT OF BUSINESS ACTIVITY

SUBJECT:

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810 WEST BONANZA ROAD
LICENSE NOS.: R06-A35-6-22572
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RM:vh

0184

City Business License

LAS VEGAS METROPOLITAN POLICE DEPARTMENT

OFFICER'S REPORT

D.R. No. 84-64267

SAFARI ROOM/DOING BUSINESS W/O LIQUOR LICENSE

Subject

Division Reporting.....PATROL..... Division of Occurrence.....PATROL.....
Date and Time Occurred.....6-30-84/2200..... Location of Occurrence.....SAFARI ROOM, 810 W.
BONANZA

DETAILS:

On 6-30-84, Friday, at approximately 2200 hours, I, T. Plew P#2031 and S. Anthony P#2197, while operating as Unit 3D52, while on patrol had occasion to do a bar check at the Safari Room located at 810 W. Bonanza.

Upon arrival we walked into the entry way of the bar. It should be noted that this location has a wrought iron electrical gate which you have to be buzzed in by the bartender in order to be admitted entrance.

Upon walking in and identifying ourselves and requesting admittance, we observed one subject behind the bar, who was bartending by the name of Vergo Burns, NMA DOB/1-8-41. A second subject was sitting at the bar and he was later identified as Clifton Brandon DOB/8-24-46, this subject had one twelve ounce bottle of Lowenbrau beer in front of him opened partially consumed and had some loose change laying in front of the Lowenbrau bottle.

We then also noticed a subject sitting at the pool table located in the bar area. One subject later identified as Ronnie Payne, NMA DOB/8-26-55. The other subject was later identified as Johnny Petillo, NMA DOB/11-22-37.

Upon requesting admittance into the bar area, both subjects looked up at us and Petillo got up and went into the back room area of the bar. Subject Payne got up, walked toward us and made a sharp left turn and disappeared back into a room which was not visible to us from our location. Approximately thirty seconds later, Burns hit the open button and we were allowed entrance into the bar. Anthony went to the back room area and immediately told Payne to come to the bar area and have a seat at the bar. Anthony then started back toward the back room to contact Petillo but was met by him coming out. He was also asked to stand at the bar. We did this for safety reasons due to the fact of the problems that they have had in the past in the Safari Room, and the bar is known to have weapons by the patrons and owners inside the bar area.

Officer Anthony then asked Petillo if he had any alcohol on the premises and Petillo stated, "No." Anthony went into the back room area and opened a small cooler area and observed ten Lowenbrau beers chilled, capped and also ten Coors beers, 12 ounces, chilled and capped. It should

Date and Time of This Report..... Officer.....T. PLEW..... Per. No.....P#2031

Approved..... Officer..... Per. No.....

NO. ISSUED

DIST. 

SIGNATURE.....

0185

LAS VEGAS METROPOLITAN POLICE DEPARTMENT

DR 84-64267

CONTINUATION REPORT

ID

Page 2

be noted that the last time a bar check was made of the bar this is where alcoholic beverages were observed before. Officer Anthony then went into the back room area to check for additional subjects and upon going to the back room area, he observed on a couch area, one clear baggy containing a white rock substance believed to be cocaine and one clear baggy containing a white powdery substance believed to be cocaine. Everyone in the bar denied any knowledge of the items and they were seized as contraband.

While Officer Anthony was conducting his investigation, a subject who had been hiding back by the pin ball arcade area in a dark corner, Terry Rabb, NMA DOB/9-23-47 suddenly popped out and walked toward Officer Anthony, startling him. He was then checked for weapons and brought to the bar area.

Petillo was asked for a liquor license and he stated that he did not have one and that he did not need one. He also stated that he tried to get one and they advised him that it would be five or six months. The bartender, Burns, was then asked if he had a work card and he stated yes and produced one which showed that it had expired on 1-8-84. Burns was issued two citations. The first one was for no work card, Citation #212448, and serving liquor without a license, Citation 212449.

Petillo became very irrate and upset and began calling officers names and began threatening officers by making statements that we would be "taken care of, and that we were in there to steal money as other officers had in the past". Petillo also told Officer Anthony and myself to come down off duty and out of uniform, when we didn't have our "fucking badges and guns on" and come in and have a 7-up and at which time he see that we would be taken care of. When asked to clarify his statement Petillo stated that "you guys know what I mean, just come on down".

Petillo was then advised that he was going to be issued a citation for Operating a Business without a Liquor License at which time upon being advised of this, he advised officer that we could "go fuck ourselves", that he was not going to sign any citation, that he would not accept it and officers for several minutes attempted to explain to Petillo the advantages of a misdemeanor citation and as to why he was going to receive the citation. Petillo still refused to sign any citation and began screaming "go ahead and take me to jail, lock my ass up, I'll just be out in a few minutes anyway".

At that time Sgt. Tuggle was called to the scene in an attempt to explain to Petillo the citation and upon his arrival he attempted to do so. However, Petillo was very belligerent and irrate and refused any cooperation. Petillo was then advised that he was under arrest for Operating a Business without a Liquor License. Petillo advised that as soon as he was booked, he would make bail and get out and he would reopen the business and that he defied officers to come back into his establishment. He also advised that next time he...

0186

LAS VEGAS METROPOLITAN POLICE DEPARTMENT

CONTINUATION REPORT

DR 84-64267

ID

Page 3

buzz the door and let officers in and they would have to tear the "fucking" walls off. Petillo was advised that his business was closed and that he could not reopen until he got the situation straightened out with Business Licensing. He stated that he did not care anything about Business Licensing and that as soon as he was realeased from jail, his business would be reopened.

Petillo was then transported to Central Receiving where he was booked and detained. The cocaine found by Officer Anthony was impounded into evidence under DR# 84-64267.

TP/sl

Dict: 6-30-84/2315

Tran: 7-01-84/0830

cc: T. Plew, P#2031
Sgt. Tuggle, WSS
Capt. G. Reed, WSS
City Business Licensing
City Fire Marshall
SIB

0187

CC: Plew, W.Sub, S.D., City License

PAGE 1 OF

☐ City ☐ County

SECTOR/BEAT

ARRESTEE'S NAME (LAST, FIRST, MIDDLE)						☒ ADULT ☐ JUVENILE		ID/DR
Pattillo, Johnny								059716
ARRESTEE'S ADDRESS (NUMBER, STREET, CITY, STATE, ZIP CODE)						S.E.#		CHARGES:
								Operating Bus. W/O Liquor Li
D.O.B.	RACE	SEX	HEIGHT	WEIGHT	HAIR	EYES	PLACE OF BIRTH	
								RO. ISSUED
OCURRED	MO.	DAY	YR.	DAY WK.	TIME	LOCATION OF OCCURRENCE		DATE
								TIME
CIRCUMSTANCES OF ARREST								FILE

On 7-7-84 at approximately 1730 hours, I, Officer T. Plew, P#2031, and Officer S. Anthony, P#2197, operating as unite 3D12, while on patrol had an occasion to do a bar check at the Safari Room Lounge, located at 810 W. Bonanza.

Upon arrival we entered the alcove area and were buzzed in by the bartender, who later identified himself as Vergo Burns. Upon entrance into the bar area, we observed three Negro Male Adults seated in the establishment with opened, partially consumed, beers in front of them. Subjects were asked to leave the premises, which they complied. Upon going back into the bar area, a check in the ice bin area revealed fifteen (15) Lowenbrau Beers and four (4) Coors unopened. At this time Vergo Burns was asked for his Work Card, which he produced, however it had expired. It was seized by Officer Anthony and later impounded into evidence. Burns was then asked for his Liquor License to which he advised that he did not have one. At that time Burns was issued two citations, one for No Work Card, Citation #229455, and one for No Liquor License, Citation #229454. While issuing the citations, arrestee Pattillo entered the establishment. He is the self proclaimed manager of the premises. Pattillo was asked if he was aware that alcohol was being consumed in the bar, and he stated yes, that he had stocked the bar area himself and that he was not charging anyone for the beer. Pattillo was then asked for his identification to which he replied, "What for? I'm not driving no vehicle, so I'm not going to give you my identification, and I'm not signing no citation like I did last time; you can go on and take me to jail." At that time Sgt. Tuggle arrived at the scene and attempted to persuade Pattillo into being issued a Misdemeanor Citation, but Pattillo was adamant about being arrested. At that time he was advised that he was being placed under arrest for Operating A Business Without Liquor License. Pattillo was transported to Central Receiving where he was booked and detained. During the booking process, it should be noted that \$1,776.00 (one thousand seven hundred seventy-six dollars) was taken by Corrections People.

TP/kd

Dict: 7-7-84 / 1805 hours

Trans: 7-7-84 / 1840 hours

SUPERVISOR APPROVING	PERS. NO.	ARRESTING OFFICER(S)	PERS. NO.	UNIT#
		T. Plew	2031	
INVESTIGATIVE UNITS NOTIFIED & PERSON			CONNECTING RPTS. TYPE OR NUMBER	
			Attachment 15	

METROPOLITAN POLICE DEPARTMENT
ARREST REPORT

0188

LAS VEGAS METROPOLITAN POLICE DEPARTMENT

OFFICER'S REPORT

D.R. No. 83-31263

LIQUOR LICENSE VIOLATION

Subject

Division Reporting.....UFSD..... Division of Occurrence.....UFSD.....

Date and Time Occurred.....03-01-83/0001..... Location of Occurrence.....810 W. Bonanza, LVN.....

DETAILS: SUSPECTS: WELCH, ALICE ID#252399
PATILLO, JOHNNIE ID#059716BUSINESS: NIGHT TRAIN AKA: SAFARI ROOM, AKA: CHRIS'S
CORNER

On the date indicated above, Officers conducted a bar check of the listed business. Officers approached the iron bar door, identified themselves as Police Officers, and were "Buzzed" in by the bartender.

Officers several patrons sitting at the bar, with several empty, and partially consumed cans, and bottles of BUDWEISER & MILLER brand beer. Officers also observed a shot glass containing a brown liquid, which had the odor of an alcoholic beverage. A further inspection of the premises disclosed approx. 15 bottles of assorted liquors located to the side of a Micro-wave oven, which hid the bottles from the view of the bar area. Also located in that area, which is used as a kitchen area, several six packs of beer were located (approx. 4 cases)

Officers checked the refrigerator located behind the bar, and found several bottles, and six packs of beer, bearing various brand names.

Officer Lybbert advised the bartender and patrons that the business was closed due to the violation of liquor lic. regulations.

During the inspection of the premises, J. Patillo arrived, and became loud and demanding towards Officers. Patillo was advised that the business was in violation by having the alcohol there, and was further advised that alcohol could not be served without a lic.

Patillo stated that his lawyer advised him he did not have to allow the Police entrance to the bar, or allow them behind the bar. This Officer advised Patillo that the Police have the authority to inspect any business premises at anytime. Patillo was further advised that any obstruction of an inspection could lead to arrest.

Officer Lybbert cited the business, Welch (listed owner on business lic.), and Patillo for liq. lic. violation, citation #1-027154.

Two sixpacks of beer, and two bottle of liquor were confiscated (Con't P#2)

Date and Time of This Report.....03-01-83/0130hrs..... Officer.....J. LYBBERT..... Per. No.....2302

Approved.....SGT G, MANTOOTH..... Officer.....G. HOOD..... Per. No.....2428

SIGNATURE.....

0189

LAS VEGAS METROPOLITAN POLICE DEPARTMENT

CONTINUATION REPORT

ID _____

DR 83-31263

Page 2

and booked into evidence. This was done to show that alcohol was being kept on the premises, and further indicates that alcoholic beverages were being served there.

SGT Mantooth was notified, and arrived at the scene.

For further information refer to reports listed under this DR number.

Copies provided to Special/Privileged Investigations

LAS VEGAS METROPOLITAN POLICE DEPARTMENT

OFFICER'S REPORT

D.R. No. 83-35062

BAR CHECK/SAFARI ROOM

Subject

Division Reporting UFSD

Division of Occurrence UFSD

Date and Time Occurred 3-19-83 2000 hrs

Location of Occurrence 810 W. BONANZA

DETAILS:

BAR INVOLVED:

SAFARI ROOM
810 W. BONANZA, LVN

OFFICERS INVOLVED:

R. TUGGLE, PN-2189
W. WALKLIN, PN-2140

DETAILS:

On Saturday, 3-19-83 at approximately 2000 hours, I, Officer R. Tuggle and Officer W. Walklin, Pn-2140 entered the Safari Room at 810 W. Bonanza for a routine bar check.

Upon entering the establishment, I and Officer Walklin noticed a subject concealing a Lowenbrau Lite beer and another subject having Coors beer beside him, apparently consuming it. These Officers approached the counter, the subject behind the counter was asked for identification and a health card at which time he stated he had neither in possession. He was asked his name and he replied James Pattillo, a negro male, DOB 021358, Social Security 530-64-9129.

As I was asking Pattillo for identification and a health card, a subject at the bar, recognized by me as Johnny Pattillo, who owns a clothing store nextdoor to the Safari Room, was seated at the bar and began to question me as to my actions towards the person behind the counter. He showed an unusual interest in the goings on at this business. When asked where the beer came from the subject behind the counter did not reply, buy Johnny Pattillo answered all the questions for James Pattillo.

James Pattillo is said to be Johnny's nephew. During the conversation, Johnny Pattillo got up from the bar, walked around, going through an employees entrance into the rear of the bar and during the conversation with Officers, he served beverages over the counter to customers.

When asked where the business license was, James Pattillo replied he didn't know. Officers could not find a business license posted

Date and Time of This Report 3-21-83 0040 hrs Officer R. TUGGLE Per. No. 2189

Approved _____ Officer _____ Per. No. _____

SIGNATURE _____

ENCLOSURE # 3

0191

LAS VEGAS METROPOLITAN POLICE DEPARTMENT

DR 83-35062

CONTINUATION REPORT

Page 2

anywhere in the bar. Johnny Pattillo would not volunteer information, he stated that the bar had not been sold yet, that it was still the Safari Room and that the woman who owned it was attempting to sell it. He further stated that people in there were drinking beer because he, that being Johnny Pattillo, was having a party; however there were only two people drinking alcoholic beverages out of approximately six and those two people were not seated anywhere near each other.

Johnny Pattillo protested these Officers entering the bar and asking for such things as Health Cards, as he stated that he was being harassed. He stated he had been harassed several times at the Safari Room by other Police Officers.

It is believed by these Officers that Johnny Pattillo has some sort of interest in the Safari Room, other than that of a patron.

Officer R. Tuggle, Pn-2189

RT/es

GRAVE

Date and Time Dictated 3-21-83 0037

Date and Time Transcribed 3-21-83 0505

cc: Jim McDonald, Intelligence

0192

NO. ISSUED	
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SIB

LAS VEGAS METROPOLITAN POLICE DEPARTMENT

OFFICER'S REPORT

D.R. No. 83-38922

DOING BUSINESS WITHOUT LICENSE

Subject

Division Reporting.....UFSD

Division of Occurrence.....UFSD

Date and Time Occurred.....4-9-83 0030 Hrs.

Location of Occurrence.....810 W. Bonanza
SAFARI ROOM, Snack Bar

DETAILS:

BUSINESS:

SAFARI ROOM SNACK BAR & VIDEO ARCADE
810 W. Bonanza
Las Vegas, Nevada

TYPE OF LICENSE:

Snack Bar to serve drinks and snacks
no alcoholic beverages, and a video
arcade

BARTENDER ON DUTY:

PATILLO, JAMES KENT
NMA/6'2/145#/DOB:2-13-58
1215 W. Washington
Las Vegas, Nevada
SS#530-64-9129SUBJECT WHO BOUGHT ALCOHOL FROM THE ESTABLISHMENT FROM
JAMES K. PATILLO:ORMOND, RODNEY L.
1825 Bluff Street
Las Vegas, Nevada
DOB/6-12-61
ID#484028DETAILS:

Officers Sinclair and Morgan, while working uniformed graveyard, had occasion to go by the Safari Room located on W. Bonanza and noticed it had an unusual amount of traffic in and out and people sitting in vehicles on the outside. Officer Morgan talked to an individual listed above as Rodney L. Ormond and asked him what he was doing at that location as there were 6 people all underage sitting in the vehicle. He said he just stopped there to go inside to get a beer. Officer Sinclair asked him how old he was and he said 22 years old so he said why don't you go ahead and get your beer. So then Rodney Ormond then went inside and did indeed come back out with a cold bottle of Miller High Life beer which he stated he purchased for \$1 from inside, from the man behind the bar.

Date and Time of This Report.....4-13-83 2349 Hrs. Officer.....R.L. Morgan Per. No.....620

Approved..... Officer..... Per. No.....

SIGNATURE.....

ENCLOSURE 5

LAS VEGAS METROPOLITAN POLICE DEPARTMENT

0193

CONTINUATION REPORT

DR 83-38922PAGE 2

Officer Morgan went inside, after being admitted through a locked steel door, and found James Kent Patillo behind the bar at that location. He also found the bar set up with glasses, approximately 13 bottles of assorted alcohol, an ice chest on the floor with about 9 different kinds of beer in it and also found beer in the ice box along with assorted soft drinks. The license on the wall states the business does not have a liquor permit either off sale, on sale or in conjunction of serving with food, alcohol by the drink.

Officer Morgan requested ID. PN1859 arrived, took photographs under the above DR#83-38922. This was a business check only, no one was arrested at that time. A statement from Rodney L. Ormond could not be obtained due to the fact that John Patillo had come out and talked to the subject. They had some conversation these officers couldn't hear and the subject then stated he would not give us a statement as to what transpired.

RM/sb
Graveyard

Date & Time Dictated: 4-13-83 2349 hours
Date & Time Transcribed: 4-14-83 0158 hours

cc: Business & Licensing/City
SIB

City of Las Vegas

AGENDA DOCUMENTATION

Date: Dec. 13, 1984

TO: The City Council

FROM: *[Signature]*
CITY ATTORNEY

0194

SUBJECT: Resolution Providing for Issuance of Not to Exceed \$5,100,000.00 of Economic Development Revenue Bonds for Benefit of Manse Printing and Lithographers, Inc.

PURPOSE/BACKGROUND

At its meeting held on Wednesday, November 21, 1984, the City Council set a public hearing on the request by Manse Printing and Lithographers, Inc., that the City exercise its authority which is provided in the City Economic Development Revenue Bond Law to finance the construction of a new printing facility by issuing its economic development revenue bonds in an amount not to exceed \$5,100,000.00 for Wednesday, December 19, 1984, at the hour of 2:00 p.m. The public hearing has been duly noticed and should be concluded before the City Council considers the attached Resolution.

