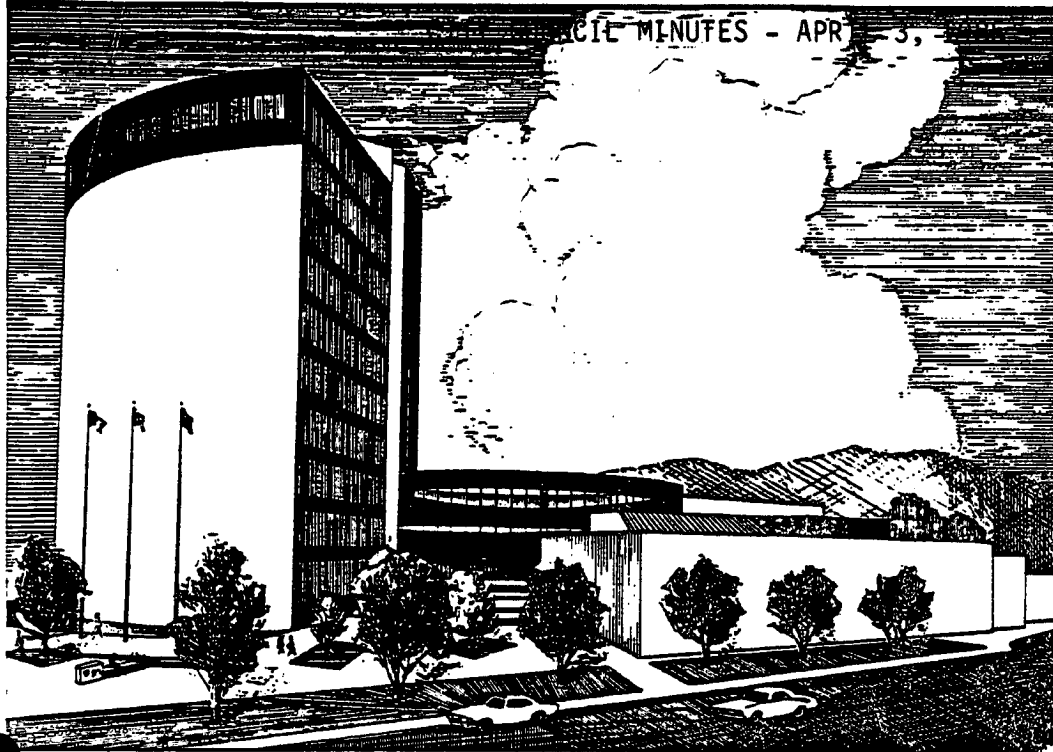




MINUTES

City of Las Vegas

CITY COUNCIL

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

DATE: April 3, 1935

TIME: 9:45 A.M.

INVOCATION: Reverend Edward D. Compton
Las Vegas Rescue Mission

PLEDGE OF ALLEGIANCE: Given

CITY COUNCIL

PRESENT

ABSENT

EXCUSED

MAYOR BILL BRIARE

☒

☐

☐

COUNCILMAN RON LURIE
MAYOR PRO-TEM

☒

☐

☐

COUNCILMAN AL LEVY

☒

☐

☐

COUNCILMAN BOB NOLEN

☒

☐

☐

COUNCILMAN W. WAYNE BUNKER

☒

☐

☐

CITY ATTORNEY

GEORGE F. OGILVIE

☒

☐

☐

APPROVED BY REFERENCE

August 7, 1985

ATTEST:

Carl A. Hawley
CITY CLERK

William H. Briare
MAYOR

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

0001

April 3, 1985

Page 1

AGENDA*City of Las Vegas*CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM

Council Action

Department Action

I. 9:45 A.M.

FULL COUNCIL PRESENT

A. COMMUNITY RELATIONS

NONE

B. SPECIAL EVENTS

NONE

II. 10:00 A.M.

A. ANNOUNCEMENT RE COMPLIANCE WITH OPEN MEETING LAW

ANNOUNCEMENT GIVEN

B. INVOCATIONReverend Edward D. Compton
Las Vegas Rescue MissionINVOCATION GIVEN
by REVEREND COMPTONC. PLEDGE OF ALLEGIANCEMAYOR BRIARE LED
AUDIENCE IN PLEDGED. APPROVAL OF CITY COUNCIL FINAL MINUTESFor the following meetings: Regular
Meetings - October 3, 1984, October 17,
1984, January 16, 1985. Special
Meetings - October 1, 1984, October 23,
1984 and January 28, 1985.Lurie -
APPROVED
Motion carried with
Bunker "Abstaining"
from voting.

Clerk to proceed

APPROVED AGENDA ITEM

(Mailing required under the provisions of NRS CHAPTER 241)

0002

STATE OF NEVADA)

SS

COUNTY OF CLARK)

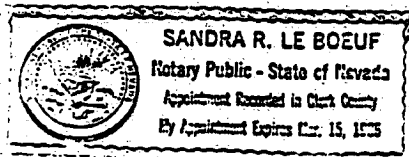
Joanne Olesky, an employee of the City of Las Vegas, being first duly sworn, deposes and says that on the 29th day of March, 1985 a true and correct copy, of a REGULAR MEETING of the CITY COUNCIL of the CITY OF LAS VEGAS, NEVADA, to be held on the 31st day of April, 1985, was deposited in the United 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).

Joanne Olesky
SIGNATURE (an employee in the Office of
the CITY CLERK)

Subscribed and sworn to before me this

29th day of March, 1985

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



(Posting required under the provisions of NRS CHAPTER 241)

STATE OF NEVADA)
)
COUNTY OF CLARK)

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)

Per Sven

SIGNATURE

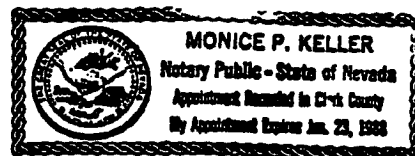
General Services
DEPARTMENT

Subscribed and sworn to before me this

29th day of March, 85

Monroe P. Keller
NOTARY PUBLIC in and for said County and State.

My Commission expires: 1/23/88



0004

AGENDA*City of Las Vegas*

April 3, 1985

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

Page 2

ITEM

Council Action

Department Action

III. DEPARTMENT OF BUSINESS ACTIVITYJERRY J. CAHILL, 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 item may be discussed if a Councilman or citizen so requests.

*A. GAMING -- Additional

1. EXBER, INC.

El Cortez Hotel & Casino
600 East Fremont
1 Heads & Tails

Western Hotel & Casino
899 East Fremont
6 slots

2. HORSESHOE CLUB OPERATING COMPANY

Horseshoe Club
128 East Fremont
1 Crap Table

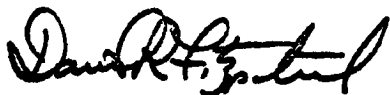
Lurie -
APPROVED Items 1,
2 and 3.
Unanimous

Staff to proceed

APPROVED
See Above

See Above

APPROVED AGENDA ITEM



0005

AGENDA*City of Las Vegas*

April 3, 1985

Page 3

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

ITEM

Council Action

Department Action

III. DEPARTMENT OF BUSINESS ACTIVITY
(cont'd)*A. GAMING -- Additional
(cont'd)APPROVED
See Page 2

See Page 2

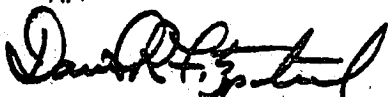
3. UNITED COIN MACHINE COMPANY

Downtown Emporium
512 East Fremont
4 slotsThe Nice Place
3021 East Charleston
2 slotsPeace Pipe Cocktail Lounge
2327 South Eastern
4 slotsB. LIQUOR -- New/Request for Waiver
of 400' Distance RequirementHELD IN ABEYANCE
AT REQUEST OF
APPLICANT'S
ATTORNEY.Director to place
back on agenda
at proper time.1. DESERT FINANCIAL GROUP, INC.
dba
TEXACO FOOD STORES
1500 West Charleston

Beer/Wine Off-Sale License

Tom Roger Grimmett, Pres, Dir,
100%NOTE: Director to check on church
protest factor.

APPROVED AGENDA ITEM



City of Las Vegas

CITY COUNCIL MINUTES- APRIL 3, 1985

AGENDA DOCUMENTATION

Date: March 22, 1985

TO: The City Council

FROM: DANIEL R. FITZPATRICK
DEPUTY CITY MANAGER

0006

SUBJECT: DEPARTMENT OF BUSINESS ACTIVITY -- APRIL 3, 1985 CITY COUNCIL AGENDA
LIQUOR -- New/Request for Waiver of 400' Distance Requirement

PURPOSE/BACKGROUND

Item, "B", 1.

Appearing on the Department of Business Activity portion of the agenda is a request for a new beer/wine off-sale liquor license from Desert Financial Group, Inc., dba Texaco Food Stores, 1500 West Charleston.

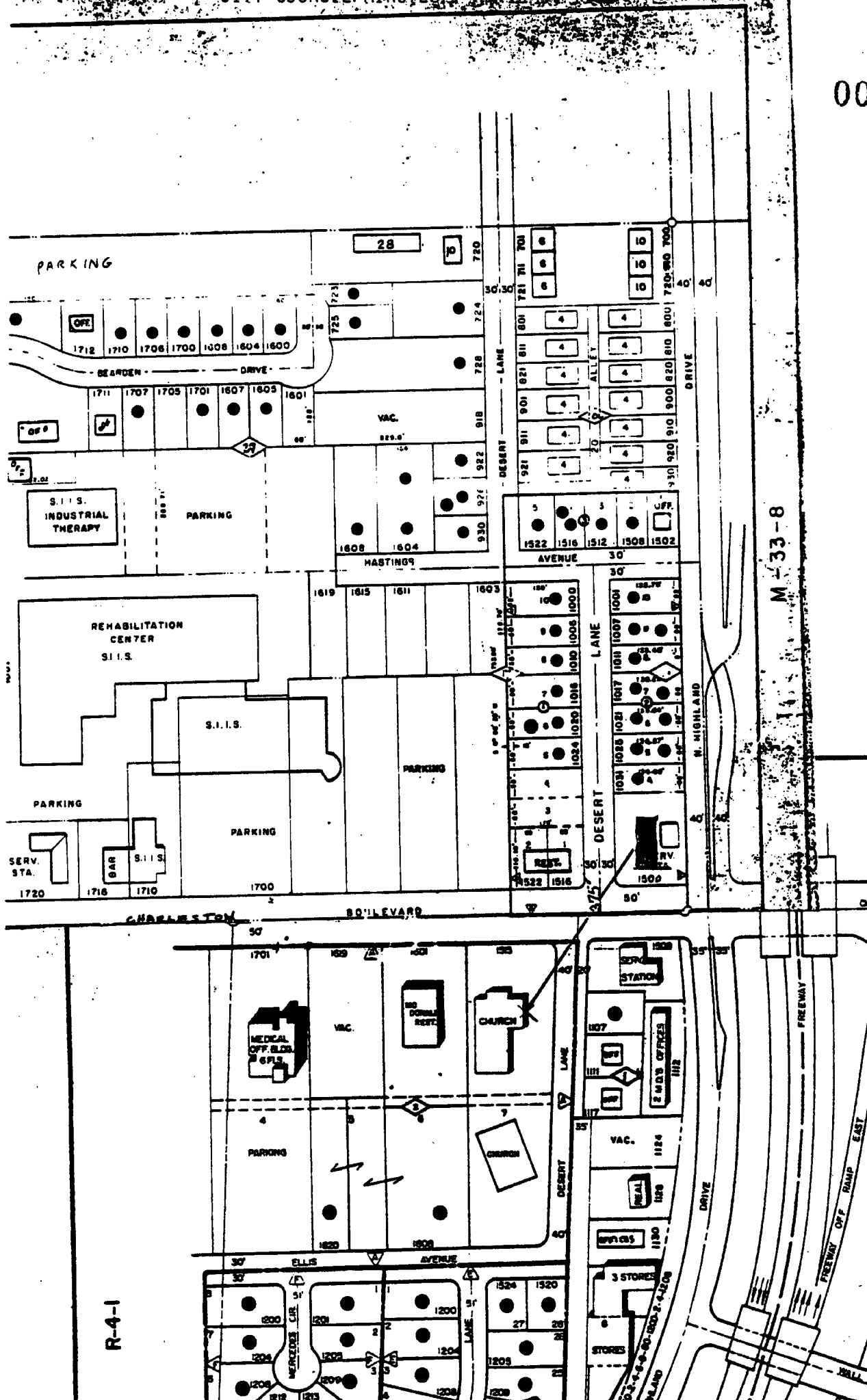
Along with the application, the applicant is requesting a waiver of the 400' distance requirement as provided under Title 6, Chapter 50, Section 300, Las Vegas Municipal Code. Measurements taken by the Department of Business Activity reveal that the First Presbyterian Church, 1515 West Charleston is 375' from the proposed location.

Attached is a copy of a letter from Tom R. Grimmett, President, outlining his request for waiver. Also attached is a copy of a map showing the proposed location and surrounding neighborhood.


Jerry J. Cahill, Director
Department of Business Activity

Agenda Item

III "B" 1



DESERT FINANCIAL GROUP, INC.

0008

2036 HASSETT AVE.
LAS VEGAS, NEVADA 89104
702-457-3222

March 11, 1985

Mayor and City Council
City of Las Vegas
c/o Department of Business Activity
Las Vegas, Nevada

Re: Waiver of 400 ft. requirement
Beer and Wine OFF-SALE License
1500 West Charleston

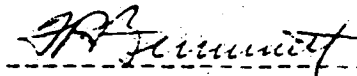
This is to request a waiver of the 400 feet required by City Ordinance between a proposed beer and wine off-sale site and an existing church.

Our convenience store located at 1500 West Charleston has been measured at approximately 370 feet from a church across Charleston Blvd.

When Texaco, Inc., applied for and was granted a use permit, a spokesman for the church attended the meeting at which the permit was voted upon. That spokesman voiced support for the granting of the use permit.

We feel that the character of the neighborhood is such that the granting of a beer and wine off-sale license would not be detrimental. We also feel that the extensive effort on the part of Texaco, Inc., to completely rebuild this location has significantly improved the quality and appeal of the area.

Sincerely,



Tom R. Grimmett

AGENDA*City of Las Vegas*

April 3, 1985

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

Page 4

ITEM

Council Action

Department Action

III. DEPARTMENT OF BUSINESS ACTIVITY
(cont'd)

10:04

C. LIQUOR -- New

1. *AGUSTO VERASTEGUI
dba
BLVD MINI MARKET
1404 Fremont Street

Beer/Wine Off-Sale License

Agusto Verastegui, 100%

*Subject to the provisions of the
Fire codes and Health Department
regulationsLurie -
APPROVED, subject
to the provisions.
Unanimous

Staff to proceed

10:05

D. LIQUOR -- Change of Ownership/
Change of Location/Change of
Business Name

1. From: That's Italian, Ltd.
dba
That's Italian
4601 West Sahara

Lucian Lantenois, Pres,
Treas, Dir
Carol Lantenois, V. P.,
Secy, Dir
(Stock held 100% jointly
as husband and wife)TO: DURAN & DURAN
dba
EL BURRITO WEST
633 North Decatur

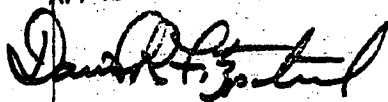
Beer/Wine On-Sale

David A. Duran, Co-
owner
Rebecca Duran, Co-
owner, 100% jointly
as husband & wifeLurie -
APPROVED, subject
to the provisions.
Unanimous

Staff to proceed

David A. Duran
and Rebecca Duran
were present.

APPROVED AGENDA ITEM



0010

AGENDA*City of Las Vegas*

April 3, 1985

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

Page 5

ITEM

Council Action

Department Action

III. DEPARTMENT OF BUSINESS ACTIVITY
(cont'd)10:05 D. LIQUOR -- Change of Ownership/
Change of Location/Change of
Business Name
(cont'd)2. From: Una Sloan
dba
The Boomerang
2109 East Fremont

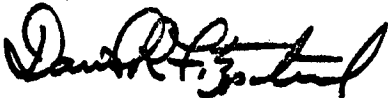
Una F. Sloan, 100%TO: *PAUL J. RUSSO
dba
P.J. RUSSO'S
2300 Maryland Parkway

General On-Off Sale

Paul James Russo, 100%.*Subject to the provisions of the
Fire codes and Health Department
regulationsLurie -
APPROVED, subject
to the provisions.
Unanimous

Staff to proceed

APPROVED AGENDA ITEM



0011

AGENDA*City of Las Vegas*

April 3, 1985

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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)10:05 E. LIQUOR -- Approval of Franchise ManagerLurie -
APPROVED
Unanimous

Staff to proceed

1. SOUTHLAND CORPORATION
dba
7-ELEVEN FOOD STORE #25123
6980 Westcliff Drive

Beer/Wine Off-Sale License

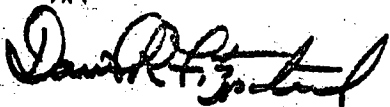
Franchise Managers:
Robert Lewis Phillips and
Lynn Patrice Phillips, 100%
jointly as husband & wife10:06 F. LIQUOR -- Change of Ownership/
GAMING -- NewLurie -
APPROVED
Unanimous

Staff to proceed

1. From: Joseph Monteiro, 100%

TO: CWS, INC.
dba
FAST BREAK LOUNGE
2245 A, B & C North
DecaturGeneral On-Off Sale
Restricted Gaming:
15 slotsCharles William Stanley,
Sole Officer, Dir,
100%Atty. Carl Lovell
and Charles
William Stanley
were present.

APPROVED AGENDA ITEM



0012

April 3, 1985

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

City of Las Vegas

ITEM

Council Action

Department Action

III. DEPARTMENT OF BUSINESS ACTIVITY
(cont'd)

10:06

G. PRIVATE PATROLMAN LICENSE --
Change of Location

1. From: 1500 East Tropicana,
Suite 125

TO: SPECIALIZED SECURITY
SERVICES, INC.
dba
SPECIALIZED SECURITY
SERVICES, INC.
1771 East Flamingo,
Suite 104B

James L. Fleshood, Pres.
Dir, 100%

Lurie -
APPROVED
Unanimous

Staff to proceed

10:07

H. SECONDHAND DEALERS LICENSE -- New

1. *ROBERT FUHR
dba
FUHR PIANO RESTORATION
1516 Western Avenue

Class III-B

Robert Allen Fuhr, 100%

*Subject to the provisions of the
Fire codes

Lurie -
APPROVED, subject
to the provisions.
Unanimous

Staff to proceed

APPROVED AGENDA ITEM

David R. [Signature]

0013

AGENDA*City of Las Vegas*

April 3, 1985

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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)10:07 I. SECONDHAND DEALERS LICENSE --
Change of Ownership/Change of
Business Name1. From: Anita's Penny-Wise
EmporiumElizabeth Thompson,
100%TO: *TAYLOR & FLOM
dba
PENNY-WISE FURNITURE
1040 South Main Street

Class II

Barbara Almedia Taylor,
Co-partner, 50%
Sharol Renee Flom, Co-
partner, 50%*Subject to the provisions of the
Fire codesLurie -
APPROVED, subject
to the provisions.
Unanimous

Staff to proceed

10:08 J. LOCKSMITH LICENSE -- New1. *BOBBIE RHOADS
dba
BOBBIE'S LOCK & KEY
4528 West Charleston

Bobbie Laverne Rhoads, 100%

*Subject to the provisions of the
Fire codesNolen -
ABEYANCE
(Referred back to
LVMPD)
Unanimous

4-17-85 Agenda

Bobbie Laverne
Rhoads appeared.NOTE: Police report dated 3/14/85
made part of record and on
file at LVMPD.

APPROVED AGENDA ITEM

City of Las Vegas

CITY COUNCIL MINUTES - APRIL 3, 1985

AGENDA DOCUMENTATION

Date: March 22, 1985

TO:
The City Council

FROM:
DANIEL R. FITZPATRICK
DEPUTY CITY MANAGER

0014

SUBJECT: DEPARTMENT OF BUSINESS ACTIVITY -- APRIL 3, 1985 CITY COUNCIL AGENDA
LOCKSMITH LICENSE -- New

PURPOSE/BACKGROUND

Item, "J", 1.

Appearing on the Department of Business Activity portion of the agenda is a request for a new Locksmith License from Bobbie L. Rhoads, dba Bobbie's Lock & Key located at 4528 West Charleston.

This item has received an "unfavorable" police report. A confidential investigative report will be submitted by the Special/Privileged Investigations Section of the Las Vegas Metropolitan Police Department to the City Council prior to the meeting.


Jerry J. Cahill, Director
Department of Business Activity

Agenda Item

III "J" 1

0015

AGENDA*City of Las Vegas*

April 3, 1985

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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)10:14 K. FIREARMS PERMIT -- Approval of Manager

1. GEORGE COSSOVEL
dba
BULLS-EYE LTD.
2506 1/2 Fremont

Manager:
Eulalia Ballou

Nolen -
APPROVED, subject
to review by
Council in one
year and applicant
to maintain records
required by LVMPD
and Department of
Business Activity.
Unanimous

Staff to proceed

10:15 L. SPECIAL EVENT LIQUOR LICENSES

1. NEVADA BEVERAGE CHARITABLE
FOUNDATION

Location: Lorenzi and Freedom
Parks

Dates: April 12, 13, 19,
20, 27 and
May 4, 1985

Responsible Licensee:
Fred Keck
Skinny Dugan's Pub

Lurie -
APPROVED Items 1
and 2.
Unanimous

Staff to proceed

2. NEVADA ASSOCIATION FOR THE
HANDICAPPED

Location: 6200 West Oakey

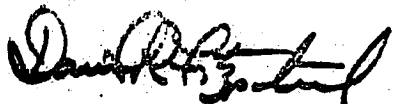
Date: April 21, 1985

Responsible Licensee:
Vol Woodall
The Wait 'N Room

APPROVED
See Above

See Above

APPROVED AGENDA ITEM



AGENDA*City of Las Vegas*April 3, 1985 ⁰⁰¹⁶

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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)10:16 M. CHILD CARE FACILITY APPLICATION
(Approved by the Child Welfare Board)

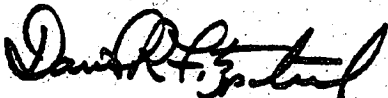
1. LITTLE ROUNDUP CHILD CARE CENTER
3700 Vegas Drive

68 children days/5 nights

Lurie -
APPROVED
Unanimous

Staff to proceed

APPROVED AGENDA ITEM



City of Las Vegas

CITY COUNCIL MINUTES - APRIL 3, 1985

AGENDA DOCUMENTATION

Date: March 28, 1985

TO: The City Council

FROM: DANIEL R. FITZPATRICK
DEPUTY CITY MANAGER

0017

SUBJECT: DEPARTMENT OF BUSINESS ACTIVITY -- APRIL 3, 1985 CITY COUNCIL AGENDA
CHILD CARE FACILITY APPLICATION

PURPOSE/BACKGROUND

Item, "M", 1.

The application of Little Roundup Child Care Center was first reviewed by the Child Welfare Board on February 27th, and upon recommendation by that Board, was placed on the March 20th City Council agenda for final approval.

At the March 20th City Council meeting, councilmen indicated they had received a complaint against the facility, and referred the application back to the Child Welfare Board.

The application was again reviewed by the Child Welfare Board on March 27th. A summary of the allegations regarding possible child abuse as well as the investigation conducted by the Abuse/Neglect Unit of the Las Vegas Metropolitan Police Department was presented by Jo Ann Bagger. Officer Bagger's conclusion was that the allegations made were unsubstantiated.

After thorough re-examination of the application and information presented, the Child Welfare Board unanimously recommended approval of Little Roundup Child Care Center; and requested this matter be placed on the April 3rd agenda for approval by the City Council.



Jerry A. Cahill, Director
Department of Business Activity

Agenda Item

III. M. 1

0018

AGENDA*City of Las Vegas*

April 3, 1985

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

Page 11

ITEM

Council Action

Department Action

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

10:16 A. DISCUSSION AND POSSIBLE ACTION ON SALE
OF SINGLE FAMILY UNIT AT 630 NORTH 4TH
STREET.

Lurie +
APPROVED sale as
recommended by
City Manager.
(Staff authorized
to sell the property
for \$60,000 with
payment of 5% sales
commission. If
this transaction is
not consummated by
the first proposed
buyer, blanket
approval to
continue the sales
process for a
qualified buyer.)
Unanimous

Staff to proceed

NOTE: Council directed City Manager
to invite County Treasurer
Keith Latham to attend the
4/17/85 meeting to explain
how the 14.3 million ESM
loss will affect the City.

AGENDA DOCUMENTATION

Date: March 28, 1985

0019

TO:
The City CouncilFROM:
ASHLEY HALL
CITY MANAGERSUBJECT:
DISCUSSION AND POSSIBLE ACTION ON SALE OF SINGLE FAMILY UNIT AT 630 NORTH 4TH STREETPURPOSE/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. 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 staff be authorized to sell the property for \$60,000 to a qualified buyer.

In December of 1984 we had an offer to purchase for \$60,000 which was approved by Council; however, the transaction was not consummated.

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 \$20,000 of the defaulted loan, which was in the amount of \$26,337.

RECOMMENDATIONS

City Manager recommends that staff be authorized to sell the property for \$60,000 to a qualified buyer and that a 5% sales commission be paid.

Agenda Item

IV.(a) A.

TRANSCRIPT - CITY COUNCIL MEETING - APRIL 3, 1985

IV(a) ADMINISTRATIVE AGENDA

ITEM A. DISCUSSION AND POSSIBLE ACTION ON SALE OF SINGLE FAMILY UNIT AT
630 NORTH 4TH STREET.

0020

PAGE 1

MAYOR BRIARE:

On Council's page 11, Mr. Hall.

CITY MANAGER HALL:

Yes, Your Honor, Item A, discussion and possible action on sale of single family unit at 630 North 4th Street. Mr. Don Saylor, the Special Projects Manager, will handle that.

DON SAYLOR:

This is one of the properties that the City foreclosed on due to a default on a rehabilitation loan and the City is now the owner. The property is vacant-- being carried under our insurance program with a special rider. We did get approval from the Council to accept an offer on it a couple of months ago, however, that one fell through. We do have another offer on it now. We would like permission to proceed to sell the property for 60,000 and pay 5% realtor's commission on it; and in case this offer falls through, we're asking for in essence a blanket approval so that if we get another offer at 60,000 from a qualified buyer, we can proceed. It's to the benefit of the City to try to sell this property as soon as we can.

MAYOR BRIARE:

Comments by the Council members?

COUNCILMAN LURIE:

Mayor, I'D MOVE THAT WE FOLLOW THE RECOMMENDATIONS OF THE CITY MANAGER AND HE CAN AUTHORIZE TO SELL PROPERTY.

MAYOR BRIARE:

Any comments on the motion? Cast your votes. Post. The motion's APPROVED. (Motion carried unanimously.)

END OF DISCUSSION

/s/

AGENDA*City of Las Vegas***0021**

April 3, 1985

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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.

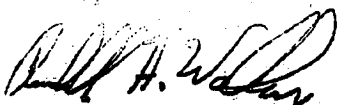
A. SERVICE AND MATERIAL WARRANTS/PAYROLL
WARRANTS/OTHER WARRANTS AND INVESTMENTS

1. Service and Material Warrants
In the amount of \$1,706,293.10
2. Payroll Warrants
In the amount of \$701,387.33
3. Other Warrants and Investments
In the amount of \$591,382.77

Lurie -
APPROVED Items 1,
2 and 3.
Unanimous

Staff to proceed

APPROVED AGENDA ITEM



0022

[illegible]

No.	Thru	AMT.	DESCRIPTION:
175063	176157	\$ 701,387.33	P/R 3/23/85

ATTEST:

AGENDA*City of Las Vegas*

April 3, 1985

Page 13

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011**ITEM****Council Action****Department Action****IV. (c) DEPARTMENT OF PERSONNEL &
EMPLOYEE RELATIONS**

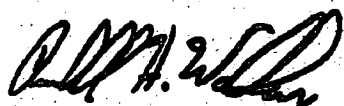
JAN TAIT, DIRECTOR

**A. AUTHORIZATION TO FILL
POSITIONS (CRITICAL HIRES)****10:18 1. REPLACEMENTS FOR EXISTING BUDGETED POSITIONS:**

<u>POSITION(S)</u>	<u>DEPARTMENT</u>	<u>MONTHLY RANGE</u>	<u>FUNDING</u>
Firefighter (11)	Fire Services	\$1,585- 2,171-	General
Auditor I	Business Activity	\$1,542- 1,963	General

Lurie -
APPROVED as recom-
mended.
Unanimous

Staff to proceed

NOTE: There was a recess in the
meeting from 10:18 to
10:25.**APPROVED AGENDA ITEM**

AGENDA DOCUMENTATION

Date: March 26, 1985

TO:
The City Council

FROM:

0024

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

PURPOSE/BACKGROUND

Of the 1,636 positions in the City's 1984-85 Fiscal Budget, 17.2% (282 positions) are currently vacant.

The staff is recommending the filling of twelve (12) critical positions at this time.

The chart below gives you a summary of our current staffing, as well as showing the twelve (12) 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	159	149	10	1	0	1
Classified	1157	1103	54	11	0	11
Contract	18	12	6	0	0	0
Elective	9	9	0	0	0	0
Hourly	<u>293</u>	<u>81</u>	<u>212</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total	1636	1354	282	12	0	12

FISCAL IMPACT

The twelve vacant and budgeted positions shown above are included in the City's 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 \$878,878. 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 \$1,336,930.

RECOMMENDATION

Staff recommends the filling of twelve (12) positions indicated above.

RECOMMENDED

Jan. Taft
Jan. Taft, Director
Personnel & Employee Relations

Agenda Item

IV. (c)

AGENDA

CITY COUNCIL MINUTES - APRIL 3, 1985

City of Las Vegas

0025

April 3, 1985

Page 14

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

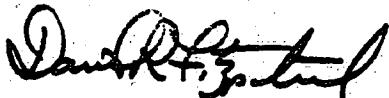
10:18

A. REQUEST PERMISSION TO SET PUBLIC HEARING TO
REPROGRAM \$28,000 IN NINTH YEAR COMMUNITY
DEVELOPMENT BLOCK GRANT (1983-84) FUNDS

Lurie -
APPROVED Public
Hearing for
4-17-85.
Unanimous

4-17-85, 2:00 P.M.
Agenda

APPROVED AGENDA ITEM



AGENDA DOCUMENTATION

Date: April 3, 1985

0026

TO:
The City CouncilFROM: DANIEL R. FITZPATRICK
DEPUTY CITY MANAGERSUBJECT: REQUEST PERMISSION TO SET PUBLIC HEARING TO REPROGRAM \$28,000 IN NINTH YEAR
COMMUNITY DEVELOPMENT BLOCK GRANT (1983-84) FUNDSPURPOSE/BACKGROUND

During February, 1985, Sarah Allen Community Development Credit Union - a ninth year subgrantee - closed its doors as the result of the Nevada Department of Commerce revoking their operating license due to insolvency. At that time Sarah Allen Community Development Credit Union had \$28,000 remaining balance in its Community Development Block Grant Ninth Year (1983-84) "Jobs Bill" project account.

As stipulated in Section 570.301(4)(b) of the Department of Housing and Urban Development's (HUD) Community Development Block Grant Regulations regarding amending the City's Final Statement, the City is required to hold a Public Hearing. Therefore, the Department of Economic and Urban Development is requesting permission to hold a Public Hearing on April 17, 1985, to reprogram the \$28,000 unexpended Ninth Year (1983-84) Community Development Block Grant funds.

FISCAL IMPACT

\$28,000 Ninth Year Community Development Block Grant funds to be reprogrammed.

RECOMMENDATIONS

It is the recommendation of the Office of the City Manager that the Public Hearing be set for April 17, 1985.

JACK THOMASON, DIRECTOR
DEPARTMENT OF ECONOMIC & URBAN DEVELOPMENT

Agenda Item

IV. (d) A.

AGENDA*City of Las Vegas*

0027

APRIL 3, 1985

Page 15

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 & CONTRACTS10:26 *A. AWARD OF BIDS

1. Angel Park Detention Basin Phase IIB
Department of Design & Development
2. Lorenzi Park Tennis Court Renovation
Department of Parks, Recreation & Senior Activities
3. Durango Drive Lift Station
Department of Design & Development
4. Sewer Manhole Adjustment Program
Department of Public Services
5. Metro Police Firing Range Site
Department of Design & Development

10:40 6. Telecommunications System
Department of General Services***B. PURCHASE ORDER APPROVAL**

1. Telecommunications Consultant
Department of General Services

Lurie -
APPROVED as recommended by staff,
Items A-1 thru A-5.
Unanimous.
(NOTE: Item A-5
rejected all bids.)

Staff to proceed

Item A-6

Nolen -
ABEYANCE until 5/15
Council Meeting, but
to allow Compah to
withdraw its bid as
of 4/3/85.
Unanimous

5/15/85 Agenda

5/15/85 Agenda

APPROVED AGENDA ITEM


NOTE: Verbatim transcript made
part of Final Minutes.

AGENDA DOCUMENTATION

Date: MARCH 22, 1985

0028

TO:
The City CouncilFROM:
RANDALL H. WALKER
DEPUTY CITY MANAGERSUBJECT: AGENDA - CITY COUNCIL MEETING - APRIL 3, 1985
IV (f) DEPARTMENT OF GENERAL SERVICESPURPOSE/BACKGROUND*A. AWARD OF BIDS

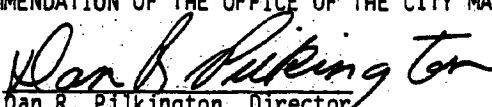
1. <u>BID TITLE:</u>	ANGEL PARK DETENTION BASIN PHASE IIB	<u>BID NUMBER:</u>	85.3550.1
<u>ITEM:</u>	CAPITAL IMPROVEMENT	<u>ESTIMATE:</u>	\$2,319,000.00
<u>DEPARTMENT:</u>	DESIGN AND DEVELOPMENT	<u>INVITATIONS MAILED:</u>	51
<u>FUNDING:</u>	CLARK COUNTY REIMBURSEMENT	<u>RESPONSES RECEIVED:</u>	6

NEED FOR PURCHASETHIS PURCHASE IS NECESSARY TO CONSTRUCT THE ANGEL PARK DETENTION BASIN
PHASE IIB.BID ABSTRACT SUMMARY

			<u>BID GROUP I</u>	<u>BID GROUP II</u>
WELLS CARGO, INC.	LAS VEGAS	NV	\$1,580,024.30	\$1,827,743.90
JERRY R. JACK	LAS VEGAS	NV	\$1,620,723.50	\$1,859,373.50
J.A. TIBERTI	LAS VEGAS	NV	\$1,660,141.50	\$1,860,691.50
TRIPLE A CONSTRUCTION	MOAPA	NV	\$1,748,675.00	\$2,118,175.00
FREHNER CONSTRUCTION	NORTH LAS VEGAS	NV	\$1,907,963.00	\$2,124,763.00
LAS VEGAS PAVING	LAS VEGAS	NV	\$2,115,243.50	\$2,390,493.50

STAFF RECOMMENDATION OF AWARDTHAT THE LOW BID BE AWARDED TO:

WELLS CARGO LAS VEGAS NV \$1,827,743.90 BID GROUP II ONLY

FISCAL IMPACTFUNDS BUDGETED FOR FISCAL YEAR 84-85. FUNDS ARE AVAILABLE FROM A CLARK COUNTY
REIMBURSEMENT.RECOMMENDATIONSTHE 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 A' PAGE 1
IV (f)

AGENDA DOCUMENTATION

Date: MARCH 22, 1985 0029

TO:
The City CouncilFROM:
RANDALL H. WALKER
DEPUTY CITY MANAGERSUBJECT: AGENDA - CITY COUNCIL MEETING - APRIL 3, 1985
IV (f) DEPARTMENT OF GENERAL SERVICESPURPOSE/BACKGROUND*A. AWARD OF BIDS

2. <u>BID TITLE:</u>	LORENZI PARK TENNIS COURT RENOVATION	<u>BID NUMBER:</u>	85.0832.9
<u>ITEM:</u>	CAPITAL IMPROVEMENT	<u>ESTIMATE:</u>	\$38,000.00
<u>DEPARTMENT:</u>	PARKS, RECREATION AND SENIOR CITIZENS ACTIVITIES	<u>INVITATIONS MAILED:</u>	60
<u>FUNDING:</u>	L.V.C.V.A. GRANT	<u>RESPONSES RECEIVED:</u>	2

NEED FOR PURCHASE

THIS PURCHASE IS NECESSARY TO RENOVATE THE TENNIS COURT AT LORENZI PARK.

BID ABSTRACT SUMMARY

MALOTT & PETERSON - GRUNDY	RICHMOND	CA	\$31,828.00
TIBERTI CO.	LAS VEGAS	NV	\$46,220.00

STAFF RECOMMENDATION OF AWARDTHAT THE LOW BID BE AWARDED TO:

MALOTT & PETERSON - GRUNDY	RICHMOND	CA	\$31,828.00
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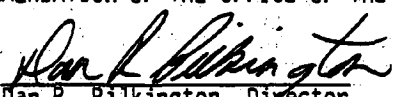
FISCAL IMPACT

FUNDS BUDGETED FOR FISCAL YEAR 84-85. FUNDS ARE AVAILABLE FROM AN LVCVA GRANT.

RECOMMENDATIONS

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

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


Dan R. Pilkington, Director
Department of General Services

Agenda Item

SECTION A PAGE 2
IV (f)

AGENDA DOCUMENTATION

Date: MARCH 22, 1985

TO:
The City CouncilFROM:
RANDALL H. WALKER
DEPUTY CITY MANAGER

0030

SUBJECT: AGENDA - CITY COUNCIL MEETING - APRIL 3, 1985
IV (f) DEPARTMENT OF GENERAL SERVICESPURPOSE/BACKGROUND*A. AWARD OF BIDS

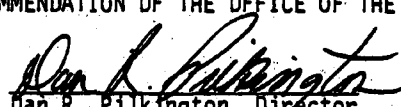
3. <u>BID TITLE:</u>	DURANGO DRIVE LIFT STATION	<u>BID NUMBER:</u>	85.0832.11
<u>ITEM:</u>	CAPITAL IMPROVEMENT	<u>ESTIMATE:</u>	\$438,000.00
<u>DEPARTMENT:</u>	DESIGN AND DEVELOPMENT	<u>INVITATIONS MAILED:</u>	51
<u>FUNDING:</u>	SANITATION BOND ISSUE	<u>RESPONSES RECEIVED:</u>	4

NEED FOR PURCHASE

THIS PURCHASE IS NECESSARY TO CONSTRUCT A SEWAGE LIFT STATION.

BID ABSTRACT SUMMARY

			<u>BID SCHEDULE 1</u>	<u>BID SCHEDULE 2</u>	<u>BID SCHEDULE 3</u>
LONGLEY CONSTRUCTION	LAS VEGAS NV		\$202,350.00	\$198,650.00	\$51,100.00
M.M.C. CONSTRUCTION	LAS VEGAS NV		\$274,000.00	\$268,000.00	\$56,000.00
MACCO ENGINEERING	LAS VEGAS NV		\$307,892.00	\$303,111.00	\$52,000.00
GEORGE BERNADOT	LAS VEGAS NV		\$350,003.00	\$347,356.00	\$52,080.00

STAFF RECOMMENDATION OF AWARDTHAT THE LOW BID BE AWARDED TO:LONGLEY CONSTRUCTION LAS VEGAS NV \$253,450.00-BID SCHEDULE 1 AND BID SCHEDULE 3
WITH BID SCHEDULE 3 SUBJECT TO DELETIONFISCAL IMPACTFUNDS BUDGETED FOR FISCAL YEAR 84-85. FUNDS ARE AVAILABLE FROM A SANITATION
BOND ISSUE.RECOMMENDATIONSTHE 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 A PAGE 3
IV (f)

AGENDA DOCUMENTATION

Date: MARCH 22, 1985

TO:
The City CouncilFROM:
RANDALL H. WALKER
DEPUTY CITY MANAGER

0031

SUBJECT: AGENDA - CITY COUNCIL MEETING - APRIL 3, 1985
IV (f) DEPARTMENT OF GENERAL SERVICESPURPOSE/BACKGROUND*A. AWARD OF BIDS

4.	<u>BID TITLE:</u>	1985 SEWER MANHOLE ADJUSTMENT PROGRAM	<u>BID NUMBER:</u>	85.7114.1
	<u>ITEM:</u>	CAPITAL IMPROVEMENT	<u>ESTIMATE:</u>	\$500.00 UNIT PRICE \$25,000.00 TOTAL
	<u>DEPARTMENT:</u>	PUBLIC SERVICES	<u>INVITATIONS MAILED:</u>	51
	<u>FUNDING:</u>	SANITATION FUND	<u>RESPONSES RECEIVED:</u>	2

NEED FOR PURCHASE

THIS PURCHASE IS NECESSARY TO EXPOSE AND RAISE MANHOLES WHICH HAVE BEEN
PAVED OVER.

BID ABSTRACT SUMMARY

HARBER COMPANY	LAS VEGAS	NV	\$ 585.00 UNIT PRICE
M.M.C., INCORPORATED	LAS VEGAS	NV	\$1,200.00 UNIT PRICE

STAFF RECOMMENDATION OF AWARDTHAT THE LOW BID BE AWARDED TO:

HARBER COMPANY	LAS VEGAS	NV	\$ 585.00 UNIT PRICE
			\$25,000.00 TOTAL USAGE

FISCAL IMPACT

FUNDS BUDGETED FOR FISCAL YEAR 85-86. FUNDS ARE AVAILABLE IN THE SANITATION
FUND.

RECOMMENDATIONS

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

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


Dan R. Pilkington, Director
Department of General Services

Agenda Item

SECTION A - PAGE 4
IV (f)

AGENDA DOCUMENTATION

Date: MARCH 22, 1985

TO: The City Council

FROM: RANDALL H. WALKER
DEPUTY CITY MANAGER

0032

SUBJECT: AGENDA - CITY COUNCIL MEETING - APRIL 3, 1985
IV (f) DEPARTMENT OF GENERAL SERVICESPURPOSE/BACKGROUND*A. AWARD OF BIDS

5. BID TITLE: METRO POLICE FIRING RANGE AND TRAINING COMPLEX, SITE IMPROVEMENTS BID NUMBER: 84.0832.12

ITEM: CAPITAL IMPROVEMENT ESTIMATE: \$590,000.00

DEPARTMENT: DESIGN AND DEVELOPMENT INVITATIONS MAILED: 51

FUNDING: SANITATION FUND RESPONSES RECEIVED: 2

NEED FOR PURCHASE

THIS PURCHASE IS NECESSARY TO RELOCATE THE METRO PISTOL RANGE FROM THE EXISTING LOCATION TO A NEW LOCATION IN ACCORDANCE WITH THE WRITTEN AGREEMENT BETWEEN THE CITY AND THE METROPOLITAN POLICE DEPARTMENT.