If, following the public hearing, the Council desires to proceed with the project, it should adopt the attached Resolution which, among other things, constitutes the City's official binding commitment to issue the bonds in a principal amount necessary to pay the costs of financing the project, together with the costs incident to the authorization, issuance and sale of the bonds, obligates the City to enter into mutually agreeable financing arrangements with Manse Printing and Lithographers, Inc., with respect to the project, authorizes the Mayor and City Clerk to execute the Memorandum of Agreement which is incorporated therein by reference and directs the City Clerk to submit a request on behalf of the City to the Nevada State Board of Finance for approval of the project.

FISCAL IMPACT

N/A

RECOMMENDATIONS

The City Attorney recommends that the City Council adopt the attached Resolution.

Agenda Item

V-C

1 A RESOLUTION CONCERNING THE ISSUANCE OF BONDS
2 TO FINANCE A PROJECT FOR
3 MANSE PRINTING AND LITHOGRAPHERS, INC.

4 WHEREAS, the City of Las Vegas, Nevada (the "City"
5 herein), acting through its City Council (the "Council" herein),
6 is authorized by the provisions of the City Economic Development
7 Revenue Bond Law, NRS 268.512 to 268.568, inclusive (the "Act"
8 herein), to finance projects to promote industry and develop
9 trade by inducing manufacturing, industrial, warehousing and
10 research and development enterprises to locate in, remain and
11 expand in the State of Nevada, to enter into financing agreements
12 to loan the proceeds of its economic development revenue bonds
13 to others for the purpose of defraying the costs of acquiring,
14 improving and equipping such projects upon such terms as the
15 Council considers advisable and not in conflict with the pro-
16 visions of the Act and to issue economic development revenue bonds
17 for the purpose of defraying the cost of acquiring, improving
18 and equipping such projects; and

19 WHEREAS, Manse Printing and Lithographers, Inc. (the
20 "Company" herein), proposes to acquire, construct and install
21 a project, consisting of the construction of a new printing
22 facility at 1700 Industrial Road, Las Vegas, Nevada, which will
23 be designed to house a selected assortment of specialized printing
24 equipment (the "Project" herein) and will be located within the
25 City; and

26 WHEREAS, the Company has advised the City that a con-
27 tributing factor which would further induce the Company to proceed
28 with the acquisition and construction of the Project would be a
29 commitment and agreement by the City to issue its economic develop-
30 ment revenue bonds pursuant to the Act to finance and pay for
31 the Project; and

32 WHEREAS, the Company has represented to the City that

1 the Project will be designed and constructed to qualify as a
2 "project" within the meaning of the Act; and

3 WHEREAS, the Company has filed with the City an
4 Application for Issuance of Economic Development Revenue Bonds
5 (the "Application" herein) in which it requests the City to
6 issue and sell its economic development revenue bonds in an
7 aggregate principal amount not to exceed \$5,097,950.94 (the "Bonds"
8 herein) pursuant to the provisions of the Act for the purpose of
9 financing the Project and, further, to adopt this Resolution with
10 respect to the acquisition, construction and installation of the
11 Project; and

12 WHEREAS, in view of rising construction costs and the
13 necessity of compliance with administrative regulations, it is
14 considered essential that construction of the Project be completed
15 at the earliest practicable date, but, at the same time, the
16 Company wishes to begin construction of the Project only after
17 it has received satisfactory assurances from the City that the
18 proceeds of the sale of the Bonds, or other obligations, of the
19 City in an amount necessary to pay the costs of the Project will
20 be made available to finance the Project; and

21 WHEREAS, the City finds, intends and declares that this
22 Resolution shall constitute its official binding commitment,
23 subject to the terms and conditions hereof and thereof, the pro-
24 visions of the Act and the approval of the Nevada State Board of
25 Finance, to issue the Bonds, or other obligations, pursuant to
26 the Act in an amount prescribed by the Company, but not to exceed
27 \$5,097,950.94, and to expend the proceeds thereof to acquire,
28 construct and install the Project and to pay all expenses and
29 costs of the City in connection with the issuance of the Bonds;
30 and

31 WHEREAS, the City finds, determines and declares that,
32 in authorizing the issuance of the Bonds and the Project, the

1 City's purpose is, and in its judgment the effect thereof will
2 be, to promote industry and develop trade by inducing an indus-
3 trial enterprise to remain in and expand in the State of Nevada;
4 and

5 WHEREAS, the City further finds, determines and declares
6 that the issuance and sale of the Bonds, in the amount and for
7 the purpose hereinabove set forth, will be appropriate and con-
8 sistent with the objectives of the Act and that the adoption of
9 this Resolution is and constitutes and is intended as (i) an
10 inducement to the Issuer to proceed with the acquisition and
11 construction of the Project and (ii) the taking of affirmative
12 official action by the City, acting by and through its City
13 Council, towards the issuance of the Bonds, within the meaning
14 of federal income tax law with respect to interest on bonds to
15 acquire certain facilities to be financed by the issuance of
16 exempt small issue bonds or exempt facilities, including Treas.
17 Reg. §1.103-8(a)(5); and

18 WHEREAS, prior to the issuance of the Bonds, the City
19 will consider and approve by resolution the final details with
20 respect to the Bonds and will authorize and approve, subject to
21 the terms and conditions hereof and thereof, the provisions of
22 the Act and the approval of the Nevada State Board of Finance,
23 all acts and the execution of all documents and instruments
24 which are necessary, desirable or appropriate in connection with
25 the issuance thereof;

26 NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
27 THE CITY OF LAS VEGAS, NEVADA, THAT:

28 Section 1. In order to insure the completion of the
29 Project and the public benefit which is expected from the operation
30 thereof, the City agrees, subject to the terms hereof and subject
31 to the terms and conditions of the Memorandum of Agreement between
32 the City and the Company attached as Exhibit "A" hereto and by

1 this reference made a part hereof (the "Memorandum of Agreement"
2 herein) that it will, from time to time:

3 (a) Issue the Bonds pursuant to the provisions
4 of the Act in a principal amount which is necessary to
5 pay the costs of financing the Project, together with
6 the costs which are incident to the authorization,
7 issuance and sale of the Bonds, which Bonds will not
8 exceed, in aggregate principal amount, the sum of
9 \$5,097,950.94.

10 (b) If both the City and the Company agree, issue
11 other evidences of indebtedness to provide temporary
12 financing of the Project which will be issued after
13 the date hereof and be refunded by the Bonds pursuant
14 to the Act, or any other Nevada legislation heretofore
15 or hereafter enacted which may provide a suitable method
16 of financing in addition to or in substitution for the
17 Act.

18 (c) Cooperate with the Company with respect to
19 the issuance of the Bonds, and, if arrangements therefor
20 satisfactory to both the City and the Company can be
21 made, the City will take such action and authorize the
22 execution of such documents (as are more fully des-
23 cribed in the Memorandum of Agreement) and will take
24 such further action as may be necessary or advisable
25 for the authorization, execution and delivery of any
26 contract or agreement which is deemed to be desirable
27 or appropriate by the City or the Company in connection
28 with the issuance of the Bonds which provide, among
29 other things, for the payment of the principal of,
30 interest on and redemption premiums, paying agents'
31 charges and trustee's fees, if any, with respect to
32 the Bonds; the payment of the fees and charges of the

1 City; the acquisition, construction and improvement of
2 the Project; the payment of any fine or penalty; and
3 the use, operation and maintenance of the Project (and
4 the execution of any appropriate and necessary guaranty
5 agreements), all as shall be authorized, required or
6 permitted by law and as shall be mutually satisfactory
7 to the City and the Company.

8 (d) Take or cause to be taken such other actions
9 as may be required to implement the aforesaid under-
10 takings or as the City may deem to be appropriate in
11 pursuance thereof.

12 Section 2. The Bonds shall bear such interest rates,
13 be in such denominations, bear such dates, mature at such dates,
14 be in such form, carry such registration privileges, be executed
15 in such manner, be payable at such place and be subject to such
16 terms of redemption, consistent with the Act, as shall be
17 authorized and approved by resolution of the Council adopted prior
18 to the issuance of the Bonds. Prior to the issuance of the Bonds,
19 the Council shall be satisfied that all of the conditions for the
20 issuance of the Bonds, as set forth in Section 268.530 of the
21 Act, have been met by the Company.

22 Section 3. Any mortgage, trust indenture, lease,
23 purchase agreement, loan agreement, security agreement, rental
24 agreement or other agreement or security device, or any combina-
25 tion thereof, entered into by the City in connection with the
26 acquisition of the Project (the "Financing Agreements" herein) and
27 any other document which relates to the Project or the Bonds shall
28 also be authorized and approved prior to the issuance of the
29 Bonds.

30 Section 4. The proceeds of the Bonds will be used to
31 finance the acquisition of the project. The major components of
32 the Project are described in a schedule attached as Exhibit "B"

1 hereto and by this reference made a part hereof.

2 Section 5. The City will enter into mutually agreeable
3 Financing Agreements with the Company with respect to the Project,
4 as more fully described in the Memorandum of Agreement.

5 Section 6. The form of the Memorandum of Agreement is
6 hereby approved, and the Mayor and the City Clerk be, and they
7 hereby are, authorized, empowered and directed to execute the
8 Memorandum of Agreement on behalf of the City.

9 Section 7. It is understood by the City, and the
10 Company has represented to the Issuer, that, in consideration of
11 this Resolution and by the filing of the Application and subject
12 to the terms and conditions hereof, the Company has agreed that:

13 (a) Prior to or contemporaneously with the sale
14 of the Bonds, in one or more series or issues from
15 time to time as the City and the Company shall hereafter
16 agree upon in writing, the Company will enter into
17 contracts with the City pursuant to the terms of which
18 the Company will obligate itself to pay to the City
19 (or to a trustee, as the case may be) sums sufficient
20 in the aggregate to pay the principal of, interest on,
21 and redemption premiums, paying agents' fees, and
22 trustee's fees, if any, with respect to the Bonds, as
23 and when the same become due and payable, which such
24 contracts shall contain the provisions described in
25 Section 1 hereof and such other provisions as may be
26 required or permitted by law and are mutually accept-
27 able to the City and the Company.

28 (b) The Company will (i) pay all of the Project
29 costs which are not or cannot be paid or reimbursed
30 from the proceeds of the Bonds and (ii), at all times,
31 indemnify and hold the City, the Council and any of the
32 officers, directors, employees, agents, servants and

1 other parties acting for or on behalf of the City
2 harmless from and against any and all losses, costs,
3 damages, expenses and liabilities of whatsoever nature
4 (including, but not limited to attorneys' fees,
5 litigation and court costs, amounts paid in settlement
6 and amounts paid to discharge judgments) which result,
7 directly or indirectly, from, arise out of or in any
8 way relate to the issuance, offering, sale or delivery
9 of the Bonds or the design, construction, installation,
10 operation, use, occupancy, maintenance or ownership
11 of the Project, or any part thereof.

12 Section 8. The Bonds shall specifically provide that
13 none of the Bonds will be a general obligation of the City, nor
14 shall any of the Bonds, including the interest thereon, constitute
15 the debt or indebtedness of the City within the meaning of any
16 provision or limitation of the Constitution or any statute of
17 the State of Nevada nor constitute or give rise to a pecuniary
18 liability of the City or a charge against its general credit or
19 taxing powers. The Bonds shall be special, limited obligations
20 of the City and payable solely from and secured by a pledge of
21 the revenues which are derived from and payable pursuant to the
22 Financing Agreements.

23 Section 9. Nothing contained in this Resolution or
24 the Memorandum of Agreement shall create or constitute a debt or
25 indebtedness of the City within the meaning of the Constitution
26 or statutes of the State of Nevada or give rise to a pecuniary
27 liability of the City or a charge against its general credit or
28 taxing powers.

29 Section 10. It is understood by the City that all
30 commitments of the City and the Company with respect to the
31 Project and the Bonds are subject to the condition that the Bonds
32 shall have been issued no later than twelve months from the date

1 of this Resolution, or such other date as shall be mutually
2 satisfactory to the City and the Company.

3 Section 11. It is recognized and agreed by the City
4 that the Company may exercise its rights and perform its obliga-
5 tions with respect to the financing of the Project either through
6 (i) itself in its own name, (ii) any of its wholly-owned subsid-
7 iaries, (iii) any "related person" as defined in Section
8 103(b)(6)(C) of the Internal Revenue Code of 1954, as amended, or
9 (iv) any legal successor thereto, respectively, subject to the
10 approval of the City's bond counsel and provided that suitable
11 guaranties which are necessary or convenient for the marketa-
12 bility of Bonds shall be furnished, if the same are required by
13 the City, and all references to the Company shall be deemed to
14 include the Company when it is acting directly through itself
15 or any of such approved entities.

16 Section 12. The adoption of this Resolution shall be
17 deemed to constitute the acceptance by the City of the Company's
18 proposal to proceed with providing the Project and the Applica-
19 tion, and, subject to the approval of the Project by the Nevada
20 State Board of Finance, this Resolution shall constitute an agree-
21 ment between the City and the Company effective on the date
22 that this Resolution is adopted and is affirmative of official
23 action taken by the City towards the issuance of the Bonds.

24 Section 13. The Council hereby directs the City Clerk
25 to submit a request of the City to the Nevada State Board of
26 Finance for approval of the Project. Such approval must be
27 received by the City prior to the adoption of the Council's
28 resolution authorizing the form and terms of the Bonds, as set
29 forth in Section 2 hereof, and, in the event that said Board of
30 Finance withholds its approval, any and all obligations on the
31 part of the City which might otherwise exist by reason of the
32 adoption of this Resolution or the execution of the Memorandum of

0203

1 Agreement shall terminate, and this Resolution and the Memorandum
2 of Agreement shall thereupon become null and void and of no
3 further force or effect.

4 PASSED, ADOPTED and APPROVED this 19th day of December,
5 1984.

6
7 By William H. Briare
8 WILLIAM H. BRIARE, MAYOR

9 ATTEST:

10
11 Carol Ann Hawley
12 Carol Ann Hawley, City Clerk
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AGENDA*City of Las Vegas*

0204

December 19, 1984

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

ITEM

Council Action

Department Action

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

357

D. Approval of Memorandum of Agreement Between City and Manse Printing & Lithographers, Inc., in Connection with Economic Development Revenue Bond Financing.

Lurie -
APPROVED agreement
Motion carried with
Briare voting "no."

Staff to proceed

Action taken after public hearing in
afternoon session.

City of Las Vegas

AGENDA DOCUMENTATION

Date: Dec. 13, 1984

0205

TO: The City Council

FROM: *[Signature]*
CITY ATTORNEYSUBJECT: Memorandum of Agreement Between City and Manse Printing and
Lithographers, Inc., in connection with Economic Development
Revenue Bond FinancingPURPOSE/BACKGROUND

The attached Memorandum of Agreement between the City of Las Vegas and Manse Printing and Lithographers, Inc., which has been incorporated by reference into the preceding Resolution, merely memorializes the matters which the City has obligated itself to in the Resolution.

FISCAL IMPACT

N/A

RECOMMENDATIONS

The City Attorney recommends that the City Council approve the attached Memorandum of Agreement and authorize the Mayor to execute the same on behalf of the City.

Agenda Item

V-D

EXHIBIT A

MEMORANDUM OF AGREEMENT

This Memorandum of Agreement is between the City of Las Vegas, a municipal corporation of the State of Nevada (hereinafter referred to as the "City"), and Manse Printing and Lithographers, Inc., a Nevada corporation (hereinafter referred to as the "Company");

1. Preliminary Statement. Among the matters of mutual inducement which have resulted in the execution of this Memorandum of Agreement are the following:

(a) The City is authorized and empowered by the City Economic Development Revenue Bond Law, NRS 268.512 to 268.568, inclusive (the "Act" herein), to finance projects to promote industry and develop trade by inducing manufacturing, industrial, warehousing and research and development enterprises to locate in, remain and expand in the State of Nevada, to enter into financing agreements to loan the proceeds of its economic development revenue bonds to others for the purposes of defraying the costs of acquiring, improving and equipping such projects upon terms the City Council of the City (the "Council" herein) considers advisable and not in conflict with the provisions of the Act and to issue economic development revenue bonds for the purpose of defraying the cost of acquiring, improving and equipping such projects.

(b) In order to provide such a project, the Company proposes to construct a new printing facility, designed to house a selected assortment of

1 specialized printing equipment with which the
2 Company will be able to handle the growth of
3 printing requests in the most cost-effective
4 manner (the "Project" herein), located within the
5 corporate boundaries of the City.

6 (c) The City has indicated its willingness to
7 proceed with the issuance of its economic develop-
8 ment revenue bonds, as provided by the Act (the
9 "Bonds" herein), to finance the Project and has
10 advised the Company that, subject to due compliance
11 with all of the requirements of law, the obtaining
12 of all necessary consents and approvals and the
13 happening of all acts, conditions and things
14 required precedent to such financing, including the
15 satisfaction of all of the conditions to the
16 issuance of the Bonds which are set forth in NRS
17 268.530, the City will issue the Bonds pursuant
18 to the Act in a principal amount sufficient to pay
19 the costs of financing the Project, together with
20 the costs and expenses of the issuance and sale
21 of the Bonds, which Bonds will not exceed, in
22 aggregate principal amount, the sum of \$5,097,950.94.

23 (d) The City considers that the financing of the
24 Project and the entering into of agreements which
25 relate to the Project, such as a mortgage, trust
26 indenture, lease, purchase agreement, loan agree-
27 ment, security agreement, rental agreement and
28 other necessary documents (the "Financing Agree-
29 ments" herein) with the Company with respect to
30 the Project will promote the welfare, convenience
31 and prosperity of the inhabitants of the City and
32 the State of Nevada by promoting industry and

1 developing trade.

2 2. Undertakings by the City. Subject to the foregoing
3 Paragraph 1, the City agrees as follows:

4 (a) It will from time to time issue, or cause
5 to be authorized the issuance of, the Bonds pur-
6 suant to the terms of the Act in a principal amount
7 sufficient to pay the cost of financing the
8 Project, together with the costs which are inci-
9 dent to the authorization, sale and issuance of
10 the Bonds, which Bonds will not exceed, in aggre-
11 gate principal amount, the sum of \$5,097,950.94.

12 (b) It will adopt, or cause to be adopted, such
13 proceedings and authorize the execution and
14 delivery of such documents as reasonably may be
15 necessary or advisable for the authorization,
16 issuance and sale of the Bonds, the financing of
17 the Project and the execution of the Financing
18 Agreements with the Company and other documents
19 which relate to the Project and the Bonds as shall
20 be authorized by the Act or other law and which
21 are mutually satisfactory to the City and the
22 Company.