BID ABSTRACT SUMMARY

			<u>BID GROUP I</u>	<u>1</u>	<u>ADDITIVE ITEMS</u>	
					<u>2</u>	<u>3</u>
STODDARD BUILDING CO.	LAS VEGAS	NV	\$475,489.28	\$19,515.00	\$10,738.00	\$18,956.00
WILDWOOD BUILDERS	LAS VEGAS	NV	\$647,350.00	\$16,060.00	\$ 7,560.00	\$27,920.00

STODDARD BUILDING COMPANY HAS REQUESTED WITHDRAWAL OF THEIR BID BASED UPON AN CARDINAL ERROR IN COMPUTING THEIR BID.

STAFF RECOMMENDATION

THAT STODDARD BUILDING COMPANY BE ALLOWED TO WITHDRAW THEIR BID AND THAT THE BID OF WILDWOOD BUILDERS BE REJECTED FOR BEING IN EXCESS OF THE ENGINEER'S ESTIMATE.

FISCAL IMPACT

FUNDS BUDGETED FOR FISCAL YEAR 84-85. FUNDS ARE AVAILABLE IN THE SANITATION FUND.

RECOMMENDATIONS

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

IT IS THE RECOMMENDATION OF THE OFFICE OF THE CITY MANAGER THAT THIS BID BE REJECTED. (IT IS THE INTENT OF STAFF TO REBID THIS CONTRACT.)

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

Agenda Item

SECTION A PAGE 5
IV (f)

AGENDA DOCUMENTATION

Date: MARCH 22, 1985

TO:
The City CouncilFROM:
RANDALL H. WALKER
DEPUTY CITY MANAGER

0033

SUBJECT: AGENDA - CITY COUNCIL MEETING - APRIL 3, 1985
IV (f) DEPARTMENT OF GENERAL SERVICESPURPOSE/BACKGROUND*A. AWARD OF BIDS

6. <u>BID TITLE:</u>	TELECOMMUNICATIONS SYSTEM	<u>BID NUMBER:</u>	85.1224.2
<u>ITEM:</u>	CAPITAL OUTLAY	<u>ESTIMATE:</u>	\$800,000.00
<u>DEPARTMENT:</u>	GENERAL SERVICES	<u>INVITATIONS MAILED:</u>	44
<u>FUNDING:</u>	SHORT TERM FINANCING	<u>RESPONSES RECEIVED:</u>	3

NEED FOR PURCHASE

THIS PURCHASE IS NECESSARY TO REPLACE THE ENTIRE TELEPHONE SYSTEM INSTALLED AT THE CITY HALL COMPLEX AND OFFSITE PREMISES DUE TO THE FACT THAT THE EXISTING TELEPHONE SYSTEM HAS BEEN DECLARED OBSOLETE AND REPAIR PARTS WILL NOT BE AVAILABLE PAST 1986.

BID ABSTRACT SUMMARY

			<u>WEIGHTED VALUES</u>	<u>COST</u>
COMPATH NATIONAL	LAS VEGAS	NV	58,350	\$447,988.00
FIRSTEL INFORMATION	LAS VEGAS	NV	52,650	\$531,433.39
CENTEL BUSINESS SYSTEMS	LAS VEGAS	NV	64,750	\$558,000.00

RECOMMENDATION

STAFF RECOMMENDS ACCEPTANCE OF COMPATH NATIONAL'S REQUEST FOR WITHDRAWAL OF THEIR BID DUE TO A \$85,536.00 ERROR IN THEIR BID COMPUTATIONS.

THE CONSULTANT HIRED BY THE CITY RECOMMENDS AND STAFF CONCURS THAT THE BID BE AWARDED TO CENTEL BUSINESS SYSTEMS, LAS VEGAS, NV, BASED ON BEING THE HIGH WEIGHTED VALUE BIDDER. FURTHER, THE FIRST TWELVE (12) MONTHS OF MAINTENANCE AFTER ACCEPTANCE IS AT NO ADDITIONAL COST.

SUBJECT TO THE NEGOTIATION OF AN ACCEPTABLE SUBSEQUENT FOUR (4) YEAR MAINTENANCE AGREEMENT.

A SPECIAL MEETING WAS HELD ON APRIL 1, 1985, TO OBTAIN ADDITIONAL INFORMATION.

FISCAL IMPACT

FUNDS BUDGETED FOR FISCAL YEAR 84-85. FUNDS ARE AVAILABLE FROM SHORT TERM FINANCING.

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 A PAGE 6
IV (f)

CITY PRICE CONSIDERATION - 60,000 WEIGHTED VALUES

	POSSIBLE POINTS	CENDEL BUSINESS SYSTEMS	FIRSTEL
1. OUTRIGHT PURCHASE	25,000 POINTS	\$460,572.00 12,500 POINTS	\$480,720.79 12,500 POINTS
2. INSTALLATION	12,000 POINTS	\$ 97,428.00 500 POINTS	\$ 50,724.60 12,000 POINTS
3. SYSTEM MAINTENANCE	5,000 POINTS	\$169,693.14 1,000 POINTS	\$113,616.00 1,000 POINTS
4. LABOR PER HOUR	2,000 POINTS	\$45.00 50 POINTS	\$42.30 50 POINTS
5. GUARANTEED BUYBACK	16,000 POINTS	\$ 69,085.90 16,000 POINTS	\$ 48,070.00 1,000 POINTS
TOTAL COST 1 & 2 ONLY		<u>\$558,000.00</u>	<u>\$531,433.39</u>
TOTAL	<u>60,000 POINTS</u>	<u>30,050 POINTS</u>	<u>26,550 POINTS</u>

0034

ABILITY TO PERFORM - 40,000 WEIGHTED VALUES

1. AUTHORIZED SERVICE/ REPAIR	5,000 POINTS	YES 5,000 POINTS	YES 5,000 POINTS
2. LENGTH OF TIME IN BUSINESS	5,000 POINTS	5 YEARS PLUS 5,000 POINTS	1 YEAR PLUS 100 POINTS
3. INVENTORY DECLARED	10,000 POINTS	\$1,462,000.00 10,000 POINTS	\$150,000.00* 10,000 POINTS
4. HOURS OF RESPONSE	5,000 POINTS	LESS THAN 2 HRS. 3,000 POINTS	1 HOUR 5,000 POINTS
5. CERTIFIED PERSONNEL	5,000 POINTS	32** 5,000 POINTS	2* 400 POINTS*
6. PREVIOUS EXPERIENCE	5,000 POINTS	25 INSTALLATIONS 5,000 POINTS	1 INSTALLATION 200 POINTS
7. SYSTEM/TECH. RATIO	5,000 POINTS	56/32 3,000 POINTS	2/2 5,000 POINTS
TOTAL POINTS FOR ABILITY TO PERFORM	40,000 POINTS	36,000 POINTS**	25,700 POINTS*
TOTAL POINTS FOR PRICE CONSIDERATION	<u>60,000 POINTS</u>	<u>30,050 POINTS</u>	<u>26,550 POINTS</u>
GRAND TOTAL	100,000 POINTS	<u>66,050 POINTS</u>	<u>52,250 POINTS</u>

**POINT TOTALS
REVISED DUE TO
PROTEST AND
SUBSEQUENT
VALIDATION BY
CENTEL BUSINESS
SYSTEMS.

*ORIGINALLY
DECLARED AS
\$6,000,000.00.
REVISED WHEN CITY
INSPECTED
FIRSTEL'S WARE-
HOUSE. ALSO
CERTIFIED
PERSONNEL REVISED
DUE TO PROTEST
AND SUBSEQUENT
VALIDATION BY
FIRSTEL
INFORMATION.

0035

1. 5% Bid Bond - Which guarantees CENTEL Business Systems will enter into a contract with the City.
2. 100% PERFORMANCE/GUARANTEE BOND
 - a. Guarantees the system will be installed on time and guaranteed for one (1) full year after acceptance against failure of performance.
 - b. Bond must be renewed for each successive year for the remaining four (4) years under the same terms and conditions as a. above.
 - c. Liquidated Damages for failure to install functioning systems on the following basis:
 - (1) CITY HALL COMPLEX - Complete by June 30, 1985 or \$1,000.00 a day for each day thereafter the system remains incomplete.
 - (2) OFFSITE PREMISES - Complete by August 31, 1985 or \$500.00 a day for each day thereafter the systems remain incomplete.

3 GUARANTEED RESPONSE TIME TO A CALL FOR SERVICE

CENTEL Business Systems must respond within two (2) hours for any call for service regardless of the nature. Failure to respond within the two (2) hours will result in an automatic ten percent (10%) reduction in that month's maintenance cost for each occurrence.

4. GUARANTEED BUY BACK AT END OF FIFTH (5TH) YEAR

If for whatever reason or reason the City determines at the end of the fifth (5th) year that the systems are no longer wanted, CENTEL Business Systems must buy back from the City, the systems at a cost of \$69,085.90, which is 15% of the original system cost excluding labor for installation. cost for removal shall be borne by CENTEL Business Systems.

TRANSCRIPT - CITY COUNCIL MEETING - APRIL 3, 1985 - 10:00 A.M. - PAGE 1 0036
IV(f). DEPARTMENT OF GENERAL SERVICES. ITEM A-6. TELECOMMUNICATIONS SYSTEM,
DEPARTMENT OF GENERAL SERVICES. ITEM B-1. TELECOMMUNICATIONS CONSULTANT.

MAYOR BRIARE:

At the last meeting we needed more time to discuss and listen to the proposals that were given to the City with respect to their telecommunications system, so on April the first we listened and we discussed the telecommunications system. Is our consultant here? Would you come forward a second. Now, it's going to be up to the Council at this time, if they see fit to do so, to determine if we have enough data to award the bid in accordance with the recommendation of our staff or if we need more time to review the materials that were presented to us Monday, and, of course, to inquire if there are questions by any of the council members and there might be several other alternatives that might come about this morning in order for us to make a decision one way or the other as to what we're going to do with this agenda item.

COUNCILMAN BUNKER:

Well, Mayor, there was even additional information that I just received --

MAYOR BRIARE:

Right.

COUNCILMAN BUNKER:

-- a few minutes before the meeting.

MAYOR BRIARE:

These here?

COUNCILMAN LEVY:

Yes.

MAYOR BRIARE:

Yes. We've got two letters of two pages single spaced from the same gentleman. So in any event, Councilman Bunker, what you're saying is that this seems to be a never ending flow of information and I don't know when the time comes when you say "stop." We've got all the information and now we have to make a decision one way or the other.

COUNCILMAN LEVY:

One of the -- I received a little communication from you a couple of days ago and I thought that was a very good suggestion, Mayor.

MAYOR BRIARE:

Well, that was, that was a suggestion that it didn't appear to me that on Monday the Council would be having enough material upon which they might want to -- to make their, to make their decision, and if that were to be the case, then consideration would be given to having some teams put together and go out and actually talk to the, some of the prior contracts that were awarded. For example, I believe it was Centel that commented that they have the system in the MGM Hotel. I hope -- maybe it's FirstTel that has the system, but whatever it is, to actually make inquiries on our own as to how the system is -- talk to people who use the system every day. I asked the consultant about whether that was an advisable thing to do, but I asked him after I had

TRANSCRIPT - CITY COUNCIL MEETING - APRIL 3, 1985 - 10:00 A.M. - PAGE 2
IV(f). DEPARTMENT OF GENERAL SERVICES. ITEM A-6. TELECOMMUNICATIONS SYSTEM,
DEPARTMENT OF GENERAL SERVICES. ITEM B-1. TELECOMMUNICATIONS CONSULTANT.

0037

MAYOR BRIARE:

already circulated a memo to the members of the Council, and had I talked to him first, I probably would not have made up the memo, so why don't you tell the Council members what you told me with respect to going out and making these kinds of investigations on their own with staff people that might wish to go along with them.

CONSULTANT DON BUSHOR:

Don Bushor, Com Consultants, Los Angeles, California. In regard to checking out the references, the installations of these vendors, we have done some checking of their references and their installations prior to our recommendation. I am sure, knowing both of these companies are viable communication suppliers that any references that they gave us we would get good reports from and I am sure that any additional investigation would prove the same thing that we, Com Consultants, already knows and that is that these are two excellent viable companies in the communications business. The only difference between these two companies is where they are the most viable, where they can offer the ability to perform, and it is our opinion that in this investigation we will find that FirstTel, in some areas of this country are -- have tremendous ability to perform. We would find out that Centel, in some areas of this country have tremendous ability to perform, but in our opinion, the most important thing to the City of Las Vegas is who has the ability to perform right here in Los Angeles, Las Vegas, excuse me.

COUNCILMAN LEVY:

Sir, have you checked out any FirstTel people who are in the city who have done business in this town?

CONSULTANT DON BUSHOR:

Any of their references?

COUNCILMAN LEVY:

Yes.

CONSULTANT DON BUSHOR:

Yes. We have called them. We have --

COUNCILMAN LEVY:

And what have they said?

CONSULTANT DON BUSHOR:

They have said that FirstTel has done an excellent job on the systems that they have installed.

COUNCILMAN LEVY:

Then I question your theory.

CONSULTANT DON BUSHOR:

Well, the only problem is that at the time that FirstTel offered us references to check out, they only had one system of the type that they are recommending installed in town and it was a much smaller system and a different -- much smaller architecturally.

COUNCILMAN LEVY:

You're surmising that they can't perform. Is there any evidence that they cannot perform?

TRANSCRIPT - CITY COUNCIL MEETING - APRIL 3, 1985 - 10:00 A.M. - PAGE 3
IV(f). DEPARTMENT OF GENERAL SERVICES. ITEM A-6. TELECOMMUNICATIONS SYSTEM,
DEPARTMENT OF GENERAL SERVICES. ITEM B-1. TELECOMMUNICATIONS CONSULTANT.

0038

CONSULTANT DON BUSHOR:

No, sir.

COUNCILMAN LEVY:

Why don't you say that then.

CONSULTANT DON BUSHOR:

We have no evidence that they cannot perform. It's just that we do not gamble in making recommendations on communication systems. It is possible that they could perform. We doubt that it is probable that they could perform from the data base that we have received from FirstTel. There is always a possibility.

COUNCILMAN NOLEN:

What do you base that opinion on that it's doubtful?

CONSULTANT DON BUSHOR:

Yes. I would say --

COUNCILMAN NOLEN:

What do you base that on?

CONSULTANT DON BUSHOR:

Well, I base it upon the number of technicians that they have available, the amount of equipment that they have available, getting down to the number of service trucks, people to be involved in the process, in the installation and the continuing maintenance process.

COUNCILMAN NOLEN:

What you're saying is that they don't have -- excuse me.

MAYOR BRIARE:

Please let's don't forget that this gentleman here and his firm are our consultants. We paid for them and we asked for his advice and now he has given us his advice, but I think that maybe one of the problems might be is that your -- as if FirstTel could not perform at all and Centel could perform. I don't think you mean that. What you mean is that they could both perform well, but Centel, in your professional opinion, could perform better.

CONSULTANT DON BUSHOR:

They have a better ability to perform in the City of Los Angeles, Las Vegas, excuse me.

COUNCILMAN LEVY:

Would you say that that's the same thing of Hertz in their car dealership? They could perform better than number two agency, Avis?

MAYOR BRIARE:

Well, he didn't do a job --

COUNCILMAN LEVY:

I know. What I'm saying to you is I don't think it's fair in your analyzation. How do you know what they're going to bring in if they have three more companies, three more businesses, they'll bring in more people. I don't expect them to bring in a hundred people in here when they don't have the business.

TRANSCRIPT - CITY COUNCIL MEETING - APRIL 3, 1985 - 10:00 A.M. - PAGE 4
IV(f). DEPARTMENT OF GENERAL SERVICES. ITEM A-6. TELECOMMUNICATIONS SYSTEM,
DEPARTMENT OF GENERAL SERVICES. ITEM B-1. TELECOMMUNICATIONS CONSULTANT.

0039

CONSULTANT DON BUSHOR:

As I stated, I believe that there is a possibility that they could do a job, but I deal more in the area of probabilities and sure things for my clients than I do in possibilities, and my recommendation was based upon the probability that they could not have -- they did not have the ability to perform that I saw in checking out the same criteria for Centel.

COUNCILMAN LEVY:

I'll talk to you after the meeting.

MAYOR BRIARE:

Are there any questions that any of the Council members have of the consultant or staff or either company because both of them are represented here this morning.

COUNCILMAN NOLEN:

Your Honor, the only comment I have, and I'm going to make a motion here that we hold the award of this contract until the meeting of May 15th to give me time to personally check both companies and their ability to perform because, and I'm not trying to malign or say anything bad about our consultant, but he's only giving his opinion and I want to form my own opinion and I think this is important enough that -- to this city, that we do have a good foundation when we make this award.

COUNCILMAN LURIE:

Will both companies agree to keeping the prices of the bids through May 15th?

COUNCILMAN NOLEN:

I had staff check with them and it was indicated to me that "yes" they would both do that. In fact, we could probably get that on the record from them at this time.

MAYOR BRIARE:

Mr. Pilkington.

DAN PILKINGTON:

Both firms indicated to me that they would hold the prices until May 15th during the recess this morning. If you'd like I'm sure they would come forward and so indicate.

COUNCILMAN LURIE:

I'd like it on the record.

ATTY. JOHN O'REILLY:

For the record, FirstTel would agree to extend the bid until May the 15th, through May 15th, as requested.

JON SNYDER:

For the record, Centel Business Systems would also extend it through May 15th.

COUNCILMAN NOLEN:

Thank you, gentlemen.

CITY ATTORNEY OGILVIE:

I think each spokesman should identify themselves -- who they are representing.

TRANSCRIPT - CITY COUNCIL MEETING - APRIL 3, 1985 - 10:00 A.M. - PAGE 5
IV(f). DEPARTMENT OF GENERAL SERVICES. ITEM A-6. TELECOMMUNICATIONS SYSTEM,
DEPARTMENT OF GENERAL SERVICES. ITEM B-1. TELECOMMUNICATIONS CONSULTANT.

0040

JON SNYDER:

I'm Jon Snyder, Centel Business Systems, and again I say that Centel Business Systems would agree to extend their prices through May 15th.

MAYOR BRIARE:

Well, and all the terms and all the other things in addition to the prices, all the other portions of your bid, plus what you've added to it since then.

JON SNYDER:

Yes, everything that we've presented to this point we would extend through May 15th, that's correct.

COUNCILMAN NOLEN:

Your Honor, I'd like to include in that motion also that we allow Compath to withdraw their bid as requested.

MAYOR BRIARE:

Mr. O'Reilly, would you make yours.

ATTY. JOHN O'REILLY:

For the record, John F. O'Reilly, speaking on FirstTel. On behalf of FirstTel Information Systems, we agree to extend the bid in all respects through May 15th.

MAYOR BRIARE:

Thank you, Mr. O'Reilly. Thank you, Mr. Snyder. Here again we're talking about a bidder that was, I guess, invited to withdraw his bid, or its bid, or invited to withdraw its bid and the recommendation was they do be allowed to withdraw its bid. Ironically, they, in accordance with the recommendation that was first made with my staff, not only were they the lowest in cost, but they were right in the middle as far as the weighted values in points, but if they can't deliver a system, obviously, they shouldn't have bid in the first place and as I recall from talking to staff members that even if we were to insist that they keep their bid in place, the amount of the bid bond was insufficient to cover the difference between the low bid and the next best bid, so -- is that correct, Mr. Pilkington?

DAN PILKINGTON:

That's correct.

MAYOR BRIARE:

Okay. So we have a motion by Councilman Nolen that we allow Compath to withdraw its proposal and that the rest of the recommendation be held until the meeting of May 15th. Are there any questions by Council members on that motion? (No response) Cast your votes. I wish that Councilman Nolen could have had his crystal ball out to tell us that we will indeed make a decision on May the 15th, but you don't have -- your crystal ball is not too clear this morning as to whether we will. I certainly hope that we can make a decision to award this on May the 15th.

TRANSCRIPT - CITY COUNCIL MEETING - APRIL 3, 1985 - 10:00 A.M. - PAGE 6
IV(f). DEPARTMENT OF GENERAL SERVICES. ITEM A-6. TELECOMMUNICATIONS SYSTEM,
DEPARTMENT OF GENERAL SERVICES. ITEM B-1. TELECOMMUNICATIONS CONSULTANT.

0041

COUNCILMAN LEVY: I certainly don't want to go back to rebid.

MAYOR BRIARE: Well, in any event, there being no further comments on the questions, cast your votes. Post. Motion is APPROVED. Thank you, Mr. Snyder. Thank you, Mr. O'Reilly.

CITY MANAGER HALL: Item B-1 would also be deferred until May 15th.

MAYOR BRIARE: You mean as far as hiring the consultant?

COUNCILMAN NOLEN: We already hired him. We haven't paid him yet.

MAYOR BRIARE: Pardon me?

COUNCILMAN NOLEN: We already hired him. We hadn't paid him yet.

MAYOR BRIARE: This is for the new -- this would be a new contract.

COUNCILMAN LURIE: Can't we just hold it?

MAYOR BRIARE: That's held.

END OF TRANSCRIPT

(Motion for Items A-6 and B-1 carried unanimously.)

AGENDA DOCUMENTATION

Date: MARCH 22, 1985

0042

TO:
The City CouncilFROM:
RANDALL H. WALKER
DEPUTY CITY MANAGERSUBJECT: AGENDA - CITY COUNCIL MEETING - APRIL 3, 1985
IV (f) DEPARTMENT OF GENERAL SERVICESPURPOSE/BACKGROUND*B. PURCHASE ORDER APPROVAL

1. <u>ITEM:</u>	PROFESSIONAL SERVICES	<u>PURCHASE REQUEST:</u>	1223-0094
<u>DESCRIPTION:</u>	CONSULTANT SERVICES FOR PHASE II - INSTALLATION	<u>FUNDING:</u>	SHORT TERM FINANCING
<u>DEPARTMENT:</u>	GENERAL SERVICES	<u>ESTIMATE:</u>	\$16,000.00

NEED FOR PURCHASE

THIS PURCHASE IS NECESSARY TO PROVIDE THE PROFESSIONAL EXPERTISE TO OVERSEE THE INSTALLATION OF THE NEW TELEPHONE SYSTEM THAT IS TO BE INSTALLED IN ALL CITY FACILITIES.

STAFF RECOMMENDATIONFOR PURCHASE ORDER APPROVAL

COM CONSULTANTS	DIAMOND BAR	CA	\$16,000.00
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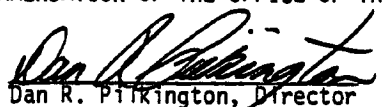
FISCAL IMPACT

FUNDS BUDGETED FOR FISCAL YEAR 84-85. FUNDS ARE AVAILABLE FROM SHORT TERM FINANCING.

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*

0043

April 3, 1985

Page 16

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 Item(s) A, 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: Paul Roberts, Julie Roberts, Phillip Roberts and Laura Roberts
To: City of Las Vegas
For: Portion Lot 53 in Sec. 36, T20S, R60E, M.D.M. for radius corner at Upland Blvd. and Alpine Place for Special Improvement District 457 (3/8/85)

Lurie -
APPROVED as recommended by staff.
Unanimous

Staff to proceed

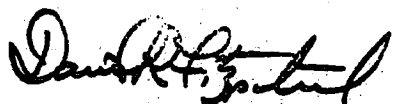
2. Grant Deed

From: James B. McCall, a single man, as to an undivided 1/2 interest, Geraldine E. Silva, a married woman as her sole and separate property as to an undivided 1/2 interest
To: City of Las Vegas
For: Portion of NE-1/4, Sec. 27, T20S, R60E, M.D.M. for a half street for Vegas Drive-Tenaya Sewer Interceptor (2/15/85)

APPROVED
See Above

See Above

APPROVED AGENDA ITEM



AGENDA*City of Las Vegas*

0044

April 3, 1985

Page 17

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:

James B. McCall, as his
sole and separate prop-
erty as to an undivided
50% interest and
Geraldine E. Silva, as
her sole and separate
property as to an un-
divided 50% interest.

To:

For:

City of Las Vegas
Portion of SE-1/4, Sec.
22, T20S, R60E, M.D.M.
for a half street for
Vegas Dr. for Vegas Dr.-
Tenaya Sewer Interceptor
(2/15/85)

APPROVED
(See Page 16)

Staff to proceed

4. Grant Deed

From:

Verlyn R. Zesiger and
Linda J. Zesiger, hus-
band and wife

To:

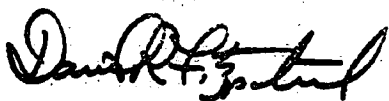
For:

City of Las Vegas
Portion SW-1/4, Sec. 4,
T21S, R61E, M.D.M. for
radius corner at Rancho
Rd. and Oakey Blvd. for
Rancho Rd. Improvement
project. Previously
recorded in the office of
the Recorder, Clark
County, Nevada in Book
2075 as Instrument No.
2034740 on March 11,
1985 (10/22/84)

APPROVED
(See Page 16)

See Above

APPROVED AGENDA ITEM



AGENDA*City of Las Vegas*

0045

April 3, 1985

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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)

5. Grant Deed
From:

Val Roullet and
Romilda Roullet, husband
and wife as joint
tenants

To:
For:

City of Las Vegas
Portion of Government
Lot 8 in Sec. 36, T20S,
R60E, M.D.M. for half
street dedication on
Mohawk St. for Special
Improvement District
457. Previously re-
corded in the office of
the Recorder, Clark
County, Nevada in Book
2080 as Instrument No.
2039465 on March 19,
1985 (1/24/85)

APPROVED
(See Page 16)

Staff to proceed

6. Quitclaim Deed
From:

Val Roullet and
Romilda Roullet, husband
and wife as joint
tenants

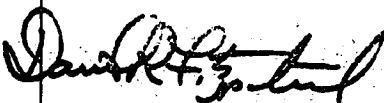
To:
For:

City of Las Vegas
Portion of Government
Lot 8 in Sec. 36, T20S,
R60E, M.D.M. to remove
from the Roullet's tax
roll a patent reserva-
tion from Bureau of Land
Management for Special
Improvement District
457. Previously re-
corded in the office of
the Recorder, Clark
County, Nevada in Book
2080 as Instrument No.
2039466 on March 19,
1985 (1/24/85)

APPROVED
(See Page 16)

See Above

APPROVED AGENDA ITEM



AGENDA*City of Las Vegas*

0046

April 3, 1985

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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)

7. Right of Way Grant for Drainage and
Sewer Purposes

From: Clifford R. Williams
and Claire Niles
Williams, husband and
wife as joint tenants as
to 25% interest and
Oscar Alterwitz and
Deanne Alterwitz, hus-
band and wife as joint
tenants as to 75%
interest
To: City of Las Vegas
For: Portion of E-1/2 of
SW-1/4, SE-1/4, Sec. 1,
T20S, R60E, M.D.M. and/
or NE-1/4, Sec. 12,
T20S, R60E, M.D.M. for
sewer easement on Thom
Blvd. and Alexander Rd.
for the Northwest
Decatur Sewer Intercep-
tor (3/11/85)

APPROVED
(See Page 16)

Staff to proceed

10:53

B. APPROVAL OF TRAFFIC AND PARKING ITEMS

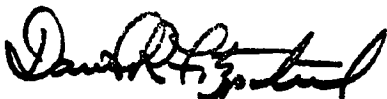
Traffic and Parking Commission recommends
approval of the following item:

1. Appeal of the Traffic and Parking
Commission Denial of a median island
modification on Charleston Boulevard
at Rockaway Street. (Abeyance)

Lurie -
APPROVED as recom-
mended.
Unanimous

Staff to proceed

APPROVED AGENDA ITEM



AGENDA DOCUMENTATION

Date: March 28, 1985

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

0047

SUBJECT: APPEAL OF THE TRAFFIC AND PARKING COMMISSION DENIAL OF A MEDIAN ISLAND
MODIFICATION ON CHARLESTON BOULEVARD AT ROCKAWAY STREET (ABEYANCE)PURPOSE/BACKGROUND

ALCA Engineering and Surveying had requested appeal of the Traffic and Parking Commission's denial of this item at their February 28, 1985 meeting. This item was then brought before the City of Las Vegas City Council at their March 20, 1985 meeting at which time the City Council referred this back to the Traffic and Parking Commission to be heard at their March 28, 1985 meeting. At the March 28, 1985 meeting of the Traffic and Parking Commission a revised plan for modifying the median island on Charleston Boulevard west of Rainbow Boulevard was presented.

This area of Charleston Boulevard has continuous median islands with openings at major and some minor intersections. Rockaway Street is located approximately 800 feet west of Rainbow Boulevard and is the first median island opening west of Rainbow Boulevard. This proposed modification would cut the existing median island approximately 570 feet west of Rainbow Boulevard to provide access to the proposed shopping center.

FISCAL IMPACT

None

RECOMMENDATIONS

The Traffic and Parking Commission recommends that the median island modification be approved.


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

Agenda Item 4/3/85

IV (h). 'B. 1.



Alca Engineering & Surveying, Inc.

2765 SO. HIGHLAND DRIVE • SUITE 103
LAS VEGAS, NEVADA 89109
PHONE (702) 732-2105

KIRK S. ANDERSON P.E. 3214
JERRY SLIGAR R.L.S. 6030

0048

February 20, 1985

Traffic Division
City of Las Vegas
400 E. Stewart Ave.
Las Vegas, NV. 89101

Attn: John Bartel

Dear Sir:

It is requested that permission be granted to modify an existing median island on Charleston Blvd. west of Rainbow Blvd. This change is necessary to provide adequate access to and from the shopping center which is to be constructed on the southwest corner of the intersection of Rainbow and Charleston Blvds.

Access to the center from westbound Charleston Blvd. is proposed via a driveway at the westerly property line of the proposed center. The centerline of the driveway is approximately 670 feet west of the centerline of Rainbow Blvd. The requested modification to the existing median would include revisions to the existing taper and stacking lane to facilitate the requested turning movement.

The attached drawing shows the proposed access locations as well as the proposed modification of the median. If there are any questions please feel free to contact me. Your time and consideration of this request is appreciated.

Sincerely,

Russell R. Stilitoe, P.E.

encl: 2 prints

CITY COUNCIL MINUTES - APRIL 3, 1985

Alca Engineering & Surveying, Inc.

2765 SO. HIGHLAND DRIVE • SUITE 103
LAS VEGAS, NEVADA 89109
PHONE: (702) 732-2105

KIRK S. ANDERSON P.E. 3214
JERRY SLIGAR R.L.S. 6030

0049

0048

for a
boulevard

February 20, 1985

Traffic Division
City of Las Vegas
400 E. Stewart Ave.
Las Vegas, NV. 89101

Attn: John Bartel

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The attached drawing shows the proposed access locations as well as the proposed modification of the median. If there are any questions please feel free to contact me. Your time and consideration of this request is appreciated.

Sincerely,


Russell R. Sillitoe, P.E.

encl: 2 prints

←AWAY ST

W. CHARLESTON BLVD

REQUESTED MEDIAN ISLAND MODIFICATION



ALCA
ENGINEERING & SURVEYING, INC.

0050

March 1, 1985

John Bartels, P.E.
Traffic Engineer
City of Las Vegas
400 East Stewart Avenue
Las Vegas, NV 89101

Re: Charleston & Rainbow Legal
Alca Job #7806,3-4A

Dear Sir:

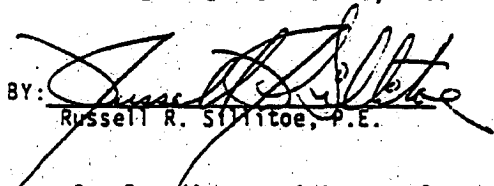
It is the desire of our client, Marinita Development Co., to appeal the denial by the Traffic and Parking Commission of the request for a median island modification on Charleston Boulevard at Rockway Street. Our understanding is that this item will be heard by the City Council at their regular meeting on March 20, 1985.

If there are any questions, please feel free to contact us. Your time and effort in this regard is appreciated.

Sincerely,

ALCA ENGINEERING & SURVEYING, INC.

BY:


Russell R. Stittoe, P.E.

cc: Don Benedict, Marinita Development

RRS:tlr

AGENDA*City of Las Vegas*

0051

April 3, 1985

Page 20

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

ITEM Council Action Department Action

V. GEORGE F. OGILVIE - CITY ATTORNEY

0:54 A. Ratification of Filing Motion to Intervene
re: Application of Pacific Malibu Development
Corporation for Preliminary Permit in Connec-
tion with Construction of Power Generating
Plant on Las Vegas Wash.

Lurie -
APPROVED motion to
ratify action taken
by City Attorney in
filing Motion to
Intervene.
Unanimous

City Attorney to
proceed.

0:57 B. Permission to Retain Special Counsel to
Assist City Attorney in Arbitration Proceed-
ings re: Dorfman Construction Company and
S.J. Amoroso Construction Company

Lurie -
APPROVED as recom-
mended by City
Attorney, to retain
William Urga at the
rate of \$125 per
hour.
Unanimous

City Attorney to
proceed.

Verbatim Transcripts of Items A and
B made part of Final Minutes.

City of Las Vegas

CITY COUNCIL MINUTES - APRIL 3, 1985

AGENDA DOCUMENTATION

Date: March 29, 1985

TO: The City Council

FROM: *Sam F. Quinn*
CITY ATTORNEY

0052

SUBJECT: Ratification of Filing Motion to Intervene re: Application of Pacific Malibu Development Corporation for Preliminary Permit -- Construction of Power Generating Plant on Las Vegas Wash

PURPOSE/BACKGROUND

Late in the afternoon on Wednesday, March 20, 1985, I was advised by the attorney for the Colorado River Commission that Pacific Malibu Development Corporation had filed an application for a preliminary permit in connection with the construction of a power generating plant on Las Vegas Wash and that Friday, March 29, 1985, was the last day on which opponents of the application could file comments or motions to intervene with the Federal Energy Regulatory Commission. Since there was a need for immediate action and since the City has consistently maintained a position of opposition to Pacific Malibu Development Corporation's Lake at Las Vegas project, which includes the creation of a 234 acre artificial lake, I prepared and filed with the Federal Energy Regulatory Commission the attached Motion to Intervene on behalf of City. The basis of the Motion is that the construction of the power generating plant as presently proposed could have the potential effect of increasing the City's wastewater treatment costs and impairing the City's primary water rights to 43,600 acre feet per annum of the waters of the Las Vegas Wash, as more particularly set forth in the attached Motion.

If the City Council concurs in my action in filing this Motion to Intervene, it would be appropriate for it to approve a motion ratifying such action. If, on the other hand, the City Council does not desire for the City to be a party to this proceedings, it should adopt a motion directing me to withdraw the Motion to Intervene, in which event no harm will have been done as a result of the filing of the Motion.

FISCAL IMPACT

None

RECOMMENDATIONS

It is recommended that the City Council approve the City Attorney's action in filing a Motion to Intervene in Federal Energy Regulatory Commission Project No. 8344-000.

Agenda Item

V-A

0053

1 UNITED STATES OF AMERICA
2 BEFORE THE
3 FEDERAL ENERGY REGULATORY COMMISSION
4

5 Pacific Malibu Development Corporation) Project No. 8344-000
6)

7 MOTION TO INTERVENE OF THE CITY OF LAS VEGAS, NEVADA

8 Pursuant to 18 C.F.R. §385.214, and the Notice issued
9 January 24, 1985, the City of Las Vegas, Nevada, by and through
10 George F. Ogilvie, its City Attorney, hereby moves to intervene
11 in this proceeding.

12 I.

13 The name and address of the person to whom communica-
14 tions concerning this proceeding should be addressed is as
15 follows:

16 George F. Ogilvie
17 City Attorney
18 Las Vegas City Hall Complex
400 East Stewart Avenue
Las Vegas, Nevada 89101

19 II.

20 The Movant, City of Las Vegas (the "City" herein), a
21 municipal corporation of the State of Nevada duly organized under
22 and by virtue of Chapter 132, Statutes of Nevada 1911, and
23 validly existing under and by virtue of Chapter 517, Statutes of
24 Nevada 1983 (the "City Charter" herein), has constructed and
25 presently operates, pursuant to the authority which is conferred
26 upon it by Section 2.290 of the City Charter, a wastewater
27 treatment plant (the "Plant" herein) in the eastern portion of
28 the Las Vegas Valley in the vicinity of the Las Vegas Wash

0054

1 (the "Wash" herein). The effluent from the Plant is discharged
2 into Lake Mead by way of the Wash, which is the natural drainage
3 course between the Plant and Lake Mead, under the authority of
4 a discharge permit which was issued to the City by the Nevada
5 Department of Conservation and Natural Resources pursuant to the
6 Nevada Water Pollution Control Law (Sections 445.131 to 445.354,
7 inclusive, of the Nevada Revised Statutes), as supplemented by
8 the Consent Decree which was entered in the case of City of Las
9 Vegas et al. v. Clark County et al., CV-LV 78-117 RDF.

10 In addition, the City owns primary water rights to
11 43,600 acre feet per annum of the waters of the Wash by virtue
12 of two reservoir permits which were issued to the City by the
13 Nevada State Engineer pursuant to Section 533.440 of the Nevada
14 Revised Statutes.

15 Since the applicant for the preliminary permit in
16 Project No. 8344-000 (the "Project" herein) proposes to divert
17 all of the waters of the Wash, including the effluent from the
18 Plant and water to which the City has the primary right, to the
19 penstock of the Project, there are issues presented by this
20 application which are peculiar to the City. The resolution of
21 those issues could directly affect the interests of the City,
22 and, because these issues and interests are unique to the City,
23 the interests of the City cannot adequately be represented by any
24 other party. In this connection, the City submits that the land
25 development project of the applicant herein, including the creation
26 of the artificial lake, and the Project are so intertwined that,
27 for the purposes of this Motion, they must be treated together.

28 The potential effects of the Project upon the City

0055

1 include:

2 1. The penstock which will carry the waters of
3 the Wash to the Project and will thereafter act as a
4 by-pass pipeline around the lake which is proposed as
5 a part of the applicant's land development project is
6 proposed to have an inside diameter of 84 inches.
7 Current projections of the City with respect to all
8 wastewater flows which will be discharged into the
9 Wash will soon be approximately 175 million gallons per
10 day. The proposed penstock will be insufficient to
11 accommodate these projected wastewater flows, even
12 during periods of dry weather and even without the
13 incorporation therein of a hydroelectric generating
14 plant.

15 As a result of the inadequate size of the penstock,
16 treated wastewater from the Wash will be routed into
17 the lake which is proposed as a part of the applicant's
18 land development project. Additionally, the proposed
19 lake will almost certainly have areas of stratification
20 and stagnation. Consequently, it is reasonable to
21 expect that the proposed lake will experience serious
22 water quality problems, and, since treated wastewater
23 from the City will be diverted into that lake, any such
24 water quality problems may be attributed to the City.

25 In this connection, the engineering consultant for
26 the applicant predicts algal growth problems in the
27 proposed lake and states that these problems will be
28 due to nutrient concentrations in that lake. Effluent

0056

1 from the Plant, even though it will comply with the
2 effluent limitations which are prescribed in the City's
3 discharge permit, as supplemented by the Consent
4 Decree, may be accused of being a contributing source
5 of nutrients -- nitrogen, phosphorus and micronutrients.

6 Additionally, aside from the problems which may
7 be expected from the addition of nutrients, and the
8 resultant algae, the proposed lake -- over 100 feet
9 deep -- will be subject to lengthy periods of stratifi-
10 cation, with loss of oxygen below the thermocline.
11 Effluent from the Plant, urban runoff and flood flows
12 which will enter the proposed lake during periods of
13 flooding -- most likely in the summer when the lake is
14 stratified -- may contribute organic and toxic materials
15 to the proposed lake. Anaerobic decomposition of the
16 organic material in those stratified layers may cause
17 serious problems.

18 Since, under the regulatory mechanism of the
19 Federal Clean Water Act, dischargers who contribute to
20 a water quality problem are required to comply with
21 more stringent effluent limitations, unless the penstock
22 is properly sized to accommodate not only the Project
23 but also all flows in the Wash under both dry and wet
24 weather conditions, the City can anticipate a substan-
25 tial increase in the costs of treating its wastewater.

26 2. The diversion structures and penstock could
27 have an adverse effect on the City's water rights under
28 State law. A prerequisite to the issuance of a

0057

1 reservoir permit pursuant to Section 533.440 of the
2 Nevada Revised Statutes with respect to effluent which
3 is discharged from a wastewater treatment plant is that
4 the treatment plant must be the point of final treat-
5 ment of the wastewater, and the City's primary water
6 rights are therefore based upon the fact that the Plant
7 is the last point of treatment for the wastewater which
8 forms the subject matter of its reservoir permits. It
9 is conceivable that the applicant or some other party
10 might claim that the proposed diversion structures
11 and penstock constitute "treatment works," as defined
12 in Section 445.186 of the Nevada Revised Statutes,
13 which would create an adverse claim on the City's
14 water rights.

III.

15
16 WHEREFORE, the City of Las Vegas, Nevada, respectfully
17 requests that this Motion to Intervene be granted.

18 DATED this 27th day of March, 1985.

19 Respectfully submitted,

20
21 

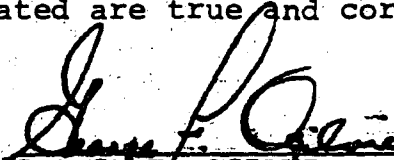
22 GEORGE F. OGILVIE,
23 City Attorney
24 Attorney for City of Las Vegas,
25 Nevada
26
27
28

0058

VERIFICATION

STATE OF NEVADA)
) ss:
COUNTY OF CLARK)

GEORGE F. OGILVIE, being first duly sworn, deposes and says: That he is the City Attorney of the City of Las Vegas, Nevada, and makes this verification for and on behalf of the Movant in the above and foregoing Motion to Intervene; that he has read the contents of the foregoing motion and that he believes the facts therein stated are true and correct.