23 (c) The aggregate sums to be paid by the Company
24 pursuant to the Financing Agreements shall be
25 required to be sufficient to pay the principal of,
26 interest on and any premium and reserve funds
27 which are required in connection with the redemp-
28 tion of the Bonds, as and when the same shall
29 become due and payable.

30 (d) It will take, or cause to be taken, such other
31 acts and adopt such further proceedings as reason-
32 ably may be required to implement the aforesaid

1 undertakings.

2 (e) The Bonds shall provide that they shall be
3 special, limited obligations of the City and
4 payable solely from the revenues which are derived
5 from and payable pursuant to the Financing Agree-
6 ments, that they shall never constitute the debt
7 or indebtedness of the City within the meaning
8 of any provision or limitation of the Constitution
9 or any statute of the State of Nevada and that
10 they shall not give rise to a precuniary liability
11 of the City nor be or give rise to a charge against
12 its general credit or taxing powers.

13 (f) In authorizing the issuance of the Bonds pur-
14 suant to this Agreement, the City will make no
15 warranty, either expressed or implied, that the
16 proceeds of the Bonds will be sufficient to pay
17 all costs of the Project.

18 3. Undertakings on the Part of the Company. Subject
19 to the foregoing Paragraph 1, the Company agrees as follows:

20 (a) The Company will acquire and operate the
21 Project by means permitted by the Act.

22 (b) Prior to the delivery of the Bonds, the
23 Company will enter into the Financing Agreements
24 with the City pursuant to the terms of which the
25 Company will obligate itself to pay to the City,
26 whether from the proceeds of the Bonds or other-
27 wise, sums sufficient in the aggregate to pay or
28 reimburse the City for the expenses which are
29 incurred by it in connection with the authorization,
30 issuance and sale of the Bonds and the payment of
31 the principal of, interest on and any premium and
32 reserve funds which are required in connection with

1 the redemption of the Bonds, as and when the same
2 shall become due and payable; all fees and expenses
3 of any trustee for the benefit of the holders of
4 the Bonds which may be incurred under any trust
5 indenture; all utility charges, taxes, assessments
6 and casualty and liability insurance premiums;
7 and any other expense or charge which relates to
8 the ownership, use, operation, maintenance, occu-
9 pancy or upkeep of the Project. The Financing
10 Agreements shall contain such other provisions as
11 may be required by law and such other provisions
12 as shall be mutually acceptable to the City and
13 the Company.

14 (c) It will take such further action and adopt
15 such further proceedings as may be required to
16 implement the aforesaid undertakings.

17 4. General Provisions.

18 (a) All of the commitments of the City under
19 Paragraph 2 hereof and of the Company under
20 Paragraph 3 hereof are subject to the condition
21 that, on or before two years after the date of this
22 Memorandum of Agreement (or such other date as
23 shall be mutually satisfactory to the City and
24 the Company), the City and the Company shall have
25 agreed to mutually acceptable terms for the Bonds
26 and of the issuance, sale and delivery thereof and
27 mutually acceptable terms and conditions of any
28 Financing Agreement or other document referred to
29 in Paragraph 3 hereof and the proceedings referred
30 to in Paragraphs 2 and 3 hereof.

31 (b) Prior to the issuance of the Bonds, there shall
32 be a reasonable showing to the City that the

1 Company is capable of carrying out its financial
2 obligations under the Financing Agreements.

3 (c) If the events set forth in paragraph (a) of
4 this Section 4 do not take place within the time
5 which is set forth, or any extension thereof, and
6 the Bonds are not issued and sold within such time,
7 the Company agrees that it will reimburse the City
8 for all reasonable and necessary direct out-of-
9 pocket expenses which the City may incur which
10 arise out of the execution of this Memorandum of
11 Agreement and the performance of the City's
12 obligations hereunder, and this Memorandum of
13 Agreement shall thereupon terminate.

14 (d) All of the Commitments of the City under this
15 Memorandum of Agreement are subject to the approval
16 of the Project by the Nevada State Board of
17 Finance, and, in the event that said Board of
18 Finance withholds its approval, any and all of
19 such commitments shall terminate, and this Memo-
20 randum of Agreement shall thereupon become null
21 and void and of no further force or effect.

22 IN WITNESS WHEREOF, the parties have caused this
23
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0212

1 Memorandum of Agreement to be executed by their duly authorized
2 representatives this 19th day of December, 1984.

3 CITY OF LAS VEGAS

4
5 By William H. Briare
6 WILLIAM H. BRIARE, MAYOR

7 ATTEST:

8
9 Carol A. Hawley
10 Carol Ann Hawley, City Clerk

11 MANSE PRINTING AND LITHOGRAPHERS, INC.

12
13 By Walter Bowman
14 President

15 ATTEST:

16
17 _____
18 Secretary

0213

AGENDA*City of Las Vegas*

December 19, 1984

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

ITEM	Council Action	Department Action
VI. REPORTS FROM RECOMMENDING COMMITTEES		
1356 A. BILL NO. 84-62 - REQUIRES THAT ALL CONSTRUCTION SITES WITHIN THE CITY BE CLEARED OF ALL CONSTRUCTION DEBRIS DAILY AND THAT ALL SUCH DEBRIS BE SECURELY DEPOSITED IN APPROPRIATE RECEPTACLES. Committee: Councilmen Levy and Lurie First Publication: Not Published <u>Committee Recommendation:</u> Referred to a Study Committee for review. Meeting to be held regarding this Bill at 3:30 P.M., Monday, January 14, 1985.	Recommendation Noted	1/14/85 Study Committee Agenda 3:30 P.M.
1356 B. BILL NO. 84-63 - DESIGNATES A "ZONE FOR ECONOMIC DEVELOPMENT" (NRS CHAPTER 274) WITHIN THE CITY OF LAS VEGAS Committee: Councilmen Lurie and Levy First Publication: SUN - 12/8/84 <u>Committee Recommendation:</u> Adoption at 12/19/84 City Council meeting. Note: This item should be considered after the Public Hearing on Page 31.		
	Lurie - Second Reading and BILL ADOPTED Unanimous (Christensen excused)	Clerk to proceed with second publication
	Action taken after public hearing in afternoon session.	

City of Las Vegas

0214

AGENDA DOCUMENTATION

Date: November 28, 1984

TO:
The City CouncilFROM:
John Edward Roethel
Deputy City AttorneySUBJECT:Bill #84-63 Designates a "ZONE FOR ECONOMIC DEVELOPMENT"
(NRS Chapter 274) within the City of Las VegasPURPOSE/BACKGROUND

During the 1983 legislative session, the Nevada State Legislature enacted NRS 274, "Zones for Economic Development." The purpose of the act was to provide for a type of State "enterprise zone" to benefit areas in Nevada with high levels of poverty and unemployment. In 1983 this law received support from various members of the Las Vegas business community.

The Zones for Economic Development legislation provides for certain types of assistance to businesses located in the designated zones. Although this assistance can take a number of forms, the most significant is the waiver of certain State regulations affecting those businesses. The determination of which specific regulations will be waived will be made by the Governor. To date, the Governor's Office has not issued a list of those regulations.

After a review of relevant demographic data, City staff has concluded that an area comprising portions of the Westside and downtown best meet criteria set forth in State law. A map showing the proposed zone is attached hereto. It should be noted that this is the same area that is eligible for assistance under the Federal Urban Development Action Grant (UDAG) program.

In order to create a Zone for Economic Development, a City must make application to the Governor, who will make the final decision as to whether or not the Zone should be established. As part of that application process, the City Council must adopt an Ordinance designating an area as a Zone, subject to the Governor's approval. In connection with the adoption of this Ordinance, it will be necessary for the City Council to hold a public hearing.

FISCAL IMPACT

None at this time. Fiscal impact will be identifiable when later action is taken to utilize the zone for economic development.

RECOMMENDATIONS

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

DISPOSITION

Approved ☐
Disapproved ☐
Held ☐

Status Due: _____

Agenda Item

VI -B

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

December 18, 1984

TO:	FROM:
FILE	 CAROL ANN HAWLEY CITY CLERK
SUBJECT:	COPIES TO:
RECOMMENDING COMMITTEE MEETING - DECEMBER 17, 1984	0215 City Council Agenda Blue Books Director, Building & Safety Dept. Director, Economic & Urban Development

MEETING HELD: Monday, December 17, 1984, 8th Floor Conference Room, Las Vegas City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. Meeting began at 4:00 P.M. and adjourned at 4:15 P.M.

IN ATTENDANCE:

- Councilman Ron Lurie
- Councilman Al Levy
- City Manager Ashley Hall
- Deputy City Manager Daniel Fitzpatrick
- Deputy City Manager Randall Walker
- City Attorney George Ogilvie
- Deputy City Attorney John Roethel
- Jack Thomason, Director, Economic & Urban Development
- Bref Ferguson, Economic & Urban Development
- Richard Blue, Exec. Assistant to the City Manager
- Carol Ann Hawley, City Clerk
- Clay Hymer, Director, Building & Safety
- Ken Williams, Economic & Urban Development
- Larry Brown, Economic & Urban Development
- State Senator Joe Neal
- Hal Ober, Homebuilders Association
- Allen Bruce, Associated General Contractors
- Irene Porter, Exec. Director, So. NV Home Builders Assn.
- R. J. Meagher
- Gene Dorlick, Pioneer Plumbing

A. BILL NO. 84-62 - REQUIRES THAT ALL CONSTRUCTION SITES WITHIN THE CITY BE CLEARED OF ALL CONSTRUCTION DEBRIS DAILY AND THAT ALL SUCH DEBRIS BE SECURELY DEPOSITED IN APPROPRIATE RECEPTACLES

Committee: Councilmen Levy and Lurie

A brief discussion was held with members of the building industry. Councilman Levy directed that a committee be formed to further study this bill and requested a meeting to further study it be held on Monday, January 14, 1984, at 3:30 P.M. City Clerk Carol Hawley was advised to invite Al Isola, Silver State, to be in attendance. Clay Hymer will help in the development of the Study Committee, especially in interested members of the building trades industry.

0216

December 17, 1984
Recommending Committee Meeting
Page 2

- B. BILL NO. 84-63 - DESIGNATES A "ZONE FOR ECONOMIC DEVELOPMENT" (NRS CHAPTER 274)
WITHIN THE CITY OF LAS VEGAS.
Committee: Councilmen Lurie and Levy

Bret Ferguson explained that the purpose of this zone was to provide special incentives to those businesses in the zone to create employment and that it had been drafted with Federal Enterprise Zones in mind, although it has not yet been adopted (Federal Enterprise Zones). He stated his department had been looking for some time at the various demographics of the census tracts in the City and have drawn a line around those tracts that come most near to meeting the requirements of the law, which included the westside and downtown area. He indicated more specific plans would be brought to the Council at a later time and indicated that the deadline for submitted the application on this to the Governor was December 31 of this year. Otherwise, it would be another year before this could be accomplished. Mr. Ferguson explained that this area was eligible for UDAG funding under the Pocket of Poverty Program. Councilman Levy indicated he felt the zone should have extended farther east to Mojave. Mr. Williams indicated that the zone could be amended. Deputy City Attorney Roethel indicated to amend it would require another adoption of an ordinance and public hearing. Richard Blue indicated that he had discussed this proposed zone with Dr. James McMillan, Senator Joe Neal, Senator Collins Senator Arberry, Operation Life staff and Sara Ann Knight. Ken Williams indicated they had also discussed this with the Latin Chamber of Commerce and would be speaking this evening to the Black Chamber of Commerce on this subject. Senator Joe Neal spoke in favor of the adoption of the Bill. Councilman Lurie indicated he would recommend adoption of the Bill at the December 19, 1984 City Council Meeting.

45

Bold Outline
indicates

BOUNDARIES FOR PROPOSED
"ZONE for ECONOMIC DEVELOPMENT"

ans Ave

0217

44

Carey Ave

39

Donna

Glider

38

Woodward

40

COLLEGE ST BDRY.

S. BDRY.

43

Cwe

5.02

LAS

VEGAS

Bonanza

Stewart

Carson Ave

Clark Ave

BRUCE ST

Eastern Ave

5.03

5.04

6TH

8

13TH

6

12

13

14

Comstock Dr

Rever

DR

3.02

St

Blvd

Commerce

Bnza.

3.01

HIGHLAND

Tunupch Dr

2.01

2.02

UPPER

45 VEGAS BLVD

10TH ST

FENCE

AGENDA*City of Las Vegas*

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December 19, 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

- 1205
&
357
- A. Bill No. 84-64 -- Provides for commercial storage units in the C-1, C-2, C-M and M zoning districts by means of a special use permit, with final approval by the City Council.

Sponsored by: Councilman Al Levy

First Reading and
referred -
Levy and Lurie

12/31/84 Recommending
Committee Agenda

MORNING SESSION RECESSED AT 12:08 P.M.

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AGENDA*City of Las Vegas*

December 19, 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

1357

- A. PUBLIC HEARING ON A PROPOSED PROJECT ON BEHALF OF MANSE PRINTING AND LITHOGRAPHERS, INC., A NEVADA CORPORATION, UNDER THE ECONOMIC DEVELOPMENT REVENUE BOND LAW.

Public Hearing held

Staff to proceed

See companion items
on Pages 19, 26 & 27AppearancesJack Thomason
Bret Ferguson
Anytony Brimhall,
Mountain Coast
Murton Bowman, Pres.
Manse Priting
Marvin LeavittNo one appeared in
opposition

1 NOTICE OF PUBLIC HEARING
2 ON A PROPOSED PROJECT UNDER THE CITY
3 ECONOMIC DEVELOPMENT REVENUE BOND LAW

4 NOTICE IS HEREBY GIVEN that the City Council of the
5 City of Las Vegas, Nevada, will meet on Wednesday, the 19th day
6 of December, 1984, at 2:00 o'clock p.m. in the City Council
7 Chambers of the Las Vegas City Hall, 400 East Stewart Avenue,
8 Las Vegas, Nevada, for the purpose of holding a public hearing
9 on a proposed Project under the City Economic Development Revenue
10 Bond Law, NRS 268.512 to 268.568, inclusive, (the "Act" herein).
11 The proposed Project will consist of the construction of a new
12 printing facility by Manse Printing and Lithographers, Inc., a
13 Nevada corporation, which will be designed to house a selected
14 assortment of specialized printing equipment and will be located
15 at 1700 Industrial Road, Las Vegas, Nevada, within the City, at a
16 cost presently estimated to be approximately \$5,100,000.00.
17 Funds for this purpose will be provided by the issuance of the
18 City's economic development revenue bonds under the Act, and the
19 City will enter into an agreement with Manse Printing and Litho-
20 graphers, Inc., upon terms considered advisable to the Council to
21 loan the proceeds of such economic development revenue bonds to
22 the corporation, with loan agreement payments at least sufficient
23 to pay the principal of, and interest on, the bonds when due.

24 All persons interested may appear and be heard at said
25 time and place.

26 Dated: November 21, 1984.

27 BY ORDER OF THE CITY COUNCIL
28 City of Las Vegas

29 
30 CAROL ANN HAWLEY, City Clerk
31
32

AGENDA*City of Las Vegas*

0221

December 19, 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

1444

- B. PUBLIC HEARING ON ESTABLISHMENT OF ZONE FOR ECONOMIC DEVELOPMENT - THE PROPOSED ZONE BOUNDARIES INCLUDE THE AREA GENERALLY ENCOMPASSED BY:

Highland Drive to Lake Mead Boulevard to Comstock Drive to Carey Avenue to Revere Drive continuing along "H" Street to Owens Avenue to Commerce Street and then along the Union Pacific Railroad to Bonanza Road to Seventh Street to Linden Avenue to Eleventh Street to Maryland Parkway to Carson Avenue to Sixth Street to Charleston Boulevard and then back to Highland Drive.

Public Hearing held Staff to proceed

Nolen -
Motion carried to follow recommendations of staff and establish the Economic Development Zone.

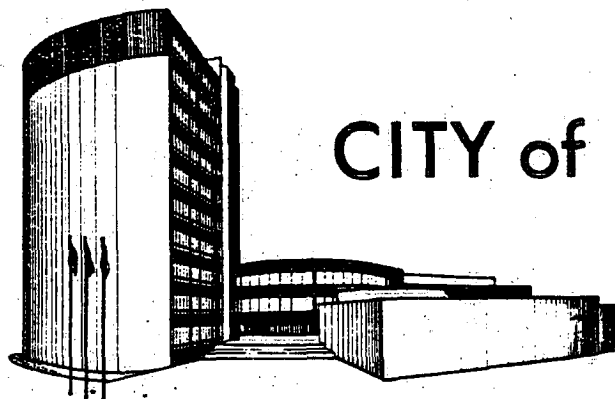
Note: See Page 28 - adoption of Bill No. 84-63.

Gwen Brown Colemar
Exec.Dir., Nevada
Black Chamber of
Commerce appeared
in favor.

No one appeared
in opposition

0222

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

DECEMBER 19, 1984

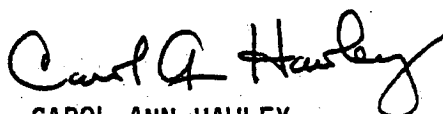
2 P.M.

Notice is hereby given that a public hearing will be held on Wednesday, December 19, 1984, at 2 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada to consider an Ordinance that would establish a zone for economic development within the corporate boundaries of the City of Las Vegas. The Las Vegas City Council will consider at the public hearing whether to create the zone for economic development, what local plans, financial incentives and other programs should be established in connection with the zone, and what the boundaries of the zone should be.

The proposed zone boundaries include the area generally encompassed by:

Highland Drive to Lake Mead Blvd. to Combstock Drive to Carey Avenue to Revere Drive continuing along "H" Street to Owens Avenue to Commerce Street and then along the Union Pacific Railroad to Bonanza Road to Seventh Street to Linden Avenue to Eleventh Street to Maryland Parkway to Carson Avenue to Sixth Street to Charleston Blvd. and then back to Highland Drive.

ANY AND ALL INTERESTED PERSONS may appear and be heard at said public hearing or, prior thereto, may file written objections thereto or approvals thereof with the City Clerk, 10th Floor, City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.


CAROL ANN HAWLEY
CITY CLERK



0223

AGENDA*City of Las Vegas*

December 19, 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

1451

C. NOTICE OF HEARING ON THE IMPROVEMENT OF CERTAIN STREETS AND ALLEYS, AND PARTS THEREOF, AND PROPOSED ASSESSMENTS WITHIN THE PROPOSED LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 457

Improvements: Installation of street paving, curbs and gutters, sidewalks, driveway approaches, street lighting, sanitary services and sanitary sewer laterals, together with acquisition of necessary rights of way therefor

Location: Cory Place - Mohawk Street Area

Public Hearing held

Staff to proceed in development of Ordinance.