GEORGE F. OGILVIE

Subscribed and sworn to before me
this 27th day of March, 1985.



Notary Public in and for said
County and State

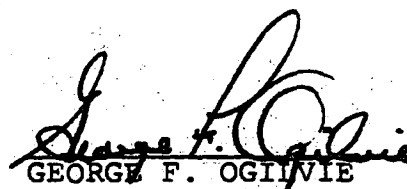


0059

CERTIFICATE OF SERVICE

I hereby certify that I have this day serve the foregoing document upon each person designated on the official service list compiled by the Secretary in this proceeding in accordance with the requirements of Section 385.2010 of the Rules of Practice and Procedure.

Dated at Las Vegas, Nevada this 27th day of March, 1985.


GEORGE F. OGILVIE

OFFICIAL SERVICE LIST

Mr. Barry Silverton
Pacific Malibu Development Corporation
12021 Wilshire Boulevard, Suite 1900
Los Angeles, California 90025

Mr. Kenneth F. Plumb, Secretary
Federal Energy Regulatory Commission
825 North Capitol Street, N.E.
Washington, D.C. 20426

Mr. Fred E. Springer, Director
Division of Project Management Branch
Office of Hydropower Licensing
Federal Energy Regulatory Commission
825 North Capitol Street, N.E., Room 208RB
Washington, D.C. 20426

TRANSCRIPT - LAS VEGAS CITY COUNCIL MEETING - APRIL 3, 1985
ITEM V-A - RATIFICATION OF FILING MOTION TO INTERVENE re: APPLICATION OF
PACIFIC MALIBU DEVELOPMENT CORP. FOR PRELIMINARY PERMIT IN CONNECTION WITH
CONSTRUCTION OF POWER GENERATING PLANT ON LAS VEGAS WASH

0060

Page 1

MAYOR BRIARE:

We now go to the City Attorney's Agenda for ratification of a filing motion to intervene for Pacific Malibu Development wanting to build a second Hoover Dam on Las Vegas Wash. Is that about it, Mr. Ogilvie?

CITY ATTORNEY OGILVIE:

This actually is in connection with the power plant they intend to build on Las Vegas Wash. It's not in connection with the land development project itself. Due to the fact that I was notified that the application was pending and the comments had to be submitted in between the time of the last meeting and this meeting, I went ahead and prepared the motion that's before you and filed it and now the Council should make a decision whether it wishes to ratify my actions in preparing and filing that motion or directing me to withdraw it. The basis of the motion is that it's our considered opinion that the construction of the power plant in question would impair the City's water rights because they plan to use all of the water in Las Vegas Wash of which the City has primary rights to 43,000 acre feet per year. If the application, or if Pacific Malibu is ultimately granted the authority to build a plant, they would also acquire the right backed up by the Federal Government to condemn our water rights. We would receive just compensation, but that just compensation would be based upon the value at the time rather than the potential value, and I think that the rights have so much more potential value than they have current value, that if we would not be fully compensated in the event of condemnation of the rights. The second basis for the motion was that the penstock to the proposed plant is not sufficient to carry all of the water during flood seasons, which would result in a spill-over of our treated effluent into the lake that Pacific Malibu proposes to construct and could have the effect of increasing our sewage treatment costs. These are speculative -- I'm not saying it's a surety, but because the possibility exists, I felt it was to the best interests of the City to file the motion and I leave it up to the Council to decide whether I acted properly or improperly.

COUNCILMAN LURIE:

Mayor, I WOULD MOVE THAT WE RATIFY WHAT THE CITY ATTORNEY HAS TOLD US THIS MORNING CONCERNING THE MOTION THAT WAS FILED.

COUNCILMAN LEVY:

I have one question though. Would you ask while we're negotiating this why they're calling this the Lakes of Las Vegas while it's in the City of Henderson.

CITY ATTORNEY OGILVIE:

Why they're calling it the Lakes of Las Vegas?

TRANSCRIPT - LAS VEGAS CITY COUNCIL MEETING - APRIL 3, 1985
ITEM V-A - RATIFICATION OF FILING MOTION TO INTERVENE re: APPLICATION OF
PACIFIC MALIBU DEVELOPMENT CORP. FOR PRELIMINARY PERMIT IN CONNECTION WITH
CONSTRUCTION OF POWER GENERATING PLANT ON LAS VEGAS WASH

0061

Page 2

COUNCILMAN LEVY: It's in the City of Henderson. It is in the City of Henderson?

CITY ATTORNEY OGILVIE: Yes. Do you think it should be called the --

COUNCILMAN LEVY: Will you have our attorney as he's negotiating figure out that one for us.

CITY ATTORNEY OGILVIE: Alright.

COUNCILMAN LEVY: Thank you.

COUNCILMAN LURIE: They're probably going to get all of Citicorp's mail.

MAYOR BRIARE: Was there a motion?

COUNCILMAN LURIE: Yes.

MAYOR BRIARE: Comments? (No response.) Cast your votes. Post. The motion's APPROVED.

(END OF DISCUSSION ON THIS ITEM.)

/ch

City of Las Vegas

CITY COUNCIL MINUTES- APRIL 3, 1985

AGENDA DOCUMENTATION

Date: March 29, 1985

TO: The City Council

FROM: *[Signature]*
CITY ATTORNEY

0062

SUBJECT: Permission to Retain Special Counsel to Assist City Attorney in Arbitration Proceedings re: Dorfman Construction Company and S.J. Amoroso Construction Company

PURPOSE/BACKGROUND

Dorfman Construction Company and S. J. Amoroso Construction Company have filed claims in arbitration against the City with respect to the Sahara/Oakey Interceptor Sewer Project and the Central Fire Station Project, respectively. The Dorfman claim, at the present time, is in the amount of \$319,910.63; however, we were advised by Dorfman's attorney on Friday, March 22, 1985, that he will be increasing Dorfman's demand to \$900,000.00. The Amoroso claim is in the amount of \$250,000.00, and the City has filed a counterclaim in the amount of \$407,000.00. The hearing in the Dorfman arbitration is scheduled to commence on Monday, April 22, 1985, and we expect that it will consume two full weeks. It is anticipated that the hearing in the Amoroso arbitration will be scheduled for sometime in June or July of this year and consume another two full weeks.

Deputy City Attorney Bob Sylvain, who resigned effective on Monday, March 25, 1985, had handled these two proceedings since their inception, and it was my hope that he would continue to represent the City on a private basis until their conclusion. However, he has advised me that the law firm which he is joining has too much other work for him to spare him for these proceedings. I have hired Deputy City Attorney Charles Weger in Mr. Sylvain's place, and he has assumed the responsibility for these two proceedings. However, because of the short time which he has had to familiarize himself with these matters, compounded by the complexity of the issues involved, particularly in view of the increased demand by Dorfman Construction Company which we have not yet seen, it is my considered opinion that it is absolutely imperative that this office retain special counsel to assist it in these arbitrations.

Mr. William Urga of the law firm of Jolley, Urga, Worth and Woodbury has been recommended to me as being very competent in construction arbitration matters. I have therefore discussed with Mr. Urga the possibility of retaining him as such special counsel, and he is willing to undertake such role at the rate of \$125.00 per hour.

FISCAL IMPACT

\$125.00 per hour for as many hours as are required to prepare for and attend the arbitration hearings. I am advised by the Department of Design and Development that the funds for the Dorfman arbitration are available in the reserve which it has established for that arbitration proceeding and the funds for the Amoroso arbitration are available in the money which remains unspent under the construction contract.

RECOMMENDATIONS

It is recommended that the City Attorney be authorized to retain William Urga of the law firm of Jolley, Urga, Worth and Woodbury to act as special counsel in the Dorfman and Amoroso arbitration matters at the rate of \$125.00 per hour.

Agenda Item

V-B

TRANSCRIPT - LAS VEGAS CITY COUNCIL MEETING - APRIL 3, 1985
ITEM V-B - PERMISSION TO RETAIN SPECIAL COUNSEL TO ASSIST CITY ATTORNEY
IN ARBITRATION PROCEEDINGS re: DORMAN CONSTRUCTION CO. & S. J. AMOROSO

0063

Page 1

MAYOR BRIARE: Next item, Mr. Ogilvie.

CITY ATTORNEY OGILVIE: As you know, we have been taken to arbitration by two of our contractors, Dorfman Construction Company with respect to the Sahara-Oakey Interceptor Sewer Project and S. J. Amoroso Construction Company in connection with the Central Fire Station Project. The Dorfman claim as originally filed was for -- in the neighborhood of \$300,000. We were notified a week ago Friday that they were increasing their demand to somewhere in the neighborhood of \$900,000. Monday, I received their new demand and it is for a Million, Three Hundred Thousand (\$1,300,000), or a Million Two Hundred and Sixty-Seven Thousand (\$1,267,000). This is an increase of their initial demand by about four times. The demand of S. J. Amoroso is for \$250,000 and the City has counterclaimed for \$407,000. Due to a change of personnel in my office, I feel that it is imperative that the City hire special counsel to assist it in preparing and conducting these arbitration proceedings, and it's my recommendation that we hire Mr. William Urga of the law firm of Jolley, Urga, Worth and Woodbury to assist the office. Mr. Urga's rate would be \$125 per hour.

MAYOR BRIARE: Comments by Council members? What's the pleasure of the Council

COUNCILMAN LURIE: I'D MOVE THAT WE FOLLOW THE RECOMMENDATION OF THE CITY ATTORNEY. I don't believe we have any choice in the matter, to fight this litigation at this time.

MAYOR BRIARE: We also have your personal assurances that we're going to be successful? (Laughter by the Council.)

CITY ATTORNEY OGILVIE: I believe we will, but one thing that I'd like to point out, and I'm glad you brought that up. Arbitration has some advantages. I don't like arbitration, but it does have some advantages. It has some very definite disadvantages in that there's very little realistic right of appeal from an arbitration award, where if you go to court and you lose, you have appeal rights. So in arbitration, you have to shoot your best shot and hope you win in the arbitration because you don't get another bite at the apple.

MAYOR BRIARE: Further comments? (No response.) Cast your votes. Post.

COUNCILMAN LEVY: You'd better win this one.

MAYOR BRIARE: Motion's APPROVED.

(END OF DISCUSSION ON THIS ITEM.)

/ch

AGENDA*City of Las Vegas*

0064

April 3, 1985

Page 21

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

ITEM

Council Action

Department Action

VI. REPORTS FROM RECOMMENDING COMMITTEES

11:00

- A. BILL NO. 85-9 - PROVIDES FOR PENALTY AND INTEREST ON DELINQUENT PAYMENTS OF SUPPLEMENTAL ROOM TAXES.

Committee: Councilmen Lurie and Levy

First Publication: Review-Journal, 3/21/85

Committee Recommendation:

Adoption at the 4/3/85 City Council meeting.

Lurie -
Second Reading and
Bill ADOPTED.
UnanimousClerk to proceed
with second
publication.

11:01

- B. BILL NO. 85-10 - ANNEXATION A-2-85(A). PROPERTY LOCATED ON THE WEST SIDE OF RAINBOW BOULEVARD, SOUTH OF CHARLESTON BOULEVARD; PETITIONED BY: RAINBOW PLAZA PARTNERS; ACREAGE: APPROXIMATELY .38 ACRES; ZONED: R-E (COUNTY CLASSIFICATION) N-U (CITY EQUIVALENT).

Committee: Councilmen Lurie and Levy

First Publication: Review-Journal, 3/21/85

Committee Recommendation:

Adoption at the 4/3/85 City Council meeting.

Lurie -
Second Reading and
Bill ADOPTED.
UnanimousClerk to proceed
with second
publication.**APPROVED AGENDA ITEM**

City of Las Vegas

CITY COUNCIL MINUTES - APRIL 3, 1985

AGENDA DOCUMENTATION

Date: March 1, 1985

TO: The City Council

FROM: *George F. Galt*
CITY ATTORNEY

0065

SUBJECT: Bill No. 85-9 -- Provides for penalty and interest on delinquent payments of supplemental room taxes

PURPOSE/BACKGROUND

When Chapter 4.20 of the City Code was amended to impose the supplemental room tax which each city and county in the state was directed by the 62nd Session of the Nevada Legislature to impose, no provision was made for the assessment of penalties and interest on delinquent payments of the supplemental room tax.

Bill No. 85-9 corrects this oversight.

FISCAL IMPACT

None

RECOMMENDATIONS

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

Agenda Item

VI -A

AGENDA DOCUMENTATION

Date: February 22, 1985

TO: The City Council

FROM:

Val Steed
Deputy City Attorney

0066

SUBJECT: Bill No. 85-10
Annexation No. A-2-85(A)

PURPOSE/BACKGROUND

The proposed ordinance annexes certain real property located on the west side of Rainbow Boulevard, south of Charleston Boulevard. The annexation process has now been completed in accordance with the NRS and the final date of annexation (April 12, 1985) is set by this ordinance.

The following is pertinent information:

Annexation No.:	A-2-85(A)
Property Located:	On the west side of Rainbow Boulevard, south of Charleston Boulevard
Petitioned By:	Rainbow Plaza Partners 559 South Palm Canyon Drive Suite B-212 Palm Springs, CA 92262
Acreage:	Approximately .38 acres
Zoned:	R-E (County classification) N-U (City equivalent)

FISCAL IMPACT

RECOMMENDATIONS

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

Agenda Item

INTER-OFFICE MEMORANDUM

March 5, 1985

FILE

FROM:

CA
CAROL ANN HAWLEY
CITY CLERK

0067

SUBJECT:

Recommending Committee Meeting
March 4, 1985

COPIES TO:

3/6/85, 3/20/85 and 4/3/85 City Council Books
City Attorney
Director, Business Activity
Supervisor, Animal Control

MEETING HELD:

Monday, March 4, 1985, 10th Floor, City Manager's
Conference Room, City Hall, 400 East Stewart Avenue,
Las Vegas, Nevada. Meeting began at 4:00 PM and
adjourned at 4:15 P.M.

ATTENDANCE:

Councilman Al Levy
Councilman W. Wayne Bunker
Jerry Cahill, Director, Business Activity
Richard McGough, Deputy Director, Business Activity
Dr. Leslie Williams, Supervisor, Animal Control
Robert Sylvain, Deputy City Attorney
Robert Yeargin, Deputy City Attorney
Lt. Ormond Steele, LVMPD
Randall Walker, Deputy City Manager
Linda Owens, Deputy City Clerk
Carol Ann Hawley, City Clerk
Jean Pemberton, Nevada Dog Fanciers
Daryl Zipp, Yellow Rose Carriage Co.

- A. BILL NO. 85-6 - REQUIRES ANIMAL-DRAWN VEHICLE BUSINESSES TO MEET CERTAIN REQUIREMENTS IN ORDER TO BE LICENSED AND IMPOSES VARIOUS HUMANE REQUIREMENTS IN THE USE OF SUCH ANIMALS IN THE CONDUCT OF SUCH A BUSINESS.

Committee: Councilman Levy and Bunker

Dr. Leslie Williams stated the cost that the City would incur will be \$30 initially and \$30 every three months thereafter for the care of each horse. Business license fees could be charged by gross revenues, per axle, per carriage, etc. The City Attorney's office will research the possibility of prohibiting animal-drawn vehicle businesses within the city limits. The City will hold this bill in abeyance until the Public Service Commission has made a decision as to whether they will regulate animal-drawn vehicle businesses.

AFFIDAVIT OF MAILING

(Mailing required under the provisions of NRS CHAPTER 241)

0068

STATE OF NEVADA)

) ss

COUNTY OF CLARK)

Joanne Perry, an employee of the City of Las Vegas, Nevada being first duly sworn, deposes and says that on the 12th day of March, 1985, a copy of a NOTICE OF INFORMATION MEETING before various RECOMMENDING COMMITTEES relative to proposed ordinances, to be held at the hour of 4pm, on Monday, March 18, 1985 in the City Manager's Conference Room, City Hall, 400 East Stewart Avenue, 10th Floor, Las Vegas, Nevada; of which the attached is a true and correct copy, was deposited in the United States Mail, Postage Prepaid, First Class Mail, to each person and/or organization whose name appears in the Agenda Register maintained in the Office of the City Clerk as having requested, in writing, a copy of said AGENDA (NOTICE).

Joanne Perry

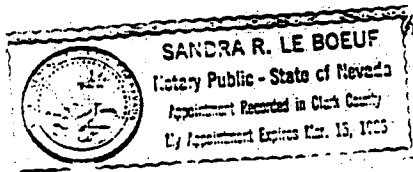
SIGNATURE (an employee in the Office
of the City Clerk)

Subscribed and sworn to before me this

12th day of March, 1985

Sandra R. LeBoeuf

NOTARY PUBLIC in and for said County and State.

My Commission expires: 3-15-86

AFFIDAVIT OF POSTING

(Posting required under the provisions of NRS CHAPTER 241)

0069

STATE OF NEVADA }
COUNTY OF CLARK } ss

Joanne Perry, an employee of the City of Las Vegas, Nevada being first duly sworn, deposes and says that on the 12th day of March, 1985, at the hour of 10 AM there were posted copies of a NOTICE, the attached of which is a true and correct copy, of an INFORMATION MEETING before various RECOMMENDING COMMITTEES relative to proposed ordinances, to be held at the hour of 4pm on Monday, March 18, 1985, in the City Manager's Conference Room, City Hall, 400 East Stewart Avenue, 10th Floor, 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;
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 Perry
SIGNATURE

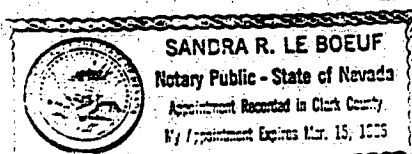
City Clerk's Office
DEPARTMENT

Subscribed and sworn to before me this

12th day of March, 1985

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

My Commission expires: 3-15-86



N O T I C E .

0070

The following Bills proposed for adoption by the City Council of the City of Las Vegas will be the subject of PUBLIC COMMENT before their respective committees at the hour of 4:00 P.M., Monday, March 18, 1985, in the City Manager's Conference Room, 10th Floor, City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

- A. BILL NO. 85-9 - PROVIDES FOR PENALTY AND INTEREST ON DELINQUENT PAYMENT OF SUPPLEMENTAL ROOM TAXES.
Committee: Councilmen Lurie and Levy
- B. BILL NO. 85-10 - ANNEXATION A-2-85(A), PROPERTY LOCATED ON THE WEST SIDE OF RAINBOW BOULEVARD, SOUTH OF CHARLESTON BOULEVARD; PETITIONED BY: RAINBOW PLAZA PARTNERS; ACREAGE: APPROXIMATELY .38 ACRES; ZONED: R-E (COUNTY CLASSIFICATION) N-U (CITY EQUIVALENT).
Committee: Councilmen Lurie and Levy
- C. BILL NO. 85-11 - ORDINANCE CREATING SPECIAL IMPROVEMENT DISTRICT NO. 452 IMPROVEMENTS: INCLUDE THE INSTALLATION OF AN EIGHT FOOT PAVEMENT SECTION, STANDARD CONCRETE SIDEWALKS, STANDARD "L" TYPE CURB AND GUTTER, STREET LIGHTING, STANDARD COMMERCIAL DRIVEWAY APPROACHES, STANDARD RESIDENTIAL DRIVEWAY APPROACHES AND SEWER LATERALS; LOCATION: ON BOTH SIDES OF SMOKE RANCH ROAD FROM TUCUMCARI DRIVE TO RANCHO DRIVE, AND ON THE EAST SIDE OF JONES TO A POINT APPROXIMATELY 410 FEET OF SMOKE RANCH ROAD.
Committee: Councilmen Lurie and Levy

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

INTER-OFFICE MEMORANDUM

March 19, 1985

TO:

FILE

FROM:

Carol Ann Hawley
CAROL ANN HAWLEY
CITY CLERK

0071

SUBJECT:

Recommending Committee Meeting
March 18, 1985

COPIES TO:

3/20/85 and 4/3/85 City Council Books
City Attorney
Director, Business Activity
Director, Community Planning & Development
Special Improvements Officer, Civil Eng.

MEETING HELD:

Monday, March 18, 1985, 10th Floor, City Manager's
Conference Room, City Hall, 400 East Stewart Avenue,
Las Vegas, Nevada. Meeting began at 4:00 P.M. and
adjourned at 4:02 P.M.

ATTENDANCE:

Councilman Ron Lurie
Councilman Al Levy
City Manager Ashley Hall
Business Activity Director Jerry Cahill
Robert Sylvain, Deputy City Attorney
Frank Pearce, Business Activity
Carol Ann Hawley, City Clerk
Linda M. Owens, Deputy City Clerk

A. BILL NO. 85-9 - PROVIDES FOR PENALTY AND INTEREST ON DELINQUENT PAYMENT OF SUPPLEMENTAL ROOM TAXES.

Committee: Councilmen Lurie and Levy

No one appeared in opposition. Committee recommended adoption of this bill at the 4/3/85 City Council meeting.

B. BILL NO. 85-10 - ANNEXATION A-2-85(A), PROPERTY LOCATED ON THE WEST SIDE OF RAINBOW BOULEVARD, SOUTH OF CHARLESTON BOULEVARD; PETITIONED BY: RAINBOW PLAZA PARTNERS; ACREAGE: APPROXIMATELY .38 ACRES; ZONED: R-E (COUNTY CLASSIFICATION) N-U (CITY EQUIVALENT).