Carl Malone
Nancy Payan
appearedHoward Clark,
Upland Baptist
Church appeared in
oppositionThree written
protests received
by the City Clerk

1 NOTICE OF HEARING ON THE IMPROVEMENT OF CERTAIN STREETS AND ALLEYS
2 AND PARTS THEREOF, AND PROPOSED ASSESSMENTS WITHIN THE PROPOSED
3 LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 457.

4 NOTICE IS HEREBY GIVEN to the property owners within
5 the proposed Las Vegas, Nevada, Special Improvement District
6 No. 457 and to all other interested persons that:

7 The City Council of the City of Las Vegas, Nevada,
8 has provisionally ordered that certain improvements be installed
9 along certain streets within those certain areas of said City
10 hereinafter more specifically described as follows:

11 ASSESSMENT UNIT NO. 1 (Street Improvements)

12 The improvement shall consist of the installation of
13 street paving along those certain streets and portions thereof,
14 within said City, as more particularly described as follows:

15 UPLAND BOULEVARD (80 feet wide): Along both sides thereof
16 from Charleston Boulevard northerly to Evergreen Avenue.

17 MOHAWK STREET -

18 (60 feet wide): Along both sides thereof from the
19 north curb line of Charleston Boulevard northerly to Cory
20 Place; and

21 (51 feet wide): Along both sides thereof from Cory
22 Place northerly to a point 500 feet, more or less, north of
23 the north curb line of Cory Place.

24 ALPINE PLACE (60 feet wide): Along both sides thereof from
25 Upland Boulevard easterly to Mohawk Street.

26 CORY PLACE (60 feet wide): Along both sides thereof from
27 Upland Boulevard easterly to Mohawk Street.

28 ANTONIO DRIVE (51 feet wide): Along the west side thereof
29 from Cory Place northerly to a point 500 feet, more or less,
30 north of the north curb line of Cory Place.

31 BARTONA STREET (51 feet wide): Along the east side thereof
32 from a point 300 feet, more or less, north the north curb
line of Cory Place northerly to a point 500 feet, more or less,
north of the north curb line of Cory Place.

29 . . .

30 . . .

31 . . .

32 . . .

1 ASSESSMENT UNIT NO. 2 (Curbs and Gutters)

2 The improvement shall consist of the installation of
3 standard "L" type curbs and gutters along those certain streets
4 and portions thereof, within said City, as more particularly
5 described as follows:

6 UPLAND BOULEVARD (80 feet wide): Along both sides thereof
7 from Charleston Boulevard northerly to Evergreen Avenue.

8 MOHAWK STREET -

9 (60 feet wide): Along both sides thereof from the
10 north curb line of Charleston Boulevard northerly to Cory
11 Place; and

12 (51 feet wide): Along both sides thereof from Cory
13 Place northerly to a point 500 feet, more or less, north of
14 the north curb line of Cory Place.

15 ALPINE PLACE (60 feet wide): Along both sides thereof from
16 Upland Boulevard easterly to Mohawk Street.

17 CORY PLACE (60 feet wide): Along both sides thereof from
18 Upland Boulevard easterly to Mohawk Street.

19 ANTONIO DRIVE (51 feet wide): Along the west side thereof
20 from Cory Place northerly to a point 500 feet, more or less,
21 north of the north curb line of Cory Place.

22 BARTONA STREET (51 feet wide): Along the east side thereof
23 from a point 300 feet, more or less, north the north curb
24 line of Cory Place northerly to a point 500 feet, more or less,
25 north of the north curb line of Cory Place.

26 ASSESSMENT UNIT NO. 3 (Sanitary Sewers)

27 The improvement shall consist of the installation of
28 sanitary sewer collection lines and appurtenances along those
29 certain streets and portions thereof, within said City, as more
30 particularly described as follows:

31 UPLAND BOULEVARD: Along the east side thereof from Cory
32 Place northerly to a point 450 feet, more or less, north of
the north curb line of Cory Place.

MOHAWK STREET: Along the west side thereof from Alpine
Place southerly to a point 200 feet, more or less, south
of the south curb line of Alpine Place and along the west side
thereof from Cory Place northerly to a point 500 feet, more
or less, north of the north curb line of Cory Place.

ALPINE PLACE: Along the north side thereof beginning at
the manhole located 430 feet, more or less, west of the inter-
section of the centerlines of Mohawk Street and Alpine Place
westerly to a point 1,130 feet, more or less, west of the
intersection of said centerlines.

1 ASSESSMENT UNIT NO. 4 (Sanitary Sewer Laterals)

2 The improvement shall consist of the installation of
3 sanitary sewer laterals extending from the sanitary sewer
4 collecting lines to the front property lines of the properties
5 along those certain streets and portions thereof, within said
6 City, as more particularly described as follows:

7 UPLAND BOULEVARD (80 feet wide): Along both sides thereof
8 from Charleston Boulevard northerly to Evergreen Avenue.

9 MOHAWK STREET -

10 (60 feet wide): Along both sides thereof from the
11 north curb line of Charleston Boulevard northerly to Cory
12 Place; and

13 (51 feet wide) Along both sides thereof from Cory
14 Place northerly to a point 500 feet, more or less, north of
15 the north curb line of Cory Place.

16 ALPINE PLACE (60 feet wide): Along both sides thereof from
17 Upland Boulevard easterly to Mohawk Street.

18 CORY PLACE (60 feet wide): Along both sides thereof from
19 Upland Boulevard easterly to Mohawk Street.

20 ANTONIO DRIVE (51 feet wide): Along the west side thereof
21 from Cory Place northerly to a point 500 feet, more or less,
22 north of the north curb line of Cory Place.

23 BARTONA STREET (51 feet wide): Along the east side thereof
24 from a point 300 feet, more or less, north the north curb
25 line of Cory Place northerly to a point 500 feet, more or less,
26 north of the north curb line of Cory Place.

27 ASSESSMENT UNIT NO. 5 (Driveway Approaches)

28 The improvement shall include the installation of
29 standard residential or commercial driveway approaches, as
30 requested by the owners of the individual lots or parcels of
31 property, along those certain streets and portions thereof,
32 within said City, as more particularly described as follows:

UPLAND BOULEVARD (80 feet wide): Along both sides thereof
from Charleston Boulevard northerly to Evergreen Avenue.

MOHAWK STREET -

 (60 feet wide): Along both sides thereof from the
north curb line of Charleston Boulevard northerly to Cory
Place; and

1 (51 feet wide) Along both sides thereof from Cory
2 Place northerly to a point 500 feet, more or less, north of
the north curb line of Cory Place.

3 ALPINE PLACE (60 feet wide): Along both sides thereof from
4 Upland Boulevard easterly to Mohawk Street.

5 CORY PLACE (60 feet wide): Along both sides thereof from
Upland Boulevard easterly to Mohawk Street.

6 ANTONIO DRIVE (51 feet wide): Along the west side thereof
7 from Cory Place northerly to a point 500 feet, more or less,
north of the north curb line of Cory Place.

8 BARTONA STREET (51 feet wide): Along the east side thereof
9 from a point 300 feet, more or less, north the north curb
line of Cory Place northerly to a point 500 feet, more or less,
10 north of the north curb line of Cory Place.

11 ASSESSMENT UNIT NO. 6 (Street Lighting)

12 The improvement shall consist of the installation of
13 street lights and appurtenances along those certain streets and
14 portions thereof, within said City, as more particularly described
15 as follows:

16 UPLAND BOULEVARD (80 feet wide): Along both sides thereof
17 from Charleston Boulevard northerly to Evergreen Avenue.

18 MOHAWK STREET -

19 (60 feet wide): Along both sides thereof from the
20 north curb line of Charleston Boulevard northerly to Cory
Place; and

21 (51 feet wide) Along both sides thereof from Cory
22 Place northerly to a point 500 feet, more or less, north of
the north curb line of Cory Place.

23 ALPINE PLACE (60 feet wide): Along both sides thereof from
Upland Boulevard easterly to Mohawk Street.

24 CORY PLACE (60 feet wide): Along both sides thereof from
25 Upland Boulevard easterly to Mohawk Street.

26 ANTONIO DRIVE (51 feet wide): Along the west side thereof
27 from Cory Place northerly to a point 500 feet, more or less,
north of the north curb line of Cory Place.

28 BARTONA STREET (51 feet wide): Along the east side thereof
29 from a point 300 feet, more or less, north the north curb
line of Cory Place northerly to a point 500 feet, more or less,
north of the north curb line of Cory Place.

30

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32

1 ASSESSMENT UNIT NO. 7 (Sidewalks)

2 The improvement shall consist of the installation of
3 standard sidewalks (6 feet in width along 80' streets, 5 feet
4 in width along 60' streets and 3 1/2 feet in width along 51'
5 streets) along those certain streets and portions thereof, within
6 said City, as more particularly described as follows:

7 UPLAND BOULEVARD (80 feet wide): Along both sides thereof
8 from Charleston Boulevard northerly to Evergreen Avenue.

9 MOHAWK STREET -

10 (60 feet wide): Along both sides thereof from the
11 north curb line of Charleston Boulevard northerly to Cory
12 Place; and

13 (51 feet wide) Along both sides thereof from Cory
14 Place northerly to a point 500 feet, more or less, north of
15 the north curb line of Cory Place.

16 ALPINE PLACE (60 feet wide): Along both sides thereof from
17 Upland Boulevard easterly to Mohawk Street.

18 CORY PLACE (60 feet wide): Along both sides thereof from
19 Upland Boulevard easterly to Mohawk Street.

20 ANTONIO DRIVE (51 feet wide): Along the west side thereof
21 from Cory Place northerly to a point 500 feet, more or less,
22 north of the north curb line of Cory Place.

23 BARTONA STREET (51 feet wide): Along the east side thereof
24 from a point 300 feet, more or less, north the north curb
25 line of Cory Place northerly to a point 500 feet, more or less,
26 north of the north curb line of Cory Place.

27 Except as shown on the plans and specification as
28 filed in the Office of the City Clerk of said City, the improve-
29 ments are more particularly described as follows:

30 ASSESSMENT UNIT NO. 1

31 The street paving shall consist of 3 inches of asphaltic
32 concrete pavement (including bituminous fog seal), 4 inches of
Type II aggregate base, 9 inches of Type I aggregate sub-base
and drainage facilities (along 80' streets) and 2 inches of
asphaltic concrete pavement (including bituminous fog seal), 4
inches of Type II aggregate base, 6 inches of Type I aggregate
sub-base and drainage facilities (along 60' and 51' streets);
together with the acquisition, by purchase, the exercise of said

1 City's power of eminent domain or otherwise, of all necessary
2 rights of way as required to construct said improvements and
3 together with the installation, removal and relocation of any and
4 all utilities and any and all appurtenances which are deemed
5 necessary to complete same, as more particularly shown by the
6 plats, diagrams and plans of the work and of the locality to
7 be improved to be filed with said City Clerk.

8 ASSESSMENT UNIT NO. 2

9 The curbs and gutters shall be standard Portland Cement
10 "L" type; together with the installation, removal and relocation
11 of any and all utilities and any and all appurtenances which are
12 deemed necessary to complete same, as more particularly shown on
13 by the plats, diagrams and plans of the work and of the locality
14 to be improved to be filed with said City Clerk.

15 ASSESSMENT UNIT NO. 3

16 The sanitary sewer collection lines shall consist of
17 8 inch vitrified clay or polyvinyl chloride sewer pipe, and
18 necessary manholes; together with the installation, removal and
19 relocation of any and all utilities and any and all appurtenances
20 which are deemed necessary to complete same, as more particularly
21 shown by the plats, diagrams and plans of the work and of the
22 locality to be improved to be filed with said City Clerk.

23 ASSESSMENT UNIT NO. 4

24 The sanitary sewer laterals shall consist of 4 inch to
25 6 inch, as requested by the owners of the respective lots or
26 parcels of property, polyvinyl chloride sewer laterals from the
27 8 inch sewer collection lines to the front property lines;
28 together with the installation, removal and relocation of any
29 and all utilities and any and all appurtenances which are deemed
30 necessary to complete same, as more particularly shown by the
31 plats, diagrams and plans of the work and of the locality to be
32 improved to be filed with said City Clerk.

ASSESSMENT UNIT NO. 5

The driveway approaches shall be 6 inch concrete slabs over an 8 inch minimum Type II gravel base; together with the installation, removal and relocation of any and all utilities and any and all appurtenances which are deemed necessary to complete same, as more particularly shown by the plats, diagrams and plans of the work and of the locality to be improved to be filed with said City Clerk.

ASSESSMENT UNIT NO. 6

The street lighting system shall consist of 250 watt high pressure sodium vapor luminaires, steel lighting standards on concrete bases and underground circuits (along 80' streets) and 100 watt high pressure sodium vapor luminaires, steel lighting standards on concrete bases and underground circuits (along 60' and 51' streets); together with the installation, removal and relocation of any and all utilities and any and all appurtenances which are deemed necessary to complete same, as more particularly shown by the plats, diagrams and plans of the work and of the locality to be improved to be filed with said City Clerk.

ASSESSMENT UNIT NO. 7

The sidewalks shall be 4 inch concrete slabs over a 5 inch minimum Type II gravel base (along 80' streets) and 4 inch concrete slabs over a 4 inch minimum Type II gravel base (along 60' and 51' streets); together with the installation, removal and relocation of any and all utilities and any and all appurtenances which are deemed necessary to complete same, as more particularly shown by the plats, diagrams and plans of the work and of the locality to be improved to be filed with said City Clerk.

All of the plats, diagrams and plans on file in the Office of said City Clerk with respect to said described assessment units are deemed by the City Engineer of said City and by

1 said City to be essential to the construction of said improve-
2 ments.

3 It is estimated that the estimated total cost of said
4 improvements, to wit, \$794,125.00, shall be apportioned as
5 follows:

6	<u>Assessment Unit No.</u>	<u>Total Cost</u>	<u>Estimated Amount of</u> <u>Special Assessments</u>
7	I	\$435,901	\$435,901
8	II	51,073	51,073
9	III	68,767	68,767
10	IV	38,001	38,001
11	V	21,120	21,120
12	VI	65,964	65,964
13	VII	113,299	113,299
14	Other Street Work	<u>-0-</u>	<u>-0-</u>
15	TOTAL	\$794,125	\$794,125

16 The amounts to be assessed shall be made upon all lots
17 and parcels of property benefitted proportionately to the benefits
18 received and shall be assessed against the property abutting said
19 improvements on the following bases:

20 ASSESSMENT UNIT NO. 1 (Street Improvements)

21 Such estimates shall be computed on a front foot
22 basis, i.e., on the basis that each lot or parcel of property
23 to be assessed in the assessment unit shall be assessed a
24 portion of the aggregate dollar amount being levied against the
25 entire assessment unit in the proportion that the frontage of
26 said lot or parcel which abuts the improvement bears to the
27 frontage of all assessable property abutting the improvement
28 in the assessment unit. The cost of acquiring the necessary
29 rights of way which are required to construct the improvement
30 and the cost of paving street intersections shall be included
31 in the total costs being levied against the assessment unit
32 and shall be assessed against each lot or parcel of property
within the assessment unit on the aforesaid front foot basis.

33 ASSESSMENT UNIT NO. 2 (Curbs and Gutters)

Such estimates shall be computed on a front foot

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1 basis, i.e., on the basis that each lot or parcel of property
2 to be assessed in the assessment unit shall be assessed a
3 portion of the aggregate dollar amount being levied against the
4 entire assessment unit in the proportion that the frontage of
5 said lot or parcel which abuts the improvement bears to the
6 frontage of all assessable property abutting the improvement
7 in the assessment unit.

8 ASSESSMENT UNIT NO. 3 (Sanitary Sewers)

9 Such estimates shall be computed on an area basis,
10 i.e., on the basis that each lot or parcel of property to be
11 assessed in the assessment unit shall be assessed a portion of
12 the aggregate dollar amount being levied against the entire
13 assessment unit in the proportion that the area of said lot or
14 parcel which abuts the improvement bears to the area of all
15 assessable property abutting the improvement in the assessment
16 unit. In determining the boundaries of the assessment unit,
17 said City Engineer shall include those lots or parcels of property
18 which may be served by said sanitary sewer collection lines and
19 which shall consequently be benefitted by said improvement.

20 ASSESSMENT UNIT NO. 4 (Sanitary Sewer Laterals)

21 Such estimates shall be computed on the basis that
22 each lot or parcel of property to be assessed in the assessment
23 unit shall be assessed a portion of the aggregate dollar amount
24 being levied against the entire assessment unit in the proportion
25 that the number, length and size of the sewer laterals installed
26 to serve said lot or parcel bears to the total number and aggregate
27 length and size of all of the sewer laterals installed to
28 serve all assessable property in the assessment unit.

29 ASSESSMENT UNIT NO. 5 (Driveway Approaches)

30 Such estimates shall be computed on the basis that each
31 lot or parcel of property to be assessed in the assessment unit
32 shall be assessed a portion of the aggregate dollar amount being

1 levied against the entire assessment unit in the proportion
2 that the number, length and width of the driveway approaches
3 installed to serve said lot or parcel bears to the total number
4 and aggregate length and width of all of the driveway approaches
5 installed to serve all assessable property in the assessment unit.

6 ASSESSMENT UNIT NO. 6 (Street Lighting)

7 Such estimates shall be computed on an area basis,
8 i.e., on the basis that each lot or parcel of property to be
9 assessed in the assessment unit shall be assessed a portion of
10 the aggregate dollar amount being levied against the entire
11 assessment unit in the proportion that the area of said lot or
12 parcel which abuts the improvement bears to the area of all
13 assessable property abutting the improvement in the assessment
14 unit; provided, however, that the depth of a lot or parcel in
15 excess of 150 feet from the frontage facing the improvement shall
16 not be considered in computing the area of such lot or parcel.

17 ASSESSMENT UNIT NO. 7 (Sidewalks)

18 Such estimates shall be computed on a front foot basis,
19 i.e., on the basis that each lot or parcel of property to be
20 assessed in the assessment unit shall be assessed a portion of
21 the aggregate dollar amount being levied against the entire
22 assessment unit in the proportion that the frontage of said
23 lot or parcel which abuts the improvement bears to the frontage
24 of all assessable property abutting the improvement in the
25 assessment unit.