Committee: Councilmen Lurie and Levy

No one appeared in opposition. Committee recommended adoption of this bill at the 4/3/85 City Council meeting.

RECOMMENDING COMMITTEE MEETING
MARCH 18, 1985
PAGE 2

0072

- C. BILL NO. 85-11 - ORDINANCE CREATING SPECIAL IMPROVEMENT DISTRICT NO. 452. IMPROVEMENTS: INCLUDE THE INSTALLATION OF AN EIGHT FOOT PAVEMENT SECTION, STANDARD CONCRETE SIDEWALKS, STANDARD "L" TYPE CURB AND GUTTER, STREET LIGHTING, STANDARD COMMERCIAL DRIVEWAY APPROACHES, STANDARD RESIDENTIAL DRIVEWAY APPROACHES AND SEWER LATERALS; LOCATION: ON BOTH SIDES OF SMOKE RANCH ROAD FROM TUCUMCARI DRIVE TO RANCHO DRIVE, AND ON THE EAST SIDE OF JONES TO A POINT APPROXIMATELY 410 FEET NORTH OF SMOKE RANCH ROAD.

Committee: Councilmen Lurie and Levy

No one appeared in opposition. Committee recommended adoption of this Bill at the 4/3/85 City Council meeting.

CAH/Tmo

AGENDA*City of Las Vegas*

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April 3, 1985

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

ITEM

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VI. REPORTS FROM RECOMMENDING COMMITTEES (Cont'd)

- 11:01 C. BILL NO. 85-11 - ORDINANCE CREATING SPECIAL IMPROVEMENT DISTRICT NO. 452, IMPROVEMENTS: INCLUDE THE INSTALLATION OF AN EIGHT FOOT PAVEMENT SECTION, STANDARD CONCRETE SIDE-WALKS, STANDARD "L" TYPE CURB AND GUTTER, STREET LIGHTING, STANDARD COMMERCIAL DRIVE-WAY APPROACHES, STANDARD RESIDENTIAL DRIVE-WAY APPROACHES AND SEWER LATERALS: LOCATION: ON BOTH SIDES OF SMOKE RANCH ROAD FROM TUCUMCARI DRIVE TO RANCHO DRIVE, AND ON THE EAST SIDE OF JONES TO A POINT APPROXIMATELY 410 FEET NORTH OF SMOKE RANCH ROAD.

Committee: Councilmen Lurie and Levy

First Publication: Review-Journal, 3/21/85

Committee Recommendation:

Adoption at the 4/3/85 City Council meeting.

- D. BILL NO. 85-6 - REQUIRES ANIMAL-DRAWN VEHICLE BUSINESSES TO MEET CERTAIN REQUIREMENTS IN ORDER TO BE LICENSED AND IMPOSES VARIOUS HUMANE REQUIREMENTS IN THE USE OF SUCH ANIMALS IN THE CONDUCT OF SUCH A BUSINESS.

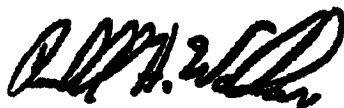
Committee: Councilmen Levy and BunkerCommittee Recommendation:

Since the Public Service Commission has taken action on this matter, the Clerk is awaiting direction to place this Bill back on the Recommending Committee meeting agenda.

Abeyance at request of City Attorney.

4/17/85 Agenda

No action taken by Board.

APPROVED AGENDA ITEM

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CITY COUNCIL
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ITEM

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VII. BOARDS AND COMMISSIONS

11:02

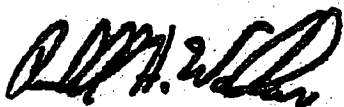
A. SENIOR CITIZENS LAW PROJECT
3-Year Term

1. Earle W. White, Jr. - Term Expires
-
- 4/18/85

Lurie -
Motion to concur
with Mayor's re-
appointment of
Earle W. White, Jr.
to a new 3-year
term carried
unanimously.

Clerk to notify

APPROVED AGENDA ITEM



INTER-OFFICE MEMORANDUM

March 1, 1985

TO:

CAROL ANN HAWLEY
CITY CLERK

FROM:

RICHARD E. DONALDSON, ESQ
EXECUTIVE DIRECTOR
SENIOR CITIZENS LAW PROJ.

SUBJECT:

SENIOR CITIZENS LAW PROJECT
ADVISORY BOARD

COPIES TO:

CITY COUNCIL
ASHLEY HALL
RANDALL WALKER
DAVID SANCHEZ, PERSONNEL
JACK THOMASON

This is to advise you that Judge Earle W. White, Jr. desires to be reappointed to the Senior Citizens Law Project Advisory Board. You requested this in your memorandum of February 22, 1985.

Please place on the April 3, 1985 City Council meeting agenda for approval.

Thank you.

RED:sk

April 3, 1985

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CITY COUNCIL
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PHONE 386-6011

AGENDA

City of Las Vegas

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

11:04

A. Bill No. 85-12 -- Annexation No. A-3-85(A)

Property Located: South of Charleston Boulevard, approximately 1300 feet west of Buffalo Drive

Petitioned By: Kenny C. Guinn

Acreage: Approximately 5.5 acres

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

Sponsored by: Councilman Ron Lurie

First Reading and referred -
Lurie and Levy

4/15/85 Recommending Committee Agenda.

B. Bill No. 85-13 -- Eliminates the minimum density requirements for apartment developments which can be permitted in the C-1 and C-2 Zoning Districts by means of special use permit.

Sponsored by: Councilman Ron Lurie

First Reading and referred -
Lurie and Levy

4/15/85 Recommending Committee Agenda.

C. Bill No. 85-14 -- Requires the storage and display of retail secondhand merchandise in the C-M and M Zoning Districts to be located within an enclosed building or screened from view from the street frontage.

Sponsored by: Councilman Ron Lurie

First Reading and referred -
Lurie and Levy

4/15/85 Recommending Committee Agenda.

AGENDA*City of Las Vegas*

April 3, 1985

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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 (cont.)D. Bill No. 85-15 -- Amends chapter 10 of the
LVMC to prohibit individuals from consuming
liquor or possessing open containers on the
premises of an off-sale establishment.

Sponsored by: Councilman Al Levy

First Reading and
referred -
Levy and Lurie4/15/85 Recommend-
ing Committee
Agenda.E. Bill No. 85-16 -- Clarifies type of evidence
that may be presented and the procedure that
shall be followed at administrative hearings

Sponsored by: Councilman Ron Lurie

First Reading and
referred -
Lurie and Levy4/15/85 Recommend-
ing Committee
Agenda.F. Bill No. 85-17 -- Adopts rules and fees for
the use of parks

Sponsored by: Councilman Ron Lurie

First Reading and
referred -
Lurie and Levy4/15/85 Recommend-
ing Committee
Agenda.

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CITY COUNCIL
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PHONE 386-6011

ITEM

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

2:00

- A. V-15-85 - APPEAL filed by DANIEL R. MCGOWAN, ET AL, to the action of the Board of Zoning Adjustment in APPROVING the application of ETHNEY T. TAM ON BEHALF OF MR. AND MRS. WALDEMAR ILI for a Variance to allow a restaurant in a shopping center without providing the additional 55 parking spaces required on property located at 2202 West Charleston Boulevard in Zoning District C-1.

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

1. Conformance to the plot plan.
2. A maximum seating for 36 patrons shall be permitted.

Staff Recommendation: DENIAL

PROTESTS: 1

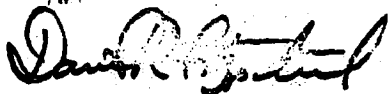
Nolen -
Motion to deny the appeal, upholding the action of the BZA, thus APPROVING the application, and that Condition No. 2 be amended to a maximum seating for 36 patrons applicable only at lunch time was approved. Motion carried with Mayor Briare voting "No."

Clerk to notify and Planning to proceed.

Dan McGowan, Appellant, appeared.

Atty. Arnold Weinstock, Mr. & Mrs. Waldemar Ili and Reed Givens, Valley Bank, appeared on behalf of application.

APPROVED AGENDA ITEM



TO: The City Council
RE: Public Hearing Agenda Item
April 3, 1985 City Council Agenda

IX.

0079

A. V-15-85 - ETHNEY T. TAM ON BEHALF OF MR. AND MRS. WALDEMAR ILI

This item is an appeal to the action to the Board of Zoning Adjustment in approving the variance application to allow a restaurant and shopping center without providing the required 55 parking spaces at 2202 West Charleston Boulevard in a C-1 zone. The appellants are approximately 18 tenants in the shopping centers in this area. The Variance was approved by the BZA with the limitation of seating for 36 persons only. The only person in protest at the BZA meeting was the operator of the Omelet House who indicated he had no objection to this restaurant if it would only be open in the evening hours after his restaurant closed because all of the parking spaces in the shopping center are utilized until the evening hours. Mr. and Mrs. Ili indicated they would like to have their Bavarian restaurant open during the lunch hour as well as in the evening. The 55 parking spaces needed for the restaurant are a result of the increased parking requirements for restaurants that were established by ordinance in 1981. Mr. and Mrs. Ili feel that most of their lunch hour customers would be persons working in the immediate area and would not be driving their cars to the shopping center. The shopping center is adjoining another shopping center to the east plus there is a bank and other businesses in the general area and all of them have parking areas.

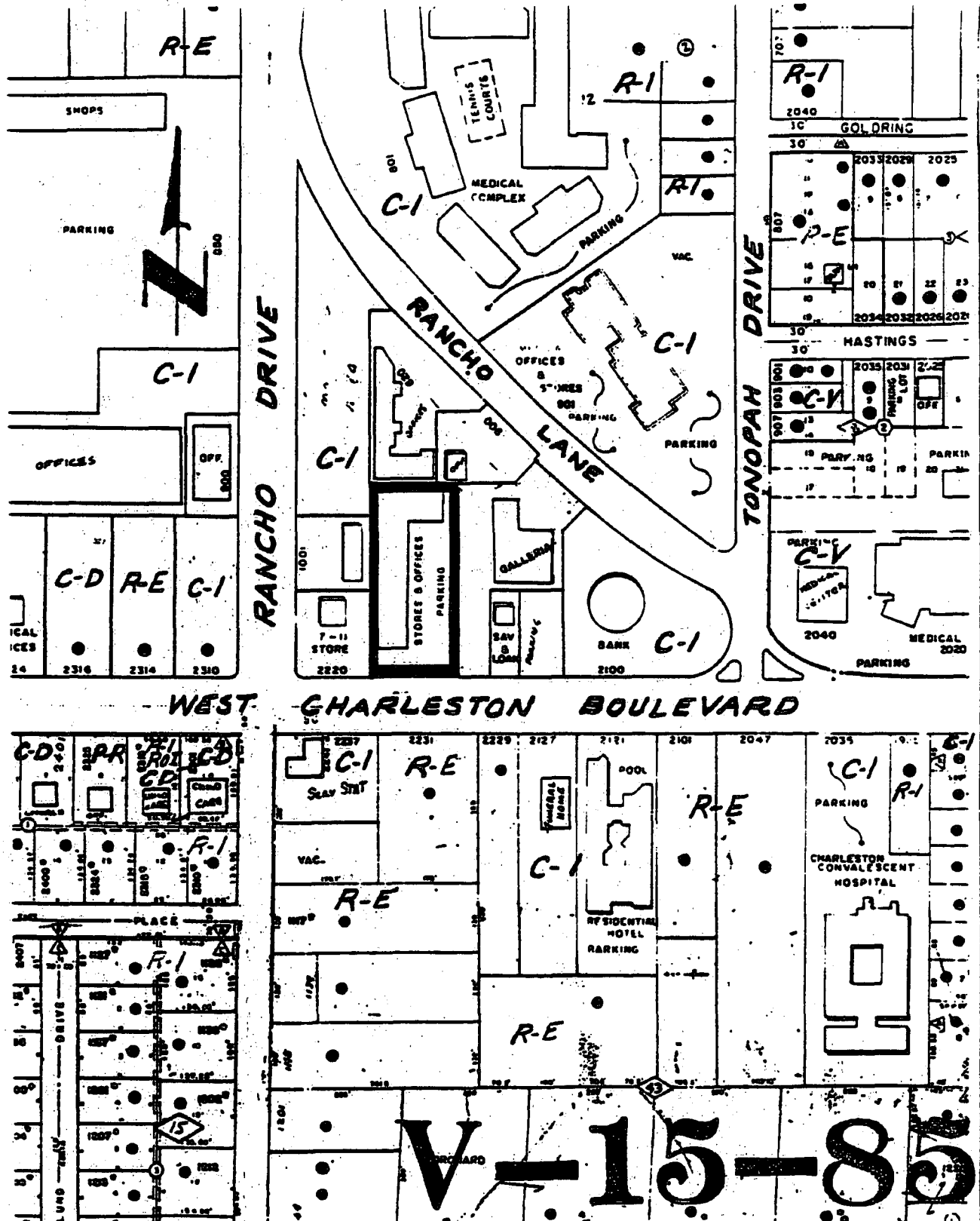
BOARD OF ZONING ADJUSTMENT DECISION: APPROVAL, with a maximum seating capacity for 36 persons.

STAFF RECOMMENDATION: DENIAL, the required parking should be provided on-site or on a satellite basis.

PROTESTS: 1

SEE ATTACHED LOCATION MAP

LOCATION MAP



March 5, 1985

City Clerk
City of Las Vegas
400 East Stewart Ave.
Las Vegas, Nevada 89101

THE UNDERSIGNED RESPECTFULLY REQUEST A REVIEW OF THE APPROVAL
OF THE APPLICATION OF:

V-15-85 ETHNEY T. TAM ON BEHALF OF MR & MRS WALDEMAR ILI
For a Variance to allow a restaurant in a shopping center
without providing the additional 55 parking spaces required
at 2202 West Charleston Blvd. in Zoning District C-1

The parking lot presently used by businesses at 2202 West Charleston
and 2160 West Charleston is now at full capacity during normal
business hours- 8:00 a.m. to 5:00 p.m. An additional restaurant
at this location would certainly create a parking problem, especially
during the noon hour.

There also presently exists a problem with inadequate containers for
trash for the shopping center at 2202 W. Charleston. An additional
restaurant would certainly create more of a trash problem.

Your consideration in this matter will be sincerely appreciated.

TENANTS OF
2160 West Charleston Blvd.

THE ONELET HOUSE

BY Dan Walker Pres.

WIDGE SNOW

BY BUDGET CLEANERS

Mom's Deli

BY Forester H. Raehl

Dallera Pharmacy

BY Bob Shackelford

Dallera's Flowers & Plants

BY Barbara C. Marcus

Galleria Bakery

BY Gregory R. Ruppert

BY _____

BY _____

BY _____

BY _____

FARMER'S INS.

BY Billy Hines

TENANTS OF
2202 W. Charleston Blvd.

Buskin - Robbins

BY W. M. Robbins

BY James Brown

BY James Brown

GREAT WALL REST

BY James Brown

New York Express

BY James Brown

New York Express

BY James Brown

BY James Brown

BY James Brown

BY James Brown

BY James Brown

BY James Brown

BY James Brown

BY James Brown

BY James Brown

BY James Brown

BY James Brown

BY James Brown

CHAIRMAN JUNIEL:

Next public hearing item, V-15-85, Ethney T. Tam on behalf of Mr. & Mrs. Waldemar Ili for a variance to allow a restaurant in a shopping center without providing the additional 55 parking spaces required on property located at 2202 West Charleston Boulevard in Zoning District C-1. This is a public hearing.

HAROLD FOSTER:

You can see the subject site. It's part of a larger shopping center. This particular parcel though is separately owned. It consists of an L-shaped building. It does have 69 parking spaces in it. It fronts on Charleston Boulevard. You can see Rancho's to the west and Rancho Lane is that curved street to the east. This is the plot plan showing the building. The proposed restaurant's up in the corner in there shaded in red. These are the existing parking spaces. This essentially satisfies the uses that are in there. The restaurant use does require a substantial amount of parking and it's based on square footage of the building and so forth. It's been determined that approximately 55 parking spaces are needed for the restaurant use. There is no means of providing that amount of parking spaces on site and they're asking for a variance from that requirement. There are other businesses in the area which do have parking. It's possible that some of it could be utilized at various times. We do have a letter from Mr. Tam who owns an adjoining shopping center to the east. He indicated he had no objection as long as the restaurant would not open by, I believe, 6 P.M. I think there's also some feelings of some of the other, either tenants or businesses in the area that they're concerned about when the operation's going to open up during the day. They intend to have some -- or they intend to be open during the lunch hour and will have a certain amount of business there. They can probably better describe at what that will consist of as well as the evening business. I think in terms of the evening business, there won't be that much utilization of the existing parking spaces in the shopping center, but in terms of just looking at it and the deviation from the requirements of the ordinance, there are no extenuating circumstances, and based on that, staff would recommend DENIAL.

ARNOLD WEINSTOCK, ATTY. Arnold Weinstock, 630 South Fourth Street. I'm an attorney. I represent, and I'm here present today with Mr. & Mrs. Waldemar Ili who are the proposed restaurant owners in that site. As Mr. Foster stated, this is over at the Rancho Plaza Shopping Center. It's an existing shopping center. An existing building in that shopping center. Mr. & Mrs. Ili plan to place

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ARNOLD WEINSTOCK, ATTY. in there a Bavarian type restaurant which is going to be a very nice restaurant, a very high-class restaurant designed to cater to a dinner crowd and also to a lunch crowd. Most of the lunch people that will be there, however, will be those that are coming from the hospitals in the area, Valley Hospital, Southern Memorial Hospital, which are right within walking distance and numerous medical centers around the area. Most of those would be walk-in traffic type people. There's going to be a lot of take out business going on at the lunch hour especially. The need for parking certainly is not as required. There would not be at any time 55 spaces necessary, 20 spaces necessary. Probably no more than 10 spaces at any one time would be necessary to be used by the restaurant itself. As I said, unfortunately it is an existing area where there can be no further shopping -- or no further parking added to that existing area. Every one of the 16 tenants in the shopping center area have been contacted. There is a petition on file where none of them have any objections to this and in fact it's my understanding they all encourage us. It will be good for the area and good for the neighborhood. Certainly, Mr. & Mrs. Ili have spent considerable sums for this restaurant and have already entered into a lease agreement with the understanding that they would be able to open up. The need for parking certainly is not there. As I said, most of the people that would be coming, especially at the lunch hour, would be walk-in traffic. At the nighttime, certainly there would be no need for additional parking there. There are, according to our count, 71 spaces in the shopping center which can be utilized for parking, plus there's on-street parking all around and there's numerous parking if necessary. I don't believe that in my experience out in that area that parking lot is ever at full occupancy and certainly there would be more than adequate parking in that shopping center. People have to walk a little bit to get to the restaurant, that's fine. There's no problem with that. We're not asking for any additional parking be added, in fact, no additional parking can be. All we're asking is to have Mr. & Mrs. Ili allowed to open up a restaurant so they can conduct a business which would be good for the neighborhood, good for the environment. It's not going to increase any parking problems in any manner whatsoever. Obviously if there's no parking there, people are not going to go there. It's not necessary to increase anything, just allow them to open up the building, which is already there, and something's going to have to go into it or it's going

0084

ARNOLD WEINSTOCK, ATTY. to have to remain vacant. Whatever use that building is going to have is going to increase -- according to statute is going to need additional parking. However, no additional parking can go in. It's my understanding in talking to staff right now with the number of buildings, the number of stores that are in the shopping center, that parking is by statute probably limited as is. So there can be no other parking added, but there should be no need for it in this case. It will not, in any manner, hinder the businesses around it or hurt anybody and that's basically what we're asking is that they be allowed to open up their restaurant. I think there's been extensive planning done, extensive expenses that have been undergone by Mr. & Mrs. Ili. It will be a very fine restaurant. It will not hurt anybody in the area.

COMMISSIONER BUGBEE: Wasn't -- I'm trying to think back. I know -- I looked at it today as a matter of fact, but my office is right -- wasn't this thing at one time split up under legal action or something?

ARNOLD WEINSTOCK, ATTY. Exactly. Apparently the situation is that the area that's outlined in black is owned by Mrs. Tam. Then there is a shopping center on the other side -- if I can walk over here. It's my understanding that right over here is the Galleria, cleaners, the Omellet House, which is another shopping center, and there's numerous parking on this side. This black area is not the divider. I mean, people can park over here, over here, anywhere along in here and still get to the restaurant if they'd like to walk a little bit. There's numerous parking all around. In addition there's street parking. There's a 7-11. There's parking that can be used throughout the area. The problem is, as I said, Mrs. Tam owns this parcel right here. In the divorce it was split up. Now Mr. Tam owns this parcel which has numerous parking of itself. There are, by our count, 71 parking spaces in this area right here which can be utilized and I haven't even bothered to count how many parking spaces can be utilized in that area.

COMMISSIONER MYERS: How many people will your restaurant seat?

MR. WALDEMAR ILI: It will seat about 36 people. -- I wanted to add to -- when the people had this -- (can't understand)

COMMISSIONER MYERS: Your restaurant will only seat 36 people?

MR. WALDEMAR ILI:

It will seat about 36 people. It's going to be in the nighttime a very high-classed seating. I'm an Executive Chef. I've been in a lots of competition around the world. On the food I'm going to choose is going to be nothing but the best. Lunch is going to be mostly take out. Numerous people have asked me in the hospitals that they're willing just to come and pick up their little sandwich whatever. You all know prime rib, but I'm going to do something that's going to be new in this town. It's going to be very fantastic and they only have to walk in and walk out and I can see no problems there whatsoever.

ARNOLD WEINSTOCK, ATTY.

Most of the traffic, as I said, will be walk in. When he says 36 persons, obviously that does not even mean 36 cars will be in there. Most people are going to come in couples or groups. So there would not be a need at any time for no more -- at tops I would think 20 parking spaces and not even that.

CHAIRMAN JUNIEL:

Thank you. This is a public hearing. Is there anyone here in opposition to this application? Please state your name and address.

DAN MCGOWAN:

My name is Dan McGowan and I am the owner of the Omlette House restaurant in that shopping center we're talking about. Ladies and gentlemen, let me explain to you exactly what the truth is. We've been in business there, I'm sure most of you know, for seven years. That parking lot cannot be expanded. My lunchtime business today and every day this week, there are no parking spaces. I have a 3,000 square foot restaurant with 115 or 120 seats. I have to have most of the parking that is there. I've had it for 7 years. It's in my lease and I have 20 years to go on my lease. I'm not opposed to anybody doing business, but all the shops on Mrs. Tam's side of the parking lot were small individual little shops. This man proposes to put in a two to three thousand square foot restaurant which requires 55 parking places. If he could provide them, I'm for free enterprise that's what I do. That's only fair, but when you try to put another 3,000 square foot restaurant in the same parking lot, that'd be like going to any other restaurant in town and saying, let me build a 3,000 square foot restaurant and use your parking lot, when that restaurant built a parking lot to fit the needs and requirements of the City. I'm not opposed and my partner and I are not opposed to free enterprise in business and we are doing exactly, within 50 feet, using the same parking lot what they intend to do and there's no place to park.

DAN MCGOWAN:

You may go to our parking lot at noon tomorrow and you cannot park and people do not walk to go eat. We all know that. People, if they cannot park conveniently, will go somewhere else. I have a policy in our company, any employee caught parking in any part of the parking lot is automatically terminated. I had to go to that because the employees are too lazy to park off the lot. So we're aware that we've had a parking problem before this ever came up. I've fought parking for 7 years. That's why I'm here. Other than that, I'd have no objection. The man even said I'll build a parking lot above the building. I said, well fine, if you can provide 55 parking places, I don't care where you put it, but we have to have business. Now the situation is such and this is the fact. The Galleria Mall, which is the biggest part of that shopping center, if you're familiar with our Omlette House and the Mall, our operation is from 7 to 3. We serve breakfast and lunch. At 3 o'clock in the afternoon, we close. The Galleria Mall closes around 6 o'clock. So, like Mr. Tam told them and like I originally did. I went along with them because I was told it was going to be a dinner house. I close at 3 o'clock. Most of the people, the small businesses, close at 5 o'clock. So we don't care if there's 60 or 70 cars there at 6, 7, 8 or 9 o'clock at night because three-fourths of the businesses are closed, but now all of a sudden, they're going to open at 11 o'clock in the morning. Well, if you can go there tomorrow and park 5 cars at noon, I'll withdraw my -- you can't. They know it and I know it. If you've been at that shopping center at lunchtime, you know it. There's no way this is possible. That's why staff said they have to have 55 parking places and I agree; and I would not, personally, open a restaurant that I didn't have because people will not walk anywhere, now that's a fact.

CHAIRMAN JUNIEL:

Thank you, sir. Is there anyone else here in opposition to this application? On behalf of the applicant?

ARNOLD WEINSTOCK, ATTY.

If I could state one thing very briefly. When this gentleman comes up and says that there's a 3,000 square foot restaurant, unfortunately that's the size of the building that the restaurant will be moving into to. The restaurant itself is not utilizing that entire 3,000 feet and again there's no need for 55 parking spaces, no need for 20 parking spaces. There's more than adequate parking spaces there.

0087

CHAIRMAN JUNIEL: Thank you, sir.

DAN MCGOWAN: Excuse me, one quick point. That's true, they're saying they're not going to utilize it. That's what the man told me the other trying to talk me into not coming down here, but how do I know once he gets his variance, he won't utilize it all.

CHAIRMAN JUNIEL: Public hearing is -- did you have --

ARNOLD WEINSTOCK, ATTY. I would just say, we would have no objection if you would like to place a condition on it as to occupancy. We certainly would be agreeable to state on the record that there would be no more occupancy than 34 food served people or whatever, if that's what you'd like.

CHAIRMAN JUNIEL: Thank you. Public hearing is closed. I'll have a motion.

COMMISSIONER BURGEE: I'LL MAKE IT A MOTION FOR 36 PEOPLE IN THIS RESTAURANT AND FOR APPROVAL WITH STAFF'S RECOMMENDATION.

HAROLD FOSTER: For a 36 seat restaurant?

COMMISSIONER BUGBEE: Table or however you're going to work it, I don't know.

MRS. WALDEMAR ILI: Okay.

CHAIRMAN JUNIEL: Please cast your votes.

HAROLD FOSTER: The only other condition would be just conformance to the plot plan.

CHAIRMAN JUNIEL: Your application has been APPROVED. (Motion carried Juniel voting "no")

ARNOLD WEINSTOCK, ATTY. Thank you.

END OF TRANSCRIPT

/sl

0088

MAYOR BILL BRIARE

COUNCILMEN

RON LURIE

AL LEVY

BOB NOLEN

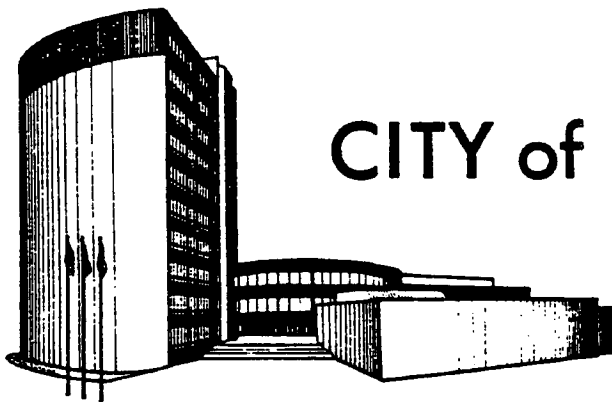
W. WAYNE BUNKER

CITY ATTORNEY

GEORGE F. OGILVIE

CITY MANAGER

ASHLEY HALL



CITY of LAS VEGAS

NOTICE OF PUBLIC HEARING

APRIL 3, 1985

NOTICE IS HEREBY GIVEN THAT on Wednesday, April 3, 1985, at the hour of 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following:

V-15-85 APPEAL filed by DANIEL R. MCGOWAN, ET AL, to the action of the Board of Zoning Adjustment in APPROVING the application of ETHNEY T. TAM ON BEHALF OF MR. & MRS. WALDEMAR ILI for a Variance to allow a restaurant in a shopping center without providing the additional 55 parking spaces required on property located at 2202 West Charleston Boulevard in Zoning District C-1.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A
PORTION OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE
SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 32, TOWNSHIP
20 SOUTH, RANGE 61 EAST, M.D.B. & M.

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

A handwritten signature in cursive script that reads "Carol Ann Hawley".

CAROL ANN HAWLEY
CITY CLERK



AGENDA*City of Las Vegas*

0089

April 3, 1985

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

ITEM

Council Action

Department Action

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

2:18

B. V-7-85- APPEAL filed by DONALD W. HOHMAN to the action of the Board of Zoning Adjustment in DENYING his application for a Variance to allow a group care facility for 48 elderly persons in six existing homes with the following deviations:

1. A density of 49 beds per acre where a maximum of 24 beds per acre is permitted.
2. To be located on a 40' wide paved street where a minimum of 48' is required.
3. No landscaping or wall buffer along the front and side property lines where such buffer is required.
4. Allow 12 parking spaces (backout) where 21 parking spaces are required.

The above request is on property located at 6201, 6205 and 6209 Robinhood Circle and 6200, 6204 and 6208 Sir Lancelot Circle in Zoning District R-1.

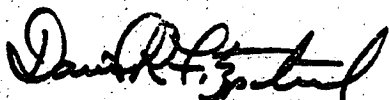
Board of Zoning Adjustment Decision: DENIAL. If approved, the following are recommended conditions:

1. Each single-family residence shall remain detached and be maintained in a residential character.
2. Standard conditions 1-3 and 5-8.

Staff Recommendation: DENIAL

PROTESTS: 35

APPROVED AGENDA ITEM



Lurie -
DENIED Appeal
(Application was
thus DENIED.)
Unanimous

Clerk to notify

Appellant was not
present.

TO: The City Council
RE: Public Hearing Agenda Item
April 3, 1985 City Council Agenda

IX.

0090

B. V-7-85 - DONALD W. HOHMAN

This is an appeal to the action of the Board of Zoning Adjustment in denying his variance application to allow a group care facility for 48 elderly persons in 6 existing homes at 6201, 6205 and 6209 Robin Hood Circle and 6200, 6204, 6208 Sir Lancelot Circle in a R-1 zone. The applicant is an out-of-town owner who indicated he repossessed the homes when the purchasers defaulted on the second trust deeds and he assumed the first mortgages. The applicant proposes 8 elderly persons in each of his six homes which are located in a developed single family subdivision. The applicant has indicated he has been unsuccessful in keeping the homes rented and would, therefore, like to convert them to this group care facility use. In addition to the use that is being requested in this variance there are other deviations being requested such as proposing a density of 49 beds per acre where a maximum of 24 beds per acre is permitted, to be located on a 40 foot wide paved street where a minimum of 48 feet is required, not providing the landscaped buffer along the front and side yard property lines and to only provide twelve parking spaces where 21 are required. Normally, group care facilities are on larger parcels of land where there is adequate parking, landscaping buffers and access to collector or major street. The density is approximately twice of that permitted in an R-1 zone. Group care operations are allowed in an R-1 zone but only at a density of 24 beds per acre. At the BZA meeting, the protestants who live in the immediate area objected on the basis it would be inconsistent with the residential pattern and that it would be commercializing the use of these homes. They indicated the applicant has not maintained these homes while they were rented and some of them needed upgrading.

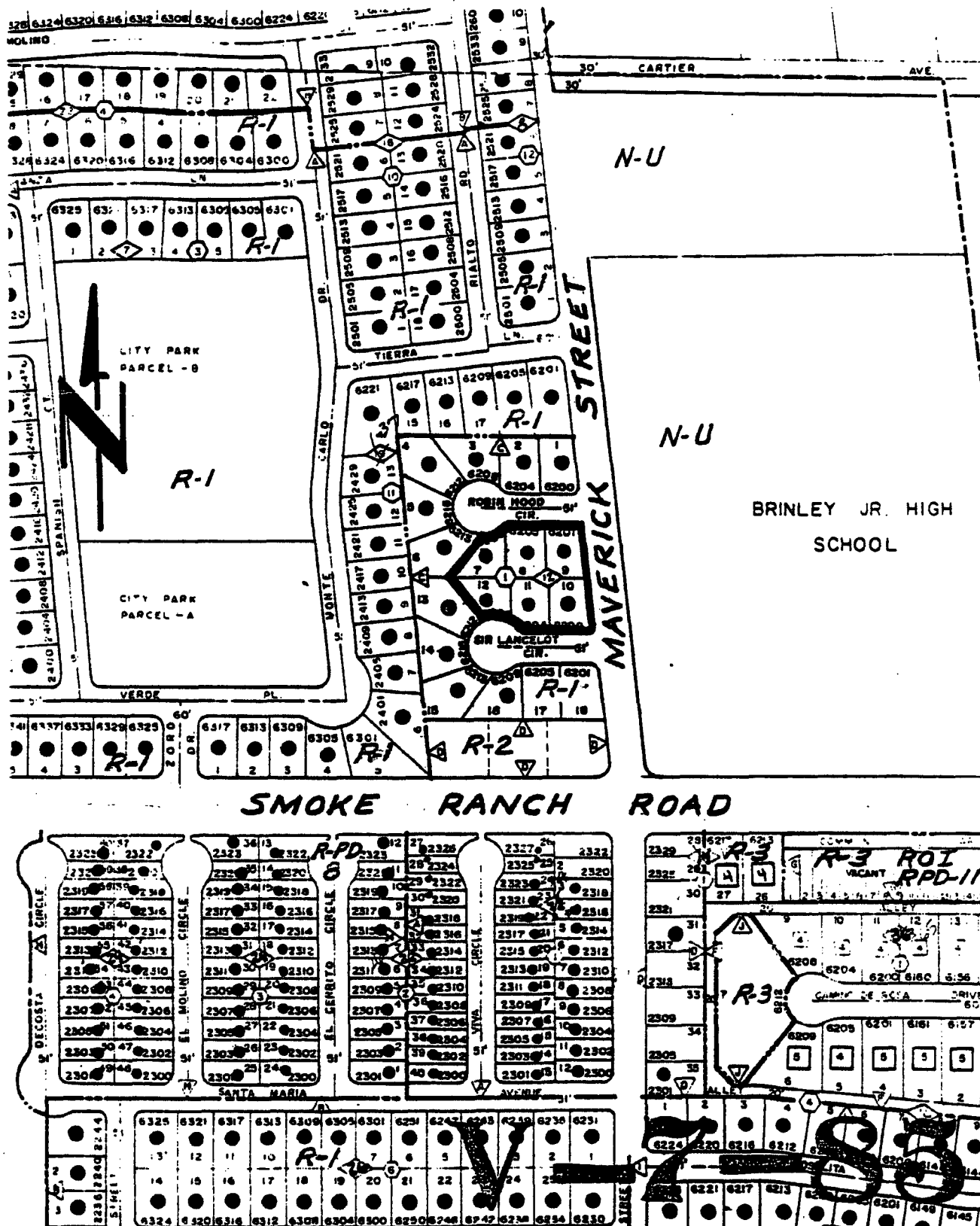
BOARD OF ZONING ADJUSTMENT RECOMMENDATION: DENIAL, not a compatible use at this location.

STAFF RECOMMENDATION: DENIAL, inappropriate location for this use.

PROTESTS: 1

SEE ATTACHED LOCATION MAP

LOCATION MAP



V-7-85

0092

March 26, 1985

TO WHOM IT MAY CONCERN:

With reference to attached notice to change Variance with respect to property listed as Lost Seven, Eight, Nine, Ten, Eleven and Twelve in block one of Story Book Village,

I wish to object thereto because of the already congestion of traffic caused by the Junior Brinley High School across the street from this property. The streets of Robinhood Circle and Sir Lancelot Circle are land locked and the only access to any street is to Maverick which is just near the west door of the school where the buses load and unload. There is no signal light on the corner of Smoke Ranch Road and Maverick, which is less than one-half block away. Not only do junior high school students need to cross this intersection, so do Bertha Ronzone Elementary school students. There is no improvement in the intersection of Jones and Smokeranch Road, where there have been accidents because of no signal lights. The area can not handle any more density of people or cars.

My property is just west on the next street from the property in question, which a city park, where there is the normal soccer activities etc.

There is no public transportation to this area. Automobile is the only transportation available.

Therefore, I oppose all four deviations as listed in your attached letter.

My property is 2413 North Monte Carlo Drive.

I am the sole property owner.

Thank you for your consideration.

Shirley Marie Warren
Shirley Marie Warren
2413 N. Monte Carlo Drive
Las Vegas, Nevada 89108
telephone 645-6536

TRANSCRIPT - BOARD OF ZONING ADJUSTMENT MEETING - FEBRUARY 28, 1985
ITEM 6 - V-7-85 DONALD W. HOHMAN

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CHAIRMAN JUNIEL:

Next public hearing, item 6, V-7-85, Donald Hohman. Application of Donald W. Hohman for a variance to allow a group care facility for 48 elderly persons in six existing homes with the following deviations: A density of 49 beds per acre where a maximum of 24 beds per acre is permitted. To be located on a 40' wide paved street where a minimum of 48' is required. No landscaping or wall buffer along the front and side property lines where such buffer is required. Allow 12 parking spaces (backout) where 21 parking spaces are required. The above request is on property located at 6201, 6205 and 6209 Robinhood Circle and 6200, 6204 and 6208 Sir Lancelot Circle in Zoning District R-1. This is a public hearing. Staff.

HAROLD FOSTER:

The property is about a block north of Smoke Ranch Road on the west side of Maverick. It's across from the Brinley Junior High School. You can see that area shaded in green. To the right where he's pointing is basically a single-family subdivision around this particular property. There's two cul-de-sacs immediately to the north and south. This is the plot plan showing the six lots involved. They're single-family homes. They'd like to have about 8 elderly persons in each home essentially for this group care facility. Staff feels that essentially the types of deviations that they're asking for on those four items on the agenda are somewhat out of character with this type of an application because generally these uses are on a larger parcel of land and that's why we were requesting the buffer landscaping and some of the other requirements. However, this application in evaluating it where it is proposed, which is part of an integral part of a single-family subdivision, we think is completely out of character. We think it would have an adverse effect on the adjoining single-family residences. For that reason, we would recommend DENIAL. We have a petition of protest with 30 signatures, plus two letters.

CHAIRMAN JUNIEL

I thank you, Mr. Foster. Would you please state your name and address.

DONALD HOHMAN:

Madam Chairman, my name is Donald Hohman, 2550 Cliff Road, Upland, California and I'm the owner of the six homes in question here.

CHAIRMAN JUNIEL:

You own the six homes?

DONALD HOHMAN: That's correct.

CHAIRMAN JUNIEL: Excuse me, did you sign in for records?

DONALD HOHMAN: Yes, I did, yes. Let me give you a little background on this subdivision. I am the owner of a mortgage company in Los Angeles and also the owner of a company called Colonial Homes whereby we rent to senior citizens and mentally handicapped and retarded individuals. Now, I mention this mortgage company in that we first became involved in this subdivision approximately four and a half years ago. We made a loan against the other homes that encircled this group of six homes in question here. We subsequently had to foreclose on these homes. We took them back and proceeded to rent these homes over the next three to four years after we took the homes back. We retained the services of a professional real estate rental company in the area to screen tenants to do the best job possible in locating quality individuals to rent these homes from us because when we took them back they were brand new homes. Over the next several years, we experienced everything from individuals totally, absolutely destroying the homes, ruining carpets, knocking doors out, busting windows, knocking walls in, etc., etc., etc., to the point where even though the outside appearances of the homes remained relatively new, the interior conditions of the homes had greatly deteriorated and in turn, the actual market value of the homes greatly deteriorated. As a result of all these things, the value of the homes was seriously affected. Along with our foreclosure action, years ago I acquired the six lots where now there exists the six homes in question. Two years ago I entered into an agreement with a contractor and had him construct these six homes in an additional effort to again either sell the homes at what the government -- F.H.A. appraised the homes and made us a loan on them assuming that we would sell the homes at a \$95,000 sales factor. Continuous deterioration in the market value of the homes in the area -- actually when the homes were constructed, our construction loan that was made by the bank in the area was actually in excess of what the market value of the homes were. We again started reting the homes. Over the past year and one half, I believe my recollection of these homes are about one and a half years old, I have experienced similar difficulty. Being in the room and board and board and care business for mentally retarded and senior citizens, we decided that the only alternative for us with regard to these six

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DONALD HOHMAN:

homes was to turn them into a senior citizens home. I might add that we did try marketing the homes and had no success whatsoever. I tried marketing the homes at such a value that I asked not a dime down, but merely for the people to accept the mortgages that were on there, F.H.A. financing. I did not have one individual accept and that included my tenants. Now, I'm not here to give you a sob story because I happen to be financially very well off. What we are here is to accept or make application for a dream type home for senior citizens and I might add that the few weeks that we've been working on this thing, we have discovered something that is very, very distasteful in the Las Vegas area and that is with regard to the -- shall we say the rental possibilities of senior citizens. We placed one ad in the paper and we actually experienced that senior citizens are afraid to discuss with us new housing, the ability to change from one home to another and we have records of these people that we talked to; but the important thing that we're getting at here is the fact that my company is in the business of providing home type environments for senior citizens at approximately one-half of the cost that they're experiencing right now. We have people that called us that said they're paying 11, 1300 dollars a month for a place to live and three meals a day. We're talking about offering private rooms for \$700 a month, three meals a day. We're talking about offering activities, etc., etc., etc. for these people. This is nothing we're dreaming about whether we can do it or not, we are doing it now. I'm in this business in Los Angeles. I am licensed in Los Angeles in the board and care and room and board business, but what we're asking for here might be a little bit out of the ordinary; but even though it is an R-1 Zone, it is an ideal zone for what we are looking at as far as a home for senior citizens where they can live. Now addressing the objections that the staff has here, we have -- since we have made our application, we have had the Board of Health or -- I don't know the exact terminology here -- my people have taken care of this, but the Health Department has inspected the homes and have told us that we would not be allowed to accommodate more than 42 people for these six homes rather than

DONALD HOHMAN:

49. So we would be requesting 42 beds rather than 49. So they have already told us that we do have adequate square footage for that. The objection with regard to the street -- these people that we're talking about very, very few of them are capable of driving and the ones that are capable of driving don't drive. I'm not going to say that we are not going to have people that aren't going to drive or won't and I'm sure that they will have people visiting them. The fact that we need a 48' street to accommodate something like this is certainly not necessary. The landscaping and so forth -- in these six homes, there is no landscaping in at this time. The reason I don't have landscaping there is because I've already suffered through this on the other homes immediately adjacent to it. We had landscaping put in for tenants. It's a total waste of money. There was no maintenance whatsoever done by the tenants. They absolutely abused it. That's why there's no landscaping now. Obviously we will landscape the property and make it very attractive. We would not be able to attract tenants of the type that we're looking for if we do not improve it considerably. The other objections with regard to 12 parking spaces vs the 21 -- here again it is east for us to add additional parking if we -- if it's recommended or suggested we do. We have six driveways right now. Any one of those driveways could be easily widened to accommodate additional parking, however, once again parking is something that is -- something that we don't need in addition to what we already have.