26 In each assessment unit, an equitable adjustment will
27 be made for any assessment levied against any irregular lot or
28 parcel, so that the assessments according to benefits are equal
29 and uniform. The portion of the costs to be assessed against,
30 and the maximum amount of benefits estimated to be conferred
31 upon, each lot or parcel of property shall be as stated in the
32 aforesaid assessment plat.

1 Regardless of the basis used for apportioning the
2 assessments, in the case of a wedge, "V" or other irregularly
3 shaped lot or parcel, the amount apportioned thereto shall be
4 in proportion to the special benefits derived thereby.

5 The areas to be assessed within the respective assess-
6 ment units which said City Council proposes to so have improved
7 are as follows:

8 ASSESSMENT UNIT NO. 1

9 Each lot or parcel of property lying and being situate
10 in the City of Las Vegas, County of Clark, State of Nevada, and
11 being a portion of the South Half (S 1/2) of Section 36, Township
12 20 South, Range 60 East, M.D.M. which abuts the streets, or
13 portions thereof, described as follows:

14 UPLAND BOULEVARD: Along the east side thereof from a
15 point 150 feet, more or less, north of the north right of way
16 line of Charleston Boulevard (100 feet wide) northerly to the
17 centerline of Alpine Place (60 feet wide) and along both sides
18 thereof from the centerline of Alpine Place northerly to the
19 south right of way of Evergreen Avenue (60 feet wide).

20 MOHAWK STREET: Along both sides thereof from the north
21 right of way line of Charleston Boulevard (100 feet wide) northerly
22 to a point 500 feet, more or less, north of the north right of
23 way line of Cory Place (60 feet wide) and along the west side
24 thereof from a point 500 feet, more or less, north of the north
25 right of way line of Cory Place northerly along the northerly
26 prolongation of Mohawk Street to the south right of way line
27 of Evergreen Avenue (60 feet wide).

28 ALPINE PLACE: Along the north side thereof from a
29 point 190 feet, more or less, west of the centerline of Upland
30 Boulevard (80 feet wide) easterly to the centerline of Upland
31 Boulevard and along both sides thereof from the centerline of
32 Upland Boulevard easterly to a point 180 feet, more or less,

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1 east of the centerline of Mohawk Street (60 feet wide).

2 CORY PLACE: Along both sides thereof from a point
3 190 feet, more or less, west of the centerline of Upland Boulevard
4 (80 feet wide) easterly to a point 175 feet, more or less, east
5 of the centerline of Mohawk Street (60 feet wide).

6 ANTONIO DRIVE: Along the west side thereof from the
7 north right of way line of Cory Place (60 feet wide) northerly
8 along the northerly prolongation of Antonio Drive to the south
9 right of way line of Evergreen Avenue (60 feet wide).

10 BARTONA STREET: Along the east side thereof from a
11 point 300 feet, more or less, north of the north right of way
12 line of Cory Place (60 feet wide) northerly along the northerly
13 prolongation of Bartona Street to the south right of way line
14 of Evergreen Avenue (60 feet wide).

15 ASSESSMENT UNIT NO. 2

16 Each lot or parcel of property lying and being situate
17 in the City of Las Vegas, County of Clark, State of Nevada, and
18 being a portion of the South Half (S 1/2) of Section 36, Township
19 20 South, Range 60 East, M.D.M. which abuts the streets, or
20 portions thereof, described as follows:

21 UPLAND BOULEVARD: Along the east side thereof from a
22 point 150 feet, more or less, north of the north right of way
23 line of Charleston Boulevard (100 feet wide) northerly to the
24 south right of way line of Evergreen Avenue (60 feet wide) and
25 along the west side thereof from the north right of way line of
26 Alpine Place (60 feet wide) northerly to the south right of way
27 line of Trent Place (60 feet wide).

28 MOHAWK STREET: Along both sides thereof from the north
29 right of way line of Charleston Boulevard (100 feet wide) northerly
30 to a point 500 feet, more or less, north of the north right of
31 way line of Cory Place (60 feet wide) and along the west side
32 thereof from a point 500 feet, more or less, north of the north

1 right of way line of Cory Place northerly along the northerly
2 prolongation of Mohawk Street to the south right of way line
3 of Evergreen Avenue (60 feet wide).

4 ALPINE PLACE: Along the north side thereof from a
5 point 190 feet, more or less, west of the centerline of Upland
6 Boulevard (80 feet wide) easterly to the centerline of Upland
7 Boulevard and along both sides thereof from the centerline of
8 Upland Boulevard easterly to a point 180 feet, more or less,
9 east of the centerline of Mohawk Street (60 feet wide).

10 CORY PLACE: Along the north side thereof from a point
11 190 feet, more or less, west of the centerline of Upland
12 Boulevard (80 feet wide) easterly to a point 125 feet, more or
13 less, east of the centerline of Mohawk Street (51 feet wide) and
14 along the south side thereof from a point 125 feet, more or less,
15 west of the centerline of Upland Boulevard easterly to a point
16 140 feet, more or less, east of the centerline of Upland Boulevard
17 and from a point 335 feet, more or less, east of the centerline
18 of Upland Boulevard easterly to a point 180 feet, more or less,
19 east of the centerline of Mohawk Street (60 feet wide).

20 ANTONIO DRIVE: Along the west side thereof from the
21 north right of way line of Cory Place (60 feet wide) northerly
22 along the northerly prolongation of Antonio Drive to the south
23 right of way line of Evergreen Avenue (60 feet wide).

24 BARTONA STREET: Along the east side thereof from a
25 point 300 feet, more or less, north of the north right of way
26 line of Cory Place (60 feet wide) northerly along the northerly
27 prolongation of Bartona Street to the south right of way line
28 of Evergreen Avenue (60 feet wide).

29 ASSESSMENT UNIT NO. 3

30 Each lot or parcel of property lying and being situate
31 in the City of Las Vegas, County of Clark, State of Nevada, and
32 being a portion of the South Half (S 1/2) of Section 36, Township

1 20 South, Range 60 East, M.D.M. which abuts the streets, or
2 portions thereof, described as follows:

3 UPLAND BOULEVARD: Along the east side thereof from a
4 point 150 feet, more or less, north of the north right of way
5 line of Cory Place (60 feet wide) northerly to a point 450 feet,
6 more or less, north of the north right of way line of Cory Place
7 and along the west side thereof from a point 150 feet, more or
8 less, north of the north right of way line of Cory Place
9 northerly to the south right of way line of Trent Place (60 feet
10 wide).

11 MOHAWK STREET: Along the east side thereof from the
12 north right of way line of Charleston Boulevard (100 feet wide)
13 northerly to a point 200 feet, more or less, north of the north
14 right of way line of Charleston Boulevard and from a point 100
15 feet, more or less, north of the north right of way line of Cory
16 Place (60 feet wide) northerly to a point 300 feet, more or less,
17 north of the north right of way line of Cory Place.

18 ALPINE PLACE: Along the north side thereof from a point
19 125 feet, more or less, east of the east right of way line of
20 Upland Boulevard (80 feet wide) easterly to a point 800 feet,
21 more or less, east of the east right of way line of Upland
22 Boulevard and along the south side thereof from a point 415
23 feet, more or less, east of the east right of way line of Upland
24 Boulevard easterly to a point 780 feet, more or less, east of
25 the east right of way line of Upland Boulevard.

26 ASSESSMENT UNIT NO. 4

27 Each lot or parcel of property lying and being situate
28 in the City of Las Vegas, County of Clark, State of Nevada, and
29 being a portion of the South Half (S 1/2) of Section 36, Township
30 20 South, Range 60 East, M.D.M. which abuts the streets, or
31 portions thereof, described as follows:

32 UPLAND BOULEVARD: Along the east side thereof from a

1 point 150 feet, more or less, north of the north right of way
2 line of Cory Place (60 feet wide) northerly to a point 450 feet,
3 more or less, north of the north right of way line of Cory Place
4 and along the west side thereof from a point 150 feet, more or
5 less, north of the north right of way line of Cory Place
6 northerly to the south right of way line of Trent Place (60 feet
7 wide).

8 MOHAWK STREET: Along the east side thereof from the
9 north right of way line of Charleston Boulevard (100 feet wide)
10 northerly to a point 200 feet, more or less, north of the north
11 right of way line of Charleston Boulevard and from a point 100
12 feet, more or less, north of the north right of way line of Cory
13 Place (60 feet wide) northerly to a point 300 feet, more or less,
14 north of the north right of way line of Cory Place.

15 ALPINE PLACE: Along the north side thereof from a point
16 125 feet, more or less, east of the east right of way line of
17 Upland Boulevard (80 feet wide) easterly to a point 800 feet,
18 more or less, east of the east right of way line of Upland
19 Boulevard and along the south side thereof from a point 415
20 feet, more or less, east of the east right of way line of Upland
21 Boulevard easterly to the west right of way line of Mohawk Street
22 (60 feet wide).

23 CORY PLACE: Along the north side thereof from the east
24 right of way line of Antonio Drive (51 feet wide) easterly to
25 the west right of way line of Bartona Street (51 feet wide) and
26 along the south side thereof from the east right of way line of
27 Upland Boulevard (80 feet wide) easterly to a point 100 feet,
28 more or less, east of the east right of way line of Upland
29 Boulevard, from a point 380 feet, more or less, east of the
30 east right of way line of Upland Boulevard easterly to a point
31 800 feet, more or less, east of the east right of way line of
32 Upland Boulevard, from a point 960 feet, more or less, east of

1 the east right of way line of Upland Boulevard easterly to a
2 point 1040 feet, more or less, east of the east right of way
3 line of Upland Boulevard and from a point 1110 feet, more or
4 less, east of the east right of way line of Upland Boulevard
5 easterly to the west right of way line of Mohawk Street (60 feet
6 wide).

7 ASSESSMENT UNIT NO. 5

8 Each lot or parcel of property lying and being situate
9 in the City of Las Vegas, County of Clark, State of Nevada, and
10 being a portion of the South Half (S 1/2) of Section 36, Township
11 20 South, Range 60 East, M.D.M. which abuts the streets, or
12 portions thereof, described as follows:

13 UPLAND BOULEVARD: Along the east side thereof from
14 the north right of way line of Cory Place (60 feet wide) northerly
15 to a point 300 feet, more or less, north of the north right of
16 way line of Cory Place and from a point 440 feet, more or less,
17 north of the north right of way line of Cory Place northerly to
18 the south right of way line of Evergreen Avenue (60 feet wide)
19 and along the west side thereof from the north right of way line
20 of Cory Place northerly to the south right of way line of
21 Evergreen Avenue.

22 MOHAWK STREET: Along the east side thereof from the
23 north right of way line of Charleston Boulevard (100 feet wide)
24 northerly to a point 200 feet, more or less, north of the north
25 right of way line of Charleston Boulevard and from a point 100
26 feet, more or less, north of the north right of way line of Cory
27 Place (60 feet wide) northerly to a point 300 feet, more or less,
28 north of the north right of way line of Cory Place and along the
29 west side thereof from the north right of way line of Alpine
30 Place (60 feet wide) northerly to a point 300 feet, more or less,
31 north of the north right of way line of Cory Place (60 feet wide).

32 ALPINE PLACE: Along the north side thereof from a

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1 point 800 feet, more or less, east of the east right of way line
2 of Upland Boulevard (80 feet wide) easterly to the west right
3 of way line of Mohawk Street (60 feet wide).

4 CORY PLACE: Along the north side thereof from the
5 east right of way line of Antonio Drive (51 feet wide) easterly
6 to the west right of way line of Bartona Street (51 feet wide)
7 and along the south side thereof from a point 300 feet, more or
8 less, east of the east right of way line of Upland Boulevard
9 (80 feet wide) easterly to a point 380 feet, more or less, east
10 of the east right of way line of Upland Boulevard, from a point
11 545 feet, more or less, east of the east right of way line of
12 Upland Boulevard easterly to a point 630 feet, more or less,
13 east of the east right of way line of Upland Boulevard, from a
14 point 790 feet, more or less, east of the east right of way line
15 of Upland Boulevard easterly to a point 960 feet, more or less,
16 east of the east right of way line of Upland Boulevard and from
17 a point 1040 feet, more or less, east of the east right of way
18 line of Upland Boulevard easterly to the west curb line of Mohawk
19 Street (60 feet wide).

20 ASSESSMENT UNIT NO. 6

21 Each lot or parcel of property lying and being situate
22 in the City of Las Vegas, County of Clark, State of Nevada, and
23 being a portion of the South Half (S 1/2) of Section 36, Township
24 20 South, Range 60 East, M.D.M. which abuts the streets, or
25 portions thereof, described as follows:

26 UPLAND BOULEVARD: Along the east side thereof from a
27 point 150 feet, more or less, north of the north right of way
28 line of Charleston Boulevard (100 feet wide) northerly to the
29 centerline of Alpine Place (60 feet wide) and along both sides
30 thereof from the centerline of Alpine Place northerly to the
31 south right of way of Evergreen Avenue (60 feet wide).

32 MOHAWK STREET: Along both sides thereof from the north

1 right of way line of Charleston Boulevard (100 feet wide) northerly
2 to a point 500 feet, more or less, north of the north right of
3 way line of Cory Place (60 feet wide) and along the west side
4 thereof from a point 500 feet, more or less, north of the north
5 right of way line of Cory Place northerly along the northerly
6 prolongation of Mohawk Street to the south right of way line
7 of Evergreen Avenue (60 feet wide).

8 ALPINE PLACE: Along the north side thereof from a
9 point 190 feet, more or less, west of the centerline of Upland
10 Boulevard (80 feet wide) easterly to the centerline of Upland
11 Boulevard and along both sides thereof from the centerline of
12 Upland Boulevard easterly to a point 180 feet, more or less,
13 east of the centerline of Mohawk Street (60 feet wide).

14 CORY PLACE: Along both sides thereof from a point
15 190 feet, more or less, west of the centerline of Upland Boulevard
16 (80 feet wide) easterly to a point 175 feet, more or less, east
17 of the centerline of Mohawk Street (60 feet wide).

18 ANTONIO DRIVE: Along the west side thereof from the
19 north right of way line of Cory Place (60 feet wide) northerly
20 along the northerly prolongation of Antonio Drive to the south
21 right of way line of Evergreen Avenue (60 feet wide).

22 BARTONA STREET: Along the east side thereof from a
23 point 300 feet, more or less, north of the north right of way
24 line of Cory Place (60 feet wide) northerly along the northerly
25 prolongation of Bartona Street to the south right of way line
26 of Evergreen Avenue (60 feet wide).

27 ASSESSMENT UNIT NO. 7

28 Each lot or parcel of property lying and being situate
29 in the City of Las Vegas, County of Clark, State of Nevada, and
30 being a portion of the South Half (S 1/2) of Section 36, Township
31 20 South, Range 60 East, M.D.M. which abuts the streets, or
32 portions thereof, described as follows:

1 UPLAND BOULEVARD: Along the east side thereof from a
2 point 150 feet, more or less, north of the north right of way
3 line of Charleston Boulevard (100 feet wide) northerly to the
4 centerline of Alpine Place (60 feet wide) and along both sides
5 thereof from the centerline of Alpine Place northerly to the
6 south right of way of Evergreen Avenue (60 feet wide).

7 MOHAWK STREET: Along both sides thereof from the north
8 right of way line of Charleston Boulevard (100 feet wide) northerly
9 to a point 500 feet, more or less, north of the north right of
10 way line of Cory Place (60 feet wide) and along the west side
11 thereof from a point 500 feet, more or less, north of the north
12 right of way line of Cory Place northerly along the northerly
13 prolongation of Mohawk Street to the south right of way line
14 of Evergreen Avenue (60 feet wide).

15 ALPINE PLACE: Along the north side thereof from a
16 point 190 feet, more or less, west of the centerline of Upland
17 Boulevard (80 feet wide) easterly to the centerline of Upland
18 Boulevard and along both sides thereof from the centerline of
19 Upland Boulevard easterly to a point 180 feet, more or less,
20 east of the centerline of Mohawk Street (60 feet wide).

21 CORY PLACE: Along both sides thereof from a point
22 190 feet, more or less, west of the centerline of Upland Boulevard
23 (80 feet wide) easterly to a point 175 feet, more or less, east
24 of the centerline of Mohawk Street (60 feet wide).

25 ANTONIO DRIVE: Along the west side thereof from the
26 north right of way line of Cory Place (60 feet wide) northerly
27 along the northerly prolongation of Antonio Drive to the south
28 right of way line of Evergreen Avenue (60 feet wide).

29 BARTONA STREET: Along the east side thereof from a
30 point 300 feet, more or less, north of the north right of way
31 line of Cory Place (60 feet wide) northerly along the northerly
32 prolongation of Bartona Street to the south right of way line

1 of Evergreen Avenue (60 feet wide).

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

4 All persons interested are hereby advised that the plans,
5 plats, typical sections, preliminary estimates of the total cost,
6 the description of the property to be assessed, the portion of the
7 cost to be assessed thereagainst and the maximum amount of
8 benefits estimated to be conferred on each lot or parcel of
9 property with respect to the respective assessment units are on
10 file in the Office of said City Clerk and may be inspected by
11 any property owner or other interested person during regular
12 office hours.

13 On Wednesday, the 19th day of December, 1984, at 2:00
14 o'clock P.M., at the Council Chambers in the Las Vegas City
15 Hall Complex, 400 East Stewart Avenue, Las Vegas, Nevada, or at
16 any time prior to said date and time, at the Office of said
17 City Clerk at said City Hall, the owners of the property to be
18 assessed, or any other person interested in any thereof, may
19 file written protests or objections and may appear before said
20 City council at said time and place and be heard as to the
21 propriety and advisability of making such improvements, as to
22 the costs thereof, as to the manner of the payment therefor and
23 as to the amount thereof to be assessed against the property to
24 be so improved.

25 Said City Council requests that any property owner
26 or other interested person who wishes to make any protest or
27 objection make such protest or objection in writing at the Office
28 of said City Clerk at least three days before the time set for
29 such hearing. Any person who files a written protest or objection
30 at the time of or prior to such hearing as aforesaid shall have
31 the right within thirty (30) days after said City Council has
32 finally passed upon such protest or objection to commence an

1 action or suit in any court of competent jurisdiction to correct
2 or set aside such determination, but thereafter all actions or
3 suits attacking the validity of the proceedings and the amount
4 of benefits shall be perpetually barred. If the owners of
5 more than one-half of the frontage to be assessed for the improve-
6 ments to be installed in Assessment Unit No. 1, Assessment Unit
7 No. 2 or Assessment Unit No. 7 or of the area to be assessed
8 for the improvements to be installed in Assessment Unit No. 3 or
9 Assessment Unit No. 6 shall file within objections thereto, the
10 particular improvements for that particular assessment unit
11 shall not be installed. The sanitary sewer laterals to be
12 installed in Assessment Unit No. 4 and the driveway approaches
13 to be installed in Assessment Unit No. 5 will be installed to
14 serve each particular lot or parcel at the location and in the
15 number, size and type as specified by the owner thereof, and
16 no sewer lateral or driveway approach will be installed to serve
17 any lot or parcel without the approval of the owner thereof.