CHAIRMAN JUNIEL:

I think -- I have a couple of questions. You stated earlier that in your business in California I suppose you do house both elderly, mentally and etc.?

DONALD HOHMAN:

That's correct.

CHAIRMAN JUNIEL:

What are you proposing exactly for the ones in Las Vegas?

DONALD HOHMAN:

We are exclusively, at this time, targeting for a senior citizens market because we have been working very closely with some of the senior citizens people in the area and going on their advise, it's my under-

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- DONALD HOHMAN: standing, there's a very strong need for this marketplace in the area. Like I said, we've had one ad in the paper and we had quite a few calls. Now it is my very considered professional opinion that converting these homes into the senior citizens type homes that we are talking about, it should greatly enhance the area. Number one, we're not going to have transient people. I've had so many problems renting these homes. I've been three months waiting on my opportunity to talk to this Council and I have left three of the homes vacant because it's cheaper for me to --
- CHAIRMAN JUNIEL: Are these three bedroom homes?
- DONALD HOHMAN: They're -- five of the homes are four bedrooms and one is a three bedroom.
- CHAIRMAN JUNIEL: And you propose in the four bedroom, you're going to put seven patients, plus a person that will look after them or are they going to --
- DONALD HOHMAN: Yes. The State Licensing authority has not at this moment yet decided exactly how many full-time live-ins on the property people that they will require of us. They have told us what they would allow as far as -- let me put it like this, they have not decided whether we are going to need six individual licenses because we have six homes or whether we need one license and depending on how they decide, that will determine how many people we'll have full-time living there.
- CHAIRMAN JUNIEL: I need to ask staff one question. Where is 6201 Sir Lancelot on that map, I can't see this one? So his houses are across the street? According to this --
- DONALD HOHMAN: We're directly across the street from the school.
- HAROLD FOSTER: 6201 is the --
- CHAIRMAN JUNIEL: It's across the street from 6200?
- HAROLD FOSTER: Yes.
- CHAIRMAN JUNIEL: So there are some private homes that are owned privately in that --
- HAROLD FOSTER: Yes. The remainder of the cul-de-sac is all developed homes on both streets to the north and south.
- CHAIRMAN JUNIEL: Okay, that's what I was trying to determine.

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- COMMISSIONER BUGBEE: Did you loan the permanent financing on these other houses?
- DONALD HOHMAN: No we did not loan the permanent financing, Nevada Savings and Loan did that.
- COMMISSIONER BUGBEE: You had the -- you said you got these houses back. You were the --
- DONALD HOHMAN: We made a Second Trust Deed loan to the contractor.
- COMMISSIONER BUGBEE: Oh, the second mortgage you get it back?
- DONALD HOHMAN: Yes. We had to pay off Nevada Savings and Loan.
- CHAIRMAN JUNIEL: What kind of argument are we going to have. We don't know how many people per house that you plan to put in there because you don't.
- DONALD HOHMAN: Seven.
- CHAIRMAN JUNIEL: Seven?
- DONALD HOHMAN: Seven per home, yes.
- CHAIRMAN JUNIEL: But the State has not told you that you can do that.
- DONALD HOHMAN: No, they have told us that we are allowed 7 people, but if I need a full-time -- let me put it like this, each home is allowed to have 7 full-time people whether it be tenants or management people, etc. Let me put it like this --
- COMMISSIONER BUGBEE: But, sir, you're asking us to break the integrity of a residential neighborhood and I don't -- I happen to be a builder and developer and I listened to your tale of woe. We've all got those. So has Nevada Savings as far as that's concerned. You know, we all get houses, but I don't have the problems you have. Maybe it's because there's no absentee ownership when I'm living here, but I'm just trying to point out that I cannot in all good judgement break up the integrity of a residential neighborhood like that. You're right smack in the center.
- CHAIRMAN JUNIEL: Are these homes vacant right now?
- DONALD HOHMAN: Three of them are.

CHAIRMAN JUNIEL: And the others are occupied by tenants, families, tenants that are --

DONALD HOHMAN: Yes.

CHAIRMAN JUNIEL: This is a public hearing. Is there anyone here in opposition of this applicant?

JOANN WINTERS: My name is JoAnn Winters. I'm at -- a resident of 6200 Robinhood Circle and I'm probably going to quiver a little bit because I'm nervous.

CHAIRMAN JUNIEL: That's all right.

JOANN WINTERS: I have some photographs that shows some traffic patterns because we're adjacent to a school. I also have some photographs that show the disrepair that these properties are in. Maybe if Mr. Hohman were to appoint a local business manager, he wouldn't have the problems that he currently has with tenants. If you would, please take a look at these.

COMMISSIONER BUGBEE: Has your house decreased in value since you moved in?

JOANN WINTERS: No, as far as I know, my house has gone up. I'm very pleased to be in that neighborhood. I saved for five years to buy my first home.

COMMISSIONER BUGBEE: Is that pretty much the feeling of the rest of you people, you're happy with where you live? You don't think the neighborhood's going to the dogs?

JOANN WINTERS: Not at all. Well, we'd like to see Mr. Hohman do something about the residents that he brings in. It always seems as if we get a family in there that lasts three or four months and then they're gone. Mr. Hohman doesn't want to do any repairs it appears to the properties. There is no landscaping currently in there, nor has he appeared to do any landscaping to any of them or make any improvements.

CHAIRMAN JUNIEL: How old are these houses?

JOANN WINTERS: They're about three to four years old at max is all. The other point I'd like to bring up is I know Mr. Hohman is definitely having a problem renting. Again I have to go back to maybe if he screened his tenants. I've also be notified that First Interstate Bank has put all of these homes on default. It's recorded under Book 2058, February 5, 1985. If he is the financial man and has a mortgage company in California, why

JOANN WINTERS:

has he let these homes go into default here? I don't understand it. Are we going to be the citizens of an area that are going to pay for this man's abuse of rental property and pull him out of an area that he could have overcome before by just either selling off these properties -- if he wants to do this, put it in a area that's more conducive to having a senior residence. The other -- it sounds to me as if we're going to put together a senior residence here or an apartment under the guise of a senior residence. Are we talking about a nursing home? Are we talking about a senior residence? It's all very unclear. We have 18 homes -- 9 homes on each street, both cul-de-sac streets. We bought because there's not very much traffic, because we're close to a school. Now we're talking about really congesting an area. It just doesn't make sense to me. We have two-car driveways. Are they going to turn the whole fronts into concrete driveways and allow four, five cars in each driveway? I think there's some other people here that would like to say something. Thank you.

CHAIRMAN JUNIEL:

Thank you. Is there anyone else that'd like to speak?

KAREN WALLS:

Good evening, Madam and Board. My name is Karen Walls and I presently live at 7413 Bagdad Court. I am one of Don Hohman's former tenants. I moved out on February 15th. Here are the keys that either you may take and look at the house to see what shape it is in. He sounds like all the tenants just rip him off. People have ripped him off in the past. I have seen it, but we are some tenants that did not. Here are the keys, Mr. Hohman. That's number one. You see the pictures of the house with the roof, that's the house I lived in. A year ago we had the same problem. It took seven and a half months to get that roof repaired. December 17th, 18th, it blew off again. I called Mr. Hohman the end of December, never heard a word. I wrote him when I sent him my rental checks. In the middle of December when I found out that the bank was planning to foreclose, he came knocking on my door because I called California. What's up, Mr. Hohman, how come I'm going to be kicked out of my house. Well, that's basically what he planned on doing. The other thing is, I have a letter here from First Interstate, February 5th and a Deed of Trust, February 14th, 1984 sent to me in reference to the house at 6209. Yes, Mr. Hohman did ask us if we wanted to purchase the house. He shopped around town to get an appraisal at \$90,000. You can ask any of these people out here who have just bought houses what they have paid. They have paid nowhere near 90,000. I know an appraiser at Village Real Estate that Mr. Hohman went to --

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COMMISSIONER GILES: Ma'am --

KAREN WALLS: Yes.

COMMISSIONER GILES: Excuse me. It's getting late and I've got to go to work in the morning.

KAREN WALLS: So do I.

COMMISSIONER GILES: Would you continue to direct your things of why you dislike the applicant's request here, not all the background of Mr. Hohman.

KAREN WALLS: He won't keep them up. He didn't keep them up as he had them. There was no landscaping, nothing. What he's telling you, he will not do because he told us the same thing and I was there a year and a half.

CHAIRMAN JUNIEL: Thank you. If there is anyone else, please come forward quickly and try not to repeat anything that's been said so that we can go home. Please state your name and address please.

CLYDE WHYMAN: My name is Clyde Whyman. I'm a resident and property owner at 6212 Robinhood Circle. My property is located two houses away from the property in mention. Your plot plan there is a little bit in error in that the 18 houses are well defined geographically as a residential area around two cul-de-sac streets which makes it ideal for family living. I bought the house last year in November with the intent of helping create a nice neighborhood and other neighbors that are property owners are making extreme efforts by landscaping and the necessary things that we're all trying to achieve by working hard and all and interest of our money and our peace of mind you might say. We're not against elderly people. The man next door to me is very --

COMMISSIONER GILES: What are you against, sir?

CLYDE WHYMAN: Pardon.

COMMISSIONER GILES: What are you against? Me, Bob Giles, right up here. Tell me what you're against. Don't give the geographic. Why don't you like it? We know you don't, you're up here to tell us that.

CLYDE WHYMAN: Okay. I object to the increase flow of traffic. I object to the ill state of repair that the buildings are in now. I bought mind. It was in ill state of repair, I put several thousand dollars into it since. They are capable with a little work of being renovated

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CLYDE WHYMAN: into single-family dwellings. To try to inhabit seven or eight people in each one of them houses is ridiculous. It's beyond comprehensive to put seven or eight --

COMMISSIONER GILES: Would you object if the buildings were brought up to the state of repair that your home is?

CLYDE WHYMAN: I could not feature putting that many people in that small amount --

COMMISSIONER GILES: That isn't the question.

CLYDE WHYMAN: Would I what?

COMMISSIONER GILES: That isn't the question, what you could feature. Would you be in favor of the applicant if the buildings were brought up to the state of repair to your home and the rest of the neighborhood?

CLYDE WHYMAN: In order to --

COMMISSIONER BUGBEE: Just "yes" or "no" please.

CLYDE WHYMAN: No.

COMMISSIONER GILES: Okay, that's fair enough.

CLYDE WHYMAN: My reason for that is they couldn't be brought to that state of repair and still go along with the variance he's requesting.

CHAIRMAN JUNIEL: Thank you, sir.

CLYDE WHYMAN: Yes.

CHAIRMAN JUNIEL: Now, if there's anybody else with anything that we have not heard, you may be heard, but we've heard about the landscaping, the ill repair of the homes, too many people in it. Is there anything different that anyone wishes to -- that we have not heard? Okay. Now, is there anyone here that wishes to speak in favor of the applicant? Mr. Hohman, do you have a rebuttal?

DONALD HOHMAN: Yes, I do, Madam Chairman.

CHAIRMAN JUNIEL: A very brief one.

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DONALD HOHMAN:

Yes, yes. I want to comment on just several things they said. Number one, as far as the traffic flow I've already indicated to you that the majority of these people don't own cars and will not be driving, okay, which obviously will greatly reduce the traffic flow that now exists even when I have three vacant homes. Secondly, my personal misunderstanding with First Interstate Bank is certainly nothing to be concerned with here. The problem -- the only disrepair on the homes and if you saw photographs of the homes, the homes appear to be brand new. They are approximately a year and a half old. There was some shingles that have blown off twice in these high winds and I have had a dispute with the original contractor that's being taken care of. Now, any condition that these homes would be in that is not 100% perfect -- the State -- I do have to have a license by the State. All I need is a variance to apply for the license. I've already --

CHAIRMAN JUNIEL:

And --

DONALD HOHMAN:

One second please, I don't mean to interrupt you. I think it's very important to know and so that you will know that I am under the jurisdiction of the State and several licensing bodies and I'm subject to inspection 24 hours a day, and most importantly, the total concept that we are promoting and doing is family living. We are not trying to build an apartment house. We are promoting and doing family living for the elderly. It's exactly what we're doing.

CHAIRMAN JUNIEL:

Thank you.

DONALD HOHMAN:

Thank you..

CHAIRMAN JUNIEL:

The public hearing is closed.

COMMISSIONER BUGBEE:

I'M GOING TO MAKE A MOTION FOR DENIAL and I'm also going to ask staff to -- Harold, I want to make a motion for denial of this application. I also want staff to go inspect those houses, okay.

HAROLD FOSTER:

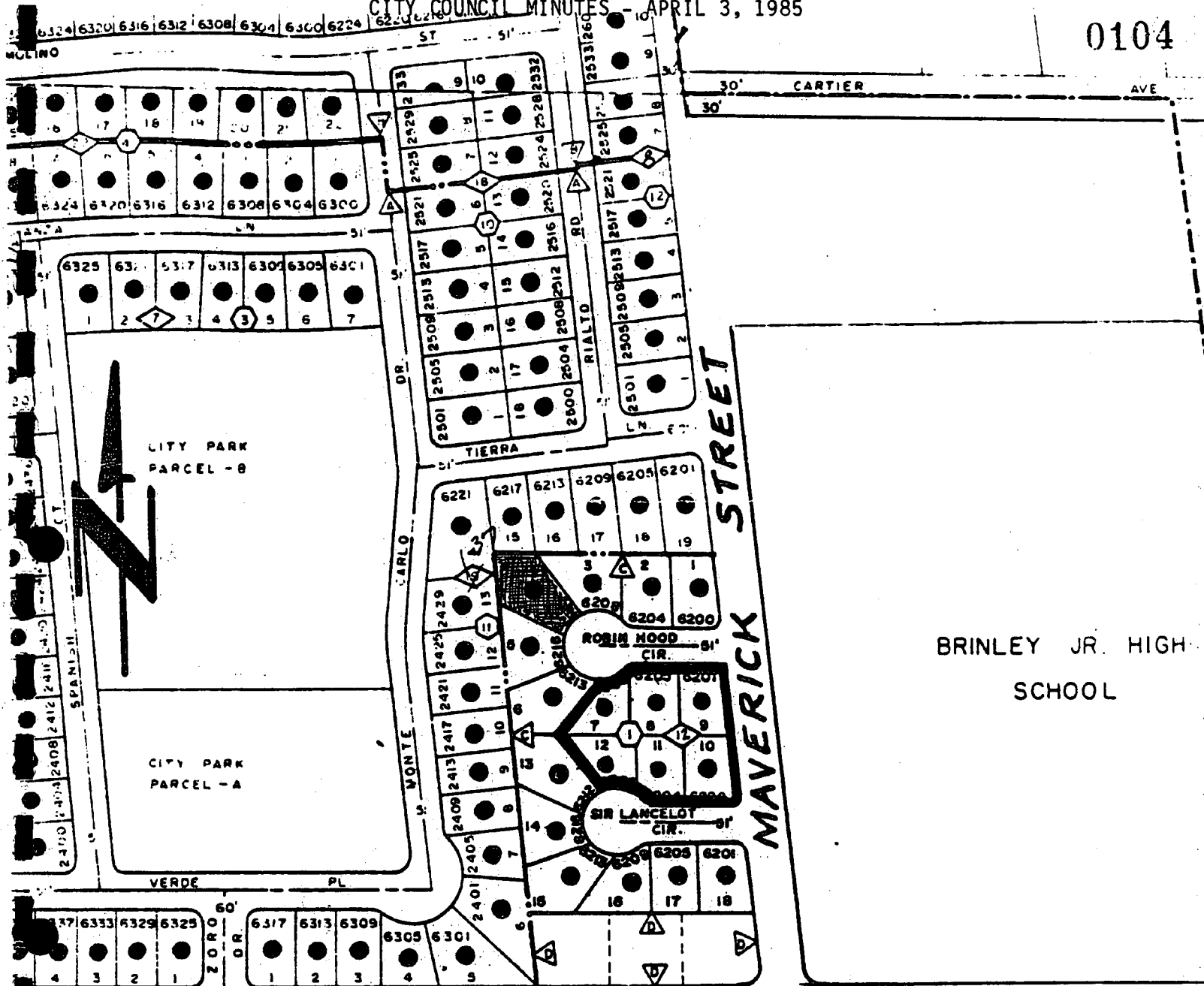
Okay.

CHAIRMAN JUNIEL:

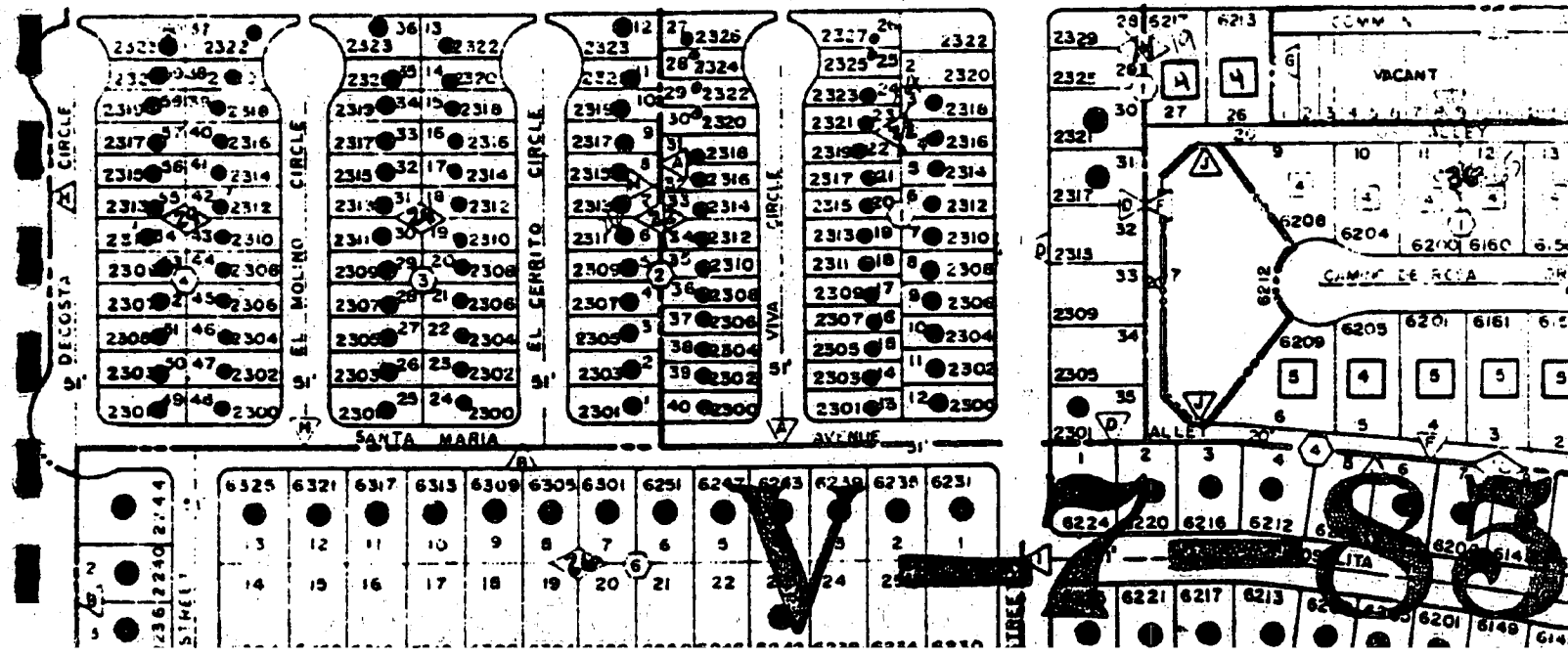
Please cast your votes. The application has been DENIED. (Motion carried unanimously)

END OF TRANSCRIPT

/s1



SMOKE RANCH ROAD



0105

RECEIVED
MAR 7 3 27 PM '85
CITY CLERK

February 5, 1985

Carol Ann Hawley
City Clerk
Las Vegas, Nevada

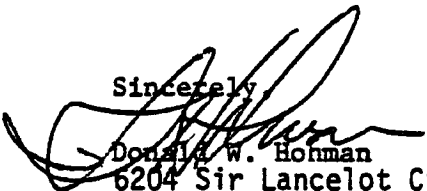
V-7-85

Dear Mrs. Hawley,

I am writing this letter to appeal the decision made on February 28, 1985, at the board of zoning and adjustment meeting. At this meeting, they did not grant us our variance which will not enable us to utilize the six homes in Story Book Village which are located at: 6200, 6204, 6208 Sir Lancelot Circle, and 6201, 6205, 6209 Robinhood Circle, as a group care facility for senior citizens and handicapped individuals.

I would like to schedule an appointment on Wednesday March 20, 1985 at 2:00.

Sincerely,


Donald W. Hoffman
6204 Sir Lancelot Circle
Las Vegas, NV 89108

March 25, 1985

0106

TO: City Council, City of Las Vegas, Nevada
400 East Stewart
Las Vegas