18 After such hearing, said City Council shall make a
19 determination as to the advisability of so improving said streets
20 and parts thereof, shall determine the kind and character of
21 such improvements so to be made and shall enter into a contract
22 with the responsible bidder which submits the lowest bid for
23 the doing of such work and the furnishing of all necessary
24 materials, in response to a duly advertised invitation for con-
25 struction bids.

26 After the making of such contract, said City Council
27 shall determine what portion of the cost of such work, including
28 incidentals, shall be paid by the property specially benefitted,
29 and the assessments shall be levied in accordance with the laws
30 of the State of Nevada. In no event shall the assessments
31 exceed the estimated benefits to the property assessed. Said
32 City Council shall provide that the assessments may be payable

1 without interest or demand, at the election of the owner, or in
2 ten substantially equal annual installments of principal. Said
3 City Council shall also provide the time and terms of payment
4 of such assessments and the rate of interest per annum upon
5 deferred payments thereof, which rate shall not exceed more
6 than 1½ the 'Bond Buyer's' Index of 20 Municipal Bonds which was
7 most recently published before the date on which the ordinance
8 levying the assessments is adopted, and shall fix penalties to be
9 collected upon delinquent payments.

10 By order of the City Council of the City of Las Vegas,
11 Nevada.

12 Dated this 21st day of November, 1984.

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15 CAROL ANN HAWLEY, City Clerk
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Upland Bible Church

PASTOR-TEACHER-RICHARD J. OLSEN

920 Upland Blvd.
Las Vegas, Nevada 89107
(702) 878-6291

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December 13, 1984

Mr. Carl Malone
400 E. Stewart Ave.
Las Vegas, NV 89101

Re: Street Improvements Cory - Mohawk Area
Upland Bible Church
Parcel 030-100-012

Dear Mr. Malone;

Enclosed find four sheets of names in opposition to the street improvements on Upland Blvd. Our church is made up of people from all over the city and the entire membership are in opposition to this proposal. We have been opposed to street improvements on the other sides of our church in the past and are opposed to street improvements on the Upland side at this time.

The reasons for opposition are as follow:

- 1 - We are having to pay for sewer off Cory now and are being assessed to pay for sewer on Upland. We will use only one at best. We are presently using Septic Tanks. The zoning laws say we can build a building 5 ft. x 200 ft. along Cory Way. But, both the Health Department and the Building Department say that the home would violate many building department codes. We are not allowed to build another commercial building on the property. We can, therefore, only be served by the one sewer which we are paying for already.
- 2 - We do not have the financial means to pay for another assessment. We are still paying for the sewer assessment. We put in the water to the church off Evergreen originally ourselves. We also have a future lien on the property for the second water assessment for water being served on the Cory Way side of the building if the building is ever sold.
- 3 - We are opposed to paying any right-of-way money to the land developers in the area who, we understand, were required to put in assessments to get the zoning changed. Now that the zoning change was approved, the developers want the people in the area to pay for them to put in their assessments.
- 4 - We have talked with the people on Upland who own frontage. Mr. Bona, the Red Rock Swim Club, and the people that own property between are all in opposition. Therefore, more than 51% of the street are in opposition and should be excluded from the project.

December 13, 1984

0247

Re: Street Improvements Cory - Mohawk Area
Upland Bible Church
Parcel 030-100-012

5 - We are on the outside edge of the assessment area and could easily be excluded from the project.

6 - The entire area near this project has streets only, without any of these improvements. This would appear to be the will of the people who live there.

We have been good neighbors to allow people who use the Gary Dexter Park for recreation, soccer, and baseball to park on our property. We at Upland Bible Church have done our best to be good responsible citizens and keep our property up, but as most churches we are barely making our budget. This assessment is beyond our means to meet our budget. We hope you will consider these situations in making your decision.

Sincerely,



HOWARD G. CLARK III
Upland Bible Church
Deacon - Finance
Deacon - Building and Grounds

HGCIII/mc
CC: File

UPLAND BIBLE CHURCH
Parcel No. 030-100-012
PETITION
AGAINST THE
STREET IMPROVEMENTS CORY - MOHAWK AREA

WE THE FOLLOWING STAND AGAINST THE STREET IMPROVEMENTS SUGGESTED BY THE CITY,
DUE TO THE FACT THAT WE ARE ALREADY HAVING TO PAY FOR A SEWER WHICH WE DON'T
USE AND BECAUSE WE DO NOT HAVE ANY WAY TO MEET THE \$27,037.33 ASSESSMENT,
EVEN IF IT WERE BROKEN INTO A 10 YEAR PAYMENT PERIOD.

NAME

<u>Mrs Carl Proctor</u>	<u>1621 E. Sahara Las Vegas Nev</u>
<u>Mrs Kenneth E Sessions</u>	<u>3601 Diamond West Plains</u>
<u>Mrs Marilyn Sessions</u>	<u>3601 Diamond West Plains LV 89110</u>
<u>Mr Clarence Gorman</u>	<u>3751 S. Nellis Blvd #137 LV 89121</u>
<u>Patricia Weaver</u>	<u>27201 San Deluna Dr LV 89108</u>
<u>John Kore-Palmer</u>	<u>5817 Harmony Ave. LV 89107</u>
<u>V. J. Rudy De Paris</u>	<u>3751 S. Nellis Blvd #137 LV 89121</u>
<u>Sue Clark</u>	<u>5032 Valdez St LV 89129</u>
<u>Chaudia Hessel</u>	<u>2411 Marlene Wy Henderson, 89015</u>
<u>A. Humberg</u>	<u>2610 SHANAO LV. NV. 89102</u>
<u>Lynn Miller</u>	<u>5809 Broadview Dr. 89108</u>
<u>Doris L. Campbell</u>	<u>324 E. Tropicana Ave. 89109</u>

0249

UPLAND BIBLE CHURCH
Parcel No. 030-100-012
PETITION
AGAINST THE
STREET IMPROVEMENTS CORY - MOHAWK AREA

WE THE FOLLOWING STAND AGAINST THE STREET IMPROVEMENTS SUGGESTED BY THE CITY,
DUE TO THE FACT THAT WE ARE ALREADY HAVING TO PAY FOR A SEWER WHICH WE DON'T
USE AND BECAUSE WE DO NOT HAVE ANY WAY TO MEET THE \$27,037.33 ASSESSMENT,
EVEN IF IT WERE BROKEN INTO A 10 YEAR PAYMENT PERIOD.

NAME

<u>Staff I. Abbott</u>	<u>7600 Ducharme Ave L.V. N.V. 89128</u>
<u>Edna H. Vink</u>	<u>1017 SPROUL CT. L.V. N.V. 89128</u>
<u>Patricia L. Clark</u>	<u>2610 Shana Rd L.V. N.V. 89102</u>
<u>Martha Clark</u>	<u>2610 Shana Rd L.V. 89102</u>
<u>Albra D. Olsen</u>	<u>1580 Hickam Cir, LV 89129</u>
<u>William R. Reed</u>	<u>1566 WEST WIND 89102</u>
<u>DENNIS FUNK</u>	<u>332 Yosemite ST Vegas 89107</u>
<u>Winifred Crockett</u>	<u>5297 Reels Lane L.V. 89122</u>
<u>Shirley L. Steffen</u>	<u>3401 El Conlon #38 LV 89102</u>
<u>Helen Reider</u>	<u>517 N. Decatur #D, LV 89107</u>
<u>Jennie M. Floyd</u>	<u>1900 W. Mesquite Ave LV 89106</u>
<u>Scott Butler</u>	<u>7728 Limestone Cir LV 89107</u>
<u>Bretchen R. Floyd</u>	<u>1900 W Mesquite Ave 89106</u>

0250

UPLAND BIBLE CHURCH
Parcel No. 030-100-012
PETITION
AGAINST THE
STREET IMPROVEMENTS CORY - MOHAWK AREA

WE THE FOLLOWING STAND AGAINST THE STREET IMPROVEMENTS SUGGESTED BY THE CITY,
DUE TO THE FACT THAT WE ARE ALREADY HAVING TO PAY FOR A SEWER WHICH WE DON'T
USE AND BECAUSE WE DO NOT HAVE ANY WAY TO MEET THE \$27,037.33 ASSESSMENT,
EVEN IF IT WERE BROKEN INTO A 10 YEAR PAYMENT PERIOD.

NAME

609 Fanny Way 89107
4316 DENUN FERRY CT LV 89110
312 HUNDLEY RD LV 89128
1017 SPROUL CT 89128
3225 S. PARRS RD 89121
6925 CORTIZ CT. 89128
244 JON BELGER 89128

Timothy Gray
Robert Gray
Jessie L. Hobson
Dawn M. Perko
Jane Silverman
Frederic L. Sanford
Cliff Albert

UPLAND BIBLE CHURCH
Parcel No. 030-100-012
PETITION
AGAINST THE
STREET IMPROVEMENTS CORY - MOHAWK AREA

WE THE FOLLOWING STAND AGAINST THE STREET IMPROVEMENTS SUGGESTED BY THE CITY,
DUE TO THE FACT THAT WE ARE ALREADY HAVING TO PAY FOR A SEWER WHICH WE DON'T
USE AND BECAUSE WE DO NOT HAVE ANY WAY TO MEET THE \$27,037.33 ASSESSMENT,
EVEN IF IT WERE BROKEN INTO A 10 YEAR PAYMENT PERIOD.

NAME

Barbara Carlson
Bonnie M. Espinoza
Dann Patterson
Joyce Neuman
Adrienne R. Rell
Jean Teske
Ronald L. Hogue
Shelley Silverstein
Michael R. Leske
Heidi Hodge
Charles R. Abbott
Constance M. Abbott

3751 S. Yulee Blvd. #158 LV NV 89121
5602 Shula Ave Las Vegas NV 89128
921 Carpenter Dr. 89107
4188 Pennwood #2 89102
1566 Westwind 89102
1017 Sproul Ct 89128
5886 N. Torrey Pines 89130
3225 S. Pecos Rd. #151 89121
1017 SPROUL CT. LVNEV 89128
1122 Hillside Place 89104
244 Jon Belger Dr 89128
244 Jon Belger Dr. 89128

0252

Mr. Carl P. Malone
400 E. Stewart Ave.
Las Vegas, Nevada 89101

December 7, 1984

Dear Mr. Malone;

Regarding your letter of November 21, 1984 and the proposed \$67,000.00 assessment bill enclosed, I am hereby stating my position in this matter.

I was forced to vacate my home at 811 Upland Blvd. some time ago because of the heavy equipment. I could not tolerate the dust. The shaking of the walls in my house caused cracks in the walls and upset me to the point of effecting my health.

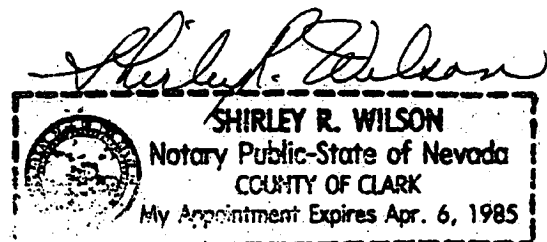
Due to an acute lung and heart condition I receive a complete disability check from the government. At this time in my life and on a fixed income I am in no position to pay so much as the interest on such a huge assessment. To suddenly assess an individual for improvements which can only benefit the promoters is ridiculous.

I have given my power of attorney in this matter to Mr. Howard G. Clark as my doctor (Mr. Lane Friedman) of the Sunrise Medical Tower has advised me to avoid being further anquished to the possibility of a heart attach.

Respectfully,



Elden Bona



0253

Dear Sir, 12-14-84.
 We wish to register our protest to the proposed street
 improvements, Cory-Mohawk area. We feel the assessment costs
 are excessive for the benefits to be derived therefrom.

Bessie Waters Pennel

Jessie Waters Stanis.

*Bessie Waters Pennel**Jessie Waters Stanis.*

SID NO. 457
 PARCEL NO. 030_100_067
 LEGAL DESCRIPTION-
 PT GOV LOT 12
 PT SE4 SW4 SEC 36-20-60

UNIT	AMOUNT
1 <i>Drainage</i>	12,300.39
2	1,717.71
3 <i>main</i>	5,551.14
4 <i>lot area</i>	593.77
5 <i>street</i>	1,804.70
6 <i>sidewalk</i>	3,717.31

5 driven by

TOTAL 25,747.02

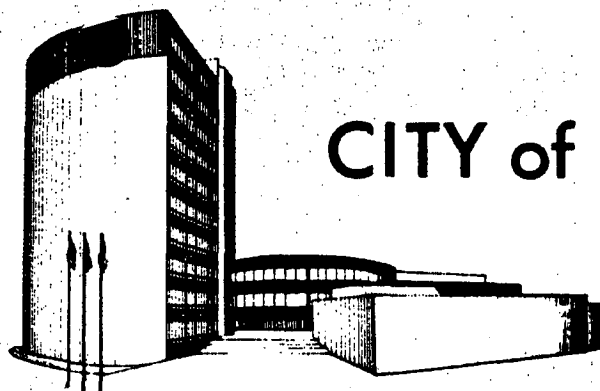
PENNEL BESSIE WATERS
 STANIS JESSIE WATERS
 14630 GLEDHILL ST
 PANORAMA CITY CA

91402

RECEIVED

0254

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

November 21, 1984

Certified

STREET IMPROVEMENTS CORY-MOHAWK AREA

The enclosed Notice of Hearing describes the proposed street improvements in the area at Cory Place and Mohawk Street. The enclosed leaflet gives the maximum cost to you as a benefitting property owner. The cost is based on the estimated cost of the project. Should the bids be less than estimated, you will get the benefit of the lesser expense.

Prior to the Public Hearing before the City Council at 2:00 P.M., December 19, 1984, we will hold an informal meeting with any interested property owners in order to explain the proposed improvements, the estimated costs, method of payment, any special requirements, and to answer any questions you may have. This meeting will be held at 7:00 P.M., Wednesday, December 12, 1984, in the Council Chambers of City Hall.

It is realized that once such a project is completed, the area has a tendency to start to develop. An early requirement is usually a need to cut the new pavement for underground utilities. In doing so it creates a traffic problem for local property owners as well as an undesirable finish to the once new pavement.

In order to maintain the integrity of these improvements, the City of Las Vegas has a policy which discourages utility cuts through the pavement for a period of five years following new construction. Therefore we urge you to consider any possible underground utility needs you may have in the future such as water, gas or sewer. We will be happy to include these improvements in our construction plans to be installed along with other improvements.

All underground utilities with the exception of sewer laterals will be a direct cost to you from the contractor, not a part of the assessment which is payable over a ten year period.

Please contact Nancy Payan at 386-6541 if you have utility needs and/or questions regarding this project.

Carl P. Malone 11/19/84
 Carl P. Malone, P.E.
 City Engineer

CPM/NP/jm

w/Enclosure

We protest

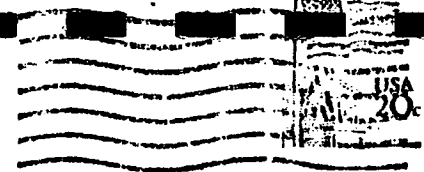
because the assessment

is twice the

low assessed value established by the County assessor



Jessie Waters Kennel
1407 Gledhill Street
Van Nuys, California 91401
Jessie Waters Stennis
6801 Jeron Avenue
Las Vegas, Nevada 89107



City Clerk - City of Las Vegas
400 East Stewart Avenue
Las Vegas, Nevada 89101

0255

AGENDA*City of Las Vegas*

December 19, 1984

Page 33

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

ITEM

Council Action

Department Action

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

- 508 D. VAC-22-84 - Petition of Vacation submitted by E. R. & MARGARET SPIESS, ET AL, to vacate U. S. Government Patent Reservations located southwest of Rainbow Boulevard and Charleston Boulevard.

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

1. One year to record statement.
2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom.
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.

Staff Recommendation: APPROVAL

PROTESTS: 0

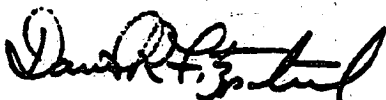
Lurie -
APPROVED as recommended
Unanimous

Staff to proceed

Betty Chappell,
Chappell Realty
appeared

No one appeared in
opposition

APPROVED AGENDA ITEM



0257

To: The City Council
Re: Public Hearing Agenda Item
December 19, 1984 City Council Agenda

IX.

D. VAC-22-84 - E. R. AND MARGARET SPIESS

This request involves the vacation of Government Patent Reservations which go through the center and along the south portion of a proposed shopping center development. The easements to be vacated are not needed for street purposes and any easement for utilities will be reserved.

PLANNING COMMISSION RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0

NOTICE

0258

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
southwest of Rainbow Boulevard and Charleston
Boulevard

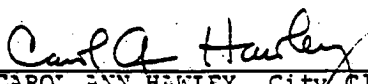
SUBJECT TO

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;
2. Reservation of easements for the facilities of the various utility companies, together with reasonable ingress thereto and egress therefrom;
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 19th day of December, 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 5th day of December, 1984.


CAROL ANN HAWLEY, City Clerk

0259

AGENDA*City of Las Vegas*

December 19, 1984

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

Page 34

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND 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, Department of Design and Development, 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, whichever occurs first;
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.

AGENDA*City of Las Vegas*

December 19, 1984

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

ITEM

Council 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 Division of Land Development and Flood Control of the Department of Community Planning and Development.
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 together with reasonable ingress thereto and egress therefrom.

AGENDA

City of Las Vegas

December 19, 1984

0261

BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

Page 36

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.

0262

AGENDA*City of Las Vegas*

December 19, 1984

Page 37

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

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

- * CONSENT ITEMS A, B, and C may be acted upon in one motion.

Staff recommends APPROVAL of all items. The Planning Commission has recommended approval on Item A (subdivision maps). Any item may be discussed at the Council's discretion.

*A. TENTATIVE MAP1. Stoney Brook Village

Property generally located on the west side of Torrey Pines Drive, south of Smoke Ranch Road, N-U Zone (under Resolution of Intent to R-PD14).

Owner: CHA Venture

Subdivider: Dick Crossley

No. of Acres: 10.97 No. of Lots: 76

Subject to the following conditions:

1. Conformance to the conditions of approval for Plot Plan Review Z-60-80.
2. Conformance to the Flood Hazard Reduction Ordinance.
3. Temporary improved access be provided on Torrey Pines Drive north to Smoke Ranch Road as required by the Department of Community Planning and Development.
4. If a wall is constructed on an exterior boundary street, the CC&Rs 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.

Levy -
APPROVED Items A, B
& C as recommended.
Unanimous

Clerk to notify &
Planning to proceed

(continued)

APPROVED AGENDA ITEM

David R. [Signature]

1510

0263

AGENDA*City of Las Vegas*

December 19, 1984

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

ITEM

Council Action

Department Action

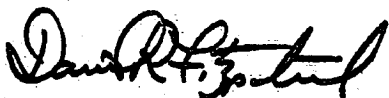
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)*A. TENTATIVE MAP

1. Stoney Brook Village (continued)
5. Approval of the building elevations as required by the Department of Community Planning and Development.
6. Payment of all outstanding property taxes.

APPROVED
See Page 37

See Page 37

APPROVED AGENDA ITEM



0264

To: The City Council
Re: Community Planning and Development Agenda Item
December 19, 1984 City Council Agenda

X.

A. TENTATIVE MAP

1. Stoney Brook Village

This Tentative Map conforms to the approved zoning plan for this R-PD14 project. Also, the map substantially conforms to the subdivision regulations.

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

AGENDA*City of Las Vegas*

0265

December 19, 1984

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)*A. TENTATIVE MAP2. Rosewood Condominiums (Conversion)

Property generally located on the north side
of Bonanza Road, west of Highland Drive,
R-3 Zone.

Owner/Subdivider: Argonaut, Inc.

No. of Acres: 7.36 No. of Units: 148

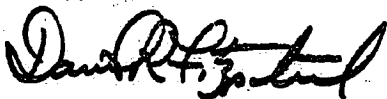
Subject to the following condition:

1. A direction sign shall be required at the Bonanza Road entrance to this project depicting the location and address or building number of each structure within the development and unit addresses within each building which shall be clearly displayed and visible from adjacent parking areas as required by the Department of Community Planning and Development.

Levy -
APPROVED Items A,
B & C as recommended
Unanimous

Clerk to notify &
Planning to proceed

APPROVED AGENDA ITEM



To: The City Council
Re: Community Planning and Development Agenda Item
December 19, 1984 City Council Agenda

X.

0266

A. TENTATIVE MAP

2. Rosewood Condominiums (Conversion)

The Tentative Map is to subdivide an existing apartment project to a condominium development. The apartments are located on the north side of Bonanza Road, west of Highland Drive in an R-3 Zone. The map conforms to the subdivision regulations and all of the requirements for a condominium development.

Planning Commission Recommendation: APPROVAL, subject to condition

Staff Recommendation: APPROVAL, subject to condition

0267

AGENDA*City of Las Vegas*

December 19, 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)*B. RELEASE OF BOND

1. Location: 1703 E. Charleston Blvd.
Use: Offsites: sidewalks,
street lighting
Builder: J. Christopher Stuhmer
Surety Company: None
Amount: \$1200.00
Bond No.: CLV #14-84

2. Location: Southeast corner of
Johnson Avenue/Pecos Rd.
Use: Offsite Improvements
Builder: Keith Construction
Surety Company: American Bank of Commerce
Amount: \$20,246.60
Bond No.: CLV 27-84

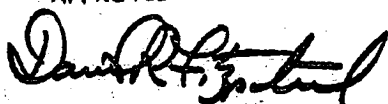
3. Location: 1 Main Street
Use: Offsite Improvements
Builder: Scott Development Corp.
Surety Co.: Fireman's Fund Ins. Co.
Amount: \$12,875.00 and \$11,300.00
Bond No.: SCR 6347554 (CLV 34-81)
SCR 6377561 (CLV 15-82)

Levy -
APPROVED Items A, B
& C as recommended
Unanimous

Staff to proceed

Clerk to notify &
Planning to proceedClerk to notify &
Planning to proceed

APPROVED AGENDA ITEM



To: The City Council
Re: Community Planning and Development Agenda Item
December 19, 1984 City Council Agenda

x.

0268

*B. RELEASE OF BOND

1. J. Christopher Stuhmer - 1703 E. Charleston Boulevard
2. Keith Construction - southeast corner of Johnson Avenue and Pecos Road
3. Scott Development Corp. - 1 Main Street

The installation of offsite improvements at the above locations have been completed, inspected and accepted. Therefore, these items are in order to release the bond for this work.

STAFF RECOMMENDATION: APPROVAL

AGENDA

0269

City of Las Vegas

December 19, 1984

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)*C. ACCEPTANCE OF SUBDIVISION IMPROVEMENTS1. Lewis Homes - Rainbow Vista No. 1

Property generally located north of Washington Avenue, west of Jones Boulevard. 20 acres, 116 lots, R-CL and R-1 Zones.

2. Lewis Homes - Rainbow Park #4

Property generally located on the east side of Tenaya Way, south of Vegas Drive. 5.3 acres, 32 lots, R-CL Zone.

3. Duncan Court II (Alpha Investments)

Property generally located on the north-west corner of Rancho Drive and Duncan Drive. 2.5 acres, 48 lots, R-3 Zone.

4. Glenview Meadows Townhomes I (Glenview Development Corporation)

Property generally located adjacent to Burningwood Lane, north of Vegas Drive. 2.3 acres, 23 lots, R-PD14 Zone.

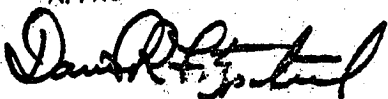
5. Monroe Manor II (Madison Avenue Properties)

Property generally located at the south-east corner of Monroe Avenue and "N" Street. 1.04 acres, 14 lots, R-PD10 Zone.

Levy -
APPROVED Items A, B
& C as recommended
Unanimous

Planning to proceed

APPROVED AGENDA ITEM



0270

To: The City Council
Re: Community Planning and Development Agenda Item
December 19, 1984 City Council Agenda

X.

*C. ACCEPTANCE OF SUBDIVISION IMPROVEMENTS

1. LEWIS HOMES - RAINBOW VISTA NO. 1
2. LEWIS HOMES - RAINBOW PARK NO. 4
3. DUNCAN COURT II (ALPHA INVESTMENTS)
4. GLENVIEW MEADOWS TOWNHOMES I (GLENVIEW DEVELOPMENT CORPORATION)
5. MONROE MANOR II (MADISON AVENUE PROPERTIES)

All offsite improvements for these subdivisions have been completed in accordance with the agreements and all City requirements. The improvements can be accepted subject to completion of the improvements correction list.

STAFF RECOMMENDATION: APPROVAL - SUBJECT TO COMPLETION OF THE IMPROVEMENTS
CORRECTION LIST

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

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

1511

D. REQUEST FOR SEWER CONNECTION

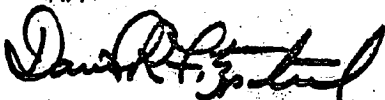
1. Request of Linda A. (Laub) Griffin to connect to City sewer on property outside City limits at 3133 Terry Street.

Staff Recommendation: APPROVAL

Lurie -
APPROVED
Unanimous

Staff to proceed

APPROVED AGENDA ITEM



To: The City Council
Re: Community Planning and Development Agenda Item
December 19, 1984 City Council Agenda

X.

0272

D. REQUEST FOR SEWER CONNECTION

1. The request is to connect to City sewer on land located outside the City limits. There is an existing single family residence on the property which utilizes a septic system. The applicant is selling the property and the mortgage company is requiring connection to a public sewer system. An eight inch (8") City sewer line exists in front of this property at 3133 Terry Street. The two properties immediately to the north have been previously approved for sewer connection. The owner has signed the sewer connection agreement and an annexation petition.

Staff Recommendation: APPROVAL

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CITY COUNCIL
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PHONE 386-6011

ITEM	Council Action	Department Action
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)		
1511 E. <u>EXTENSION OF TIME</u> 1. <u>Z-61-82 - ROBERT L. CONN, ET AL</u> Request for an Extension of Time on property generally located on the west side of Tonopah Drive, between Washington Avenue and West Bonanza Road, R-1 Zone (under Resolution of Intent to R-PD16). Planning Commission unanimously recommends APPROVAL, subject to the following conditions: 1. Resolution of Intent shall expire on January 19, 1986. 2. Conformance to all ordinance amendments enacted subsequent to the original approval. Staff Recommendation: APPROVAL	Lurie - APPROVED Items 1 & 2. Unanimous	Clerk to notify & Planning to proceed

APPROVED AGENDA ITEM

David R. [Signature]

To: The City Council
Re: Community Planning and Development Agenda Item
December 19, 1984 City Council Agenda

X.

E. EXTENSION OF TIME

1. Z-61-82 - ROBERT L. CONN, ET AL

This is the second request for an Extension of Time on this property located west of Tonopah Drive between Washington and Bonanza. There is a Resolution of Intent to R-PD16 on this property. The applicant indicates additional time is needed to commence development on this project.

PLANNING COMMISSION RECOMMENDATION: APPROVAL, SUBJECT TO A ONE YEAR EXTENSION.

STAFF RECOMMENDATION: APPROVAL, SUBJECT TO A ONE YEAR EXTENSION

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December 19, 1984

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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)E. EXTENSION OF TIME2. Z-98-83 - DIANE HERR

Request for an Extension of Time on property generally located at 1529 W. Bonanza Road, R-E Zone (under Resolution of Intent to C-2).

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

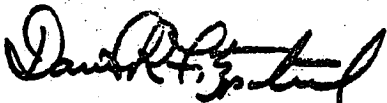
1. This Resolution of Intent shall expire December 21, 1985.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

Staff Recommendation: Approval

Lurie -
APPROVED Items 1 &
2.
Unanimous

Clerk to notify &
Planning to proceed

APPROVED AGENDA ITEM



To: The City Council
Re: Community Planning and Development Agenda Item
December 19, 1984 City Council Agenda

x. 0276

E. EXTENSION OF TIME

2. Z-98-83 - DIANE HERR

The applicant is requesting a one year Extension of Time for C-2 zoning at 1529 West Bonanza Road. The applicant indicated progress has been made in working out some of the conditions of approval and development will commence in the coming year. This is the first request for an Extension of Time.

PLANNING COMMISSION RECOMMENDATION: APPROVAL, SUBJECT TO A ONE YEAR EXTENSION.

STAFF RECOMMENDATION: APPROVAL, SUBJECT TO A ONE YEAR EXTENSION

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December 19, 1984

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. ZONE CHANGE1. Z-84-84 - AHMANSON FOUNDATIONRequest for reclassification of property
generally located on the southwest corner of
Eastern Avenue and 25th Street.

FROM: R-4 (Apartment Residence)

TO: C-2 (General Commercial)

Proposed Use: Retail Stores

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

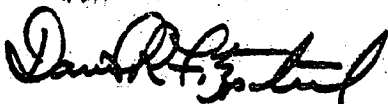
1. Resolution of Intent shall be restricted
to a twelve month time limit.
2. Approval of the driveway locations by
the Traffic Engineer.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0

Levy -
APPROVED as recom-
mended
UnanimousClerk to notify &
Planning to proceed

APPROVED AGENDA ITEM



To: The City Council
 Re: Community Planning and Development Agenda Item
 December 19, 1984 City Council Agenda

X.

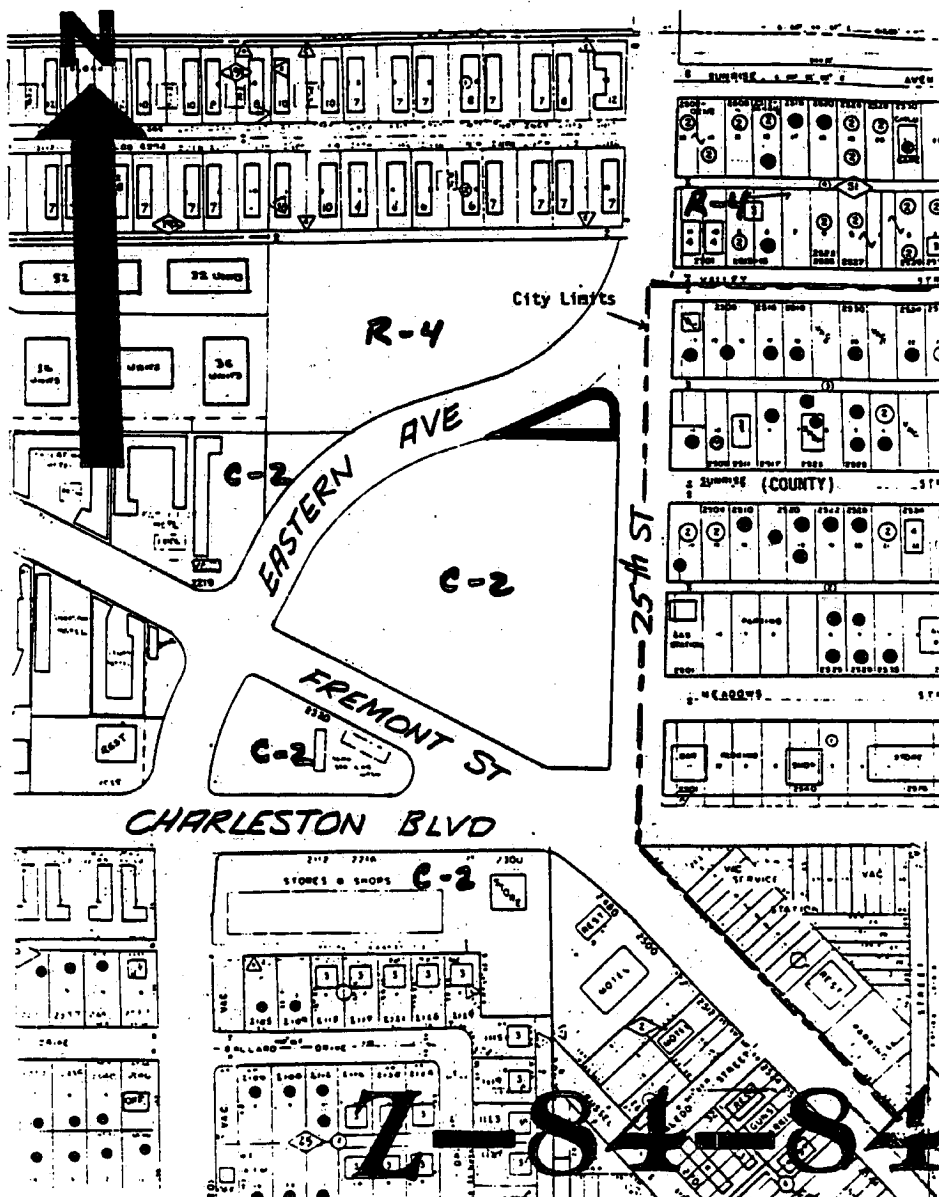
F. ZONE CHANGE1. Z-84-84 - AHMANSON FOUNDATION

The request is to rezone this property from R-4 to C-2 at the southwest corner of Eastern and 25th Street. This property is part of a larger parcel which is already zoned C-2 to the south that extends to Fremont Street. A shopping center with commercial storage units are proposed on the overall development. The land involved in this application will be used for driveway and parking in connection with the retail stores.

PLANNING COMMISSION RECOMMENDATION: APPROVAL, compatible with the zoning pattern in the area.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 0



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City of Las Vegas

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)F. ZONE CHANGE2. Z-60-84 - FEDERAL LAND AND DEVELOPMENT
CORPORATION

Request for reclassification of property generally located on the east side of Rancho Drive between Alta Drive and Pinto Lane.

FROM: R-D (Single Family Residence) and
R-1 (Single Family Residence)

TO: P-R (Professional Offices & Parking)

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

1. Resolution of Intent shall be restricted to a twelve month time limit.
2. No access to Alta Drive.
3. Install half-street improvements on Alta Drive, Rancho Drive and Pinto Lane, as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
4. Dedicate 25' property line radius corners at the intersection of Pinto Lane and Rancho Drive and Alta Drive and Rancho Drive as required by the Department of Design and Development.
5. Right turn lane from Rancho to Alta shall be approved by the City Council.

STAFF RECOMMENDATION: DENIAL

PROTESTS: 1

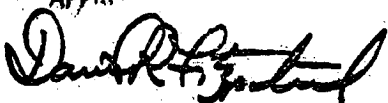
Lurie -
APPROVED as recommended by Planning Commission, subject to conditions.
Unanimous

Clerk to notify &
Planning to proceed

Appearances
Jay Thomas
Bob Faiss, Atty.
Johnny Ribeiro

No one appeared in
opposition.

APPROVED AGENDA ITEM



To: The City Council
 Re: Community Planning and Development Agenda Item
 December 19, 1984 City Council Agenda

X.

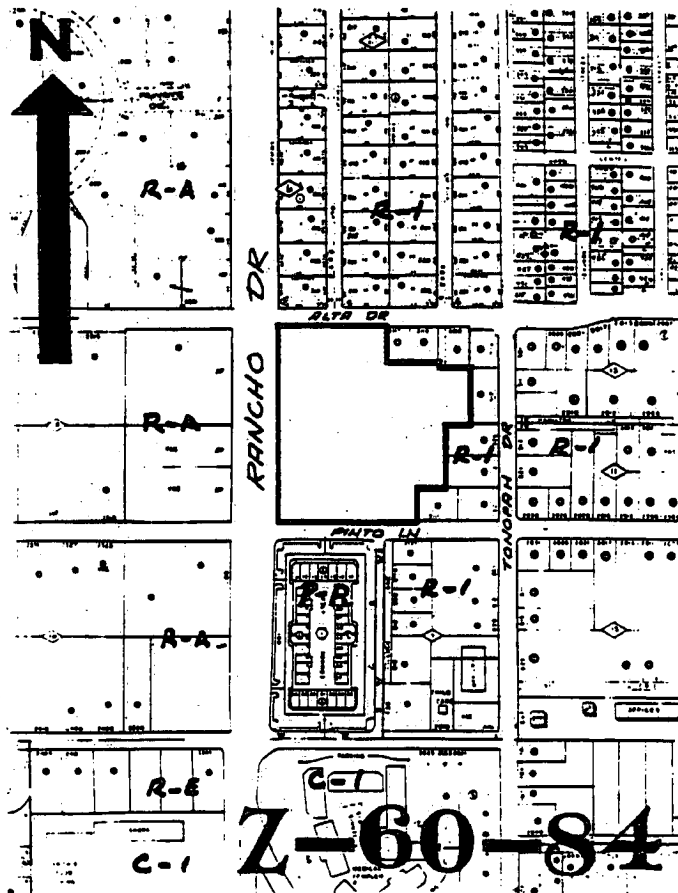
F. ZONE CHANGE2. Z-60-84 - FEDERAL LAND AND DEVELOPMENT CORPORATION

The application is to rezone this parcel on the east side of Rancho between Alta and Pinto, from R-D and R-1 to P-R. The applicant is Johnny Ribeiro, who wishes to construct another Quail Park development on this site. There are two other Quail Park developments to the south of this property along the east side of Rancho. The one to the south is zoned P-R and the one south of that is zoned C-1. To the east and north is developed R-1 and to the west is R-A zoning. When this application was considered by the Planning Commission there was a protest factor from the residents primarily to the north. The protests were in part due to the applicant proposing access to Alta Drive along the north side of the development. The Planning Commission held this item in abeyance for the applicant to work out some of the concerns of the protestants. As a result, 22 of the 23 protestants withdrew their objections because the developer removed the access to Alta, provided additional landscaping along Alta and agreed to a right turn lane on Rancho to Alta. The right turn lane will require Traffic and Parking Commission action with final action by the City Council. At the Planning Commission meeting, staff pointed out the Special Activity Center Plan for this general area indicates this property is to be developed for low density residential.

PLANNING COMMISSION RECOMMENDATION: APPROVAL - compatible zoning with the modifications now proposed by the developer.

STAFF RECOMMENDATION: DENIAL, contrary to the land use plan for this area.

PROTESTS: 1



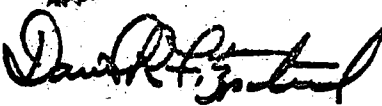
AGENDA*City of Las Vegas*

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

ITEM	Council Action	Department Action
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)		
F. <u>ZONE CHANGE</u>		
3. <u>Z-85-84 - ESTATE OF ANN GRETA JONES</u>		
Request for reclassification of property generally located between Ann Road and Lone Mountain Road, and Jones Boulevard and Decatur Boulevard.		
FROM: R-E (Residence Estates)		
TO: R-D (Single Family Residence, Restricted) R-CL (Single Family Compact Lot) R-1 (Single Family Residence) R-PD9 (Residential Planned Development) C-1 (Limited Commercial)		
Proposed Uses: Low to Medium Density Residential and Shopping Centers		
The Planning Commission unanimously recommends APPROVAL, subject to the following conditions:		
1. Resolution of Intent shall be restricted to a twelve month time limit.		
2. The C-1 site at Ann Road and Jones Boulevard be amended to R-1.		
3. The applicant to submit an application to rezone the row of R-E lots on the east side of Jones Boulevard to R-1 and all the R-1 lots shall back up to Jones Boulevard and Ann Road.		
4. An extensive drainage study be submitted by the applicant for this general area as required by the Department of Community Planning and Development.		
5. The applicant to inform the Sheep Mountain Homeowners Association of		
APPROVED AGENDA ITEM		
		
(continued)		
	Lurie - APPROVED, subject to conditions Unanimous (Levy excused)	Clerk to notify & Planning to proceed Appearances: Jerry Helton, US Homes; Mike Hoisumi, VTN-NV; George Baxter, Pres. Sheepmountain Homeowners Assoc. No one appeared in opposition

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December 19, 1984

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

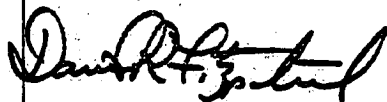
its schedules of development, submittals of subdivision maps and any changes to the development plan for this project.

See Page 47

6. The applicant to allow the Sheep Mountain Homeowners Association to participate in the architectural review of its proposed exterior landscaping, exterior block walls and the architecture of the buildings on the commercial sites.
7. The applicant shall provide four paved traffic lanes on Jones Boulevard between Rancho Drive and Lone Mountain Road when warranted by the amount of development on this project and when determined by the City.
8. The R-PD9 shall be limited to a maximum of 1700 dwelling units.
9. A maximum of 110 acres in the R-PD9 zone shall be permitted over 7.5 units per acre.
10. Install an 8 foot block wall along Leon Avenue and extending it along Washburn Avenue to the R-D sites; a 6 foot block wall shall be installed around the remainder of the R-PD9 area between any commercial and the residential; as well as adjacent to lots backing up to major streets. (All required walls abutting streets shall be decorative.)
11. Install street improvements on Ann Road, Decatur Boulevard, Lone Mountain Road, Leon Avenue, Washburn Road and Jones Boulevard as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.

(continued)

APPROVED AGENDA ITEM



AGENDA*City of Las Vegas*

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

ITEM

Council Action

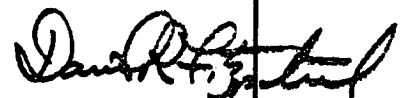
Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

12. Dedicate 50 feet of right-of-way for Decatur Boulevard and Lone Mountain Road; 30 feet of right-of-way for Washburn Road and Leon Avenue; 20 feet of right-of-way for Jones Boulevard and a 25' property line radius at the intersection of Washburn Road and Jones Boulevard, Jones Boulevard and Ann Road, Ann Road and Decatur Boulevard, Decatur Boulevard and Lone Mountain Road, Lone Mountain Road and Leon Avenue, as required by the Department of Design and Development. See Page 47
13. The private access drives and curvilinear streets shall meet the requirements of the Traffic Engineer.
14. Amend the Master Plan of Streets and Highways to eliminate Washburn Road and Bradley Road.
15. Install a minimum of 30 foot wide temporary paved access along Lone Mountain Road to Jones Boulevard and overlay a minimum width of 30 feet on Jones Boulevard between Washburn and Lone Mountain Road, as deemed necessary by the City as development occurs.
16. The R-D and R-1 lots shall be developed concurrently.
17. The lots in the R-PD9 backing up to Leon Drive shall have a 15' minimum rear yard setback.
18. Planning Commission approval of the development plans for the commercial sites.
19. Approval of the site plan of all residential development by the Department of Community Planning and Development.
20. Provide CC&R's for the maintenance of the common areas as required by the Department of Community Planning and Development.

(continued)

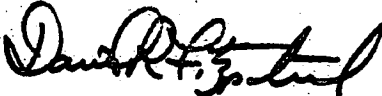
APPROVED AGENDA ITEM



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AGENDA*City of Las Vegas* December 19, 1984CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

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ITEM	Council Action	Department Action
X. <u>COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)</u>		
21. The street layout shall be finalized for the R-1, R-D and R-PD9 through the subdivision process.	See Page 47	
22. The triangular sites for which land use was not specified in the R-PD9 site shall be used for landscaped open space.		
Staff Recommendation: APPROVAL		
PROTESTS: 6		
APPROVED AGENDA ITEM		
		

TO: The City Council
 RE: Community Planning and Development Agenda Item
 December 19, 1984 City Council Agenda

x.

F. ZONE CHANGE3. Z-85-84 - HEIRS AND DEVISEES OF THE ESTATE OF ANN GRETA JONES

This application is to rezone a 574 acre parcel that is generally bounded by Ann Road, Decatur Boulevard, Lone Mountain Road and Jones Boulevard from R-E to R-D, R-CL, R-1, R-PD9 and C-1. The development will consist of a 1700 unit retirement community with the commercial and other single family developments located adjacent to this project to the southeast, northeast and northwest. The entire application involves 2,134 units with an overall density of 3.72 units per gross acre. The breakdown of the units and areas of land for each type of zoning requested is as follows:

<u>ZONING REQUESTED</u>	<u>ACREAGE</u>	<u>NUMBER OF LOTS</u>	<u>DENSITY</u>
R-E (existing)	12	18	1.53
R-D	3	9	3.16
R-1	34	152	4.41
R-CL	49	255	5.18
R-PD9	436	1700	3.89
C-1	39		
TOTAL	574	2134	AVERAGE 3.72

The applicant is requesting R-PD9 zoning on 436 acres for the retirement community so there will be minor flexibility to adjust the sites that will be developed at approximately 8 to 9 units per acre. There is approximately 110 acres that will be 8 to 9 units per acre and the remainder will be at just over 2 units per acre density for the average of 3.89 within the retirement community site. The retirement community will consist of an 18 hole golf course with a club house and will have various types of units ranging from a zero lot line to townhouses. All the streets will be private and one entrance is proposed on Lone Mountain Road for security purposes. There will be emergency access to Decatur Boulevard and Ann Road. The City's Traffic Division recommends three separate accesses for this project due to the 1700 units that are proposed. The applicant indicated they have 9 other projects of this size in other communities and all of them have only one entrance and additional emergency accessways. Further, the applicant pointed out the number of trips per unit in the retirement community are approximately one-third of a typical development with this number of units. (three trips versus ten trips per unit).

Three C-1 sites are proposed, one to the southeast at Decatur and Lone Mountain, another to the northeast at Decatur and Ann and the third at the northwest corner at Jones and Ann. There is a 49 acre R-CL site proposed between the commercial and the retirement community on the southeast portion and the R-D and R-1 site is located to the northwest of the retirement community. The applicant is proposing a row of R-E lots fronting on Jones Boulevard as a buffer between the existing R-E west of Jones and the proposed R-D and R-1.

The general area is sparsely developed. East of Decatur is land located in North Las Vegas and a portion of the land to the north is located in the County. To the northwest are several homes on Ann Road across from the proposed C-1 and there are several relatively new homes on Jones Boulevard to the west. Further west there is more scattered R-E development. To the southwest, between Jones and the project is scattered R-E development with some of the developed properties adjacent or relatively close to the land involved in this application.

There is dedicated access and two lane pavement on Jones Boulevard to this site from Rancho Drive. The main entryway to the retirement community is approximately 2000 feet east of Jones Boulevard on Lone Mountain Road and the developer will be providing paved access on this street. Further, the developer proposes to provide some additional improvements on Jones Boulevard between Lone Mountain and Rancho Drive to handle the additional traffic and enhance the entryway to this project. The applicant was also in agreement to providing additional improvements on Jones Boulevard north of Lone Mountain Road when the R-1 and R-D development commences.

At the initial Planning Commission meeting the property owners in the area and representatives of the Sheep Mountain Homeowners Association requested the application be held in abeyance because they needed more time to work out the details of this project with the applicant. The application was then held in abeyance and at the last Planning Commission meeting, the representative from the Homeowners Association indicated it had reached an agreement subject to a number of amendments to the application and conditions. The Planning Commission recommended approval of the application with the amendments and changes that have been agreed upon along with the recommendations of staff. The primary amendments are that the C-1 site at Jones Boulevard and Ann Road be eliminated and amended to R-1; and the R-E strip along the east side of Jones Boulevard be rezoned to R-1 with the lots backing up to Jones and Ann Road to the north. Also, that the applicant conduct an extensive drainage study around this project and to the north-west as well as for the City to evaluate the street system in this area for any needed improvements. Finally, the Homeowners Association wants to be informed of the schedules of development, subdivision submittals and any changes to this development plan. The applicant has also agreed to allow the Homeowners Association to participate in the architectural review of its proposed exterior landscaping, exterior block walls and the architecture of the commercial developments. It should be noted that the strip of R-E along Jones was not part of this application and it cannot be amended to R-1. The applicant is in agreement to submitting a new application for R-1 on this strip to conform to the requested changes. The Master Plan of Streets and Highways will also have to be amended to eliminate Washburn Road and Bradley Road, which are projected to go through the center of this overall development in east-west and north-south directions. These streets can be eliminated because of the lower traffic volume projections.

Planning Commission Recommendation: APPROVAL, subject to amending the C-1 site on the northwest portion of the project to R-1 and all other conditions set forth on the agenda.

Staff Recommendation: APPROVAL, subject to conditions.

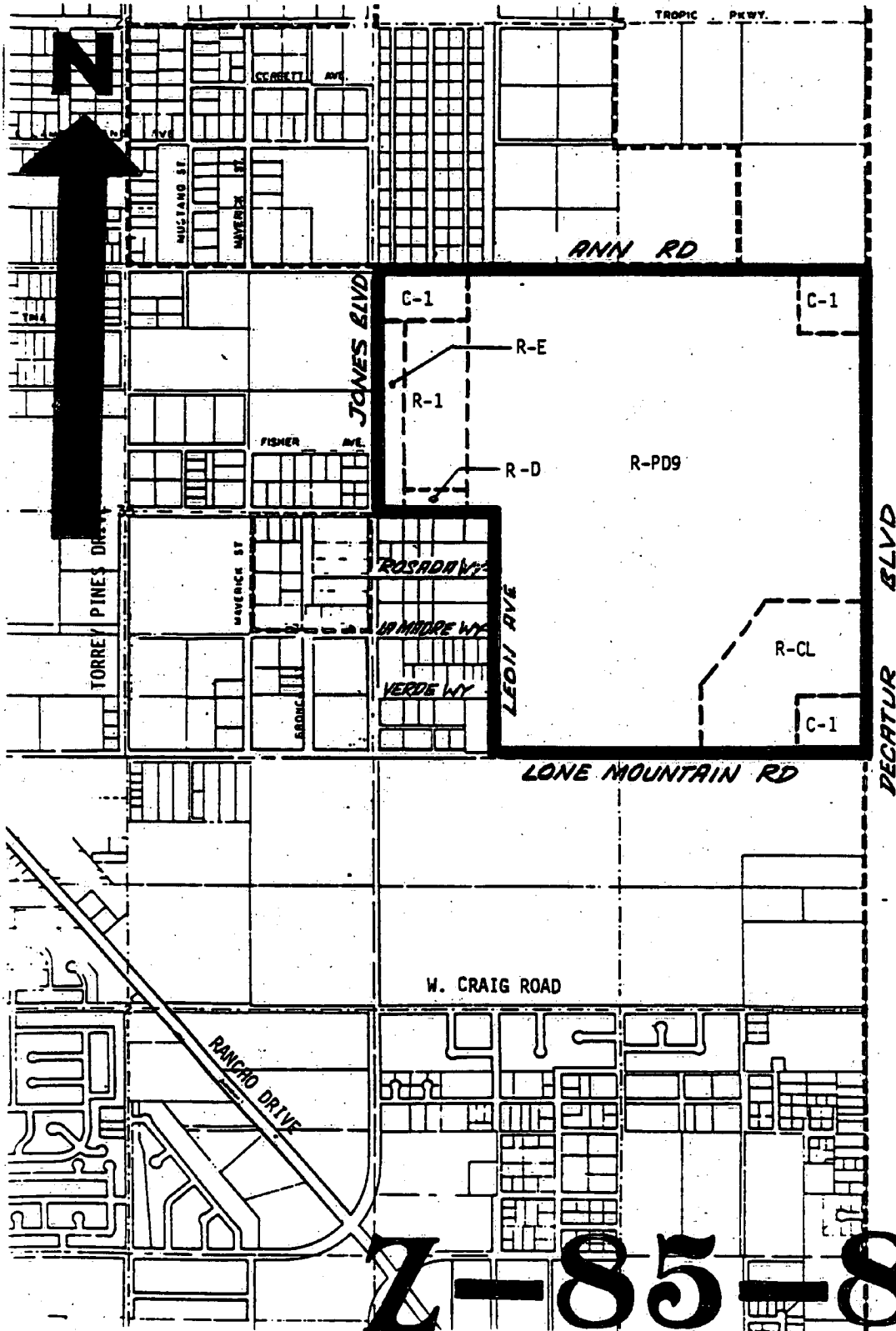
PROTESTS: 6

NOTE: Initially the Sheep Mountain Homeowners Association indicated it had 122 signatures on a petition. The petition was never submitted and the Association is now in agreement with the application subject to the conditions recommended by the Planning Commission.

0287

LOCATION MAP

ITEM X. F. 3. ESTATE OF ANN GRETA JONES

**Z-85-84**

AGENDA

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CITY COUNCIL
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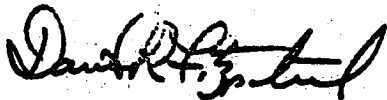
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)G. REVIEW OF ELEVATION1. Z-82-84 - FARLEY M. ANDERSON, JR., TRUSTEE

Review of Elevations for a proposed shopping center on property generally located on the northwest corner of Lake Mead Boulevard and Torrey Pines Drive, N-U Zone (under Resolution of Intent to R-3 and C-1).

Lurie -
APPROVED
Unanimous
(Levy excused)

Clerk to notify &
Planning to proceed
Jay Downey appeared

APPROVED AGENDA ITEM



1527

To: The City Council
Re: Community Planning and Development Agenda Item
December 19, 1984 City Council Agenda

x.

0289

G. REVIEW OF ELEVATION

1. Z-82-84 - FARLEY M. ANDERSON, JR., TRUSTEE

The C-1 zoning for a shopping center at the northwest corner of Lake Mead and Torrey Pines Drive was approved at your last meeting, subject to a review of building elevations being submitted for Council approval on December 19, 1984. The applicant has submitted the elevations which will be presented in detail at the Council meeting.

0290

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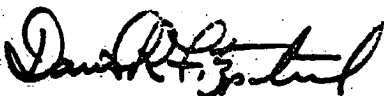
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

H. SET DATE FOR PUBLIC HEARING ON THE CITY OF
LAS VEGAS GENERAL PLAN UPDATE.

PUBLIC HEARING TO BE HELD JANUARY 16, 1985

1/16/85 Agenda

APPROVED AGENDA ITEM



0291

To: The City Council
Re: Community Planning and Development Agenda Item
December 19, 1984 City Council Agenda

X.

H. SET DATE FOR PUBLIC HEARING FOR THE GENERAL PLAN UPDATE

This item is to set date for the public hearing on the City's General Plan Update. It is requested the public hearing be set for January 16, 1985 at 2:00 P.M., which will be your regular meeting. Since the Planning Commission cancelled its second meeting in December because of the holidays, it is anticipated there will be a very short agenda relative to zoning matters.

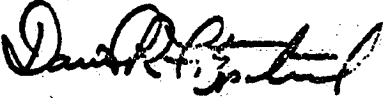
AGENDA*City of Las Vegas*

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0292

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
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ITEM	Council Action	Department Action
X. <u>COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT</u>		
I. SET DATE FOR PUBLIC HEARING ON ANY ITEM REQUIRING A PUBLIC HEARING THAT WAS ACTED UPON BY THE CITY PLANNING COMMISSION AT ITS DECEMBER 13, 1984 MEETING.	VAC-23-84	1/2/85
APPROVED AGENDA ITEM 		

AGENDA*City of Las Vegas*

December 19, 1984

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XI. ADDENDUM ITEMS

NONE

NONE

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CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
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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 3:30 P.M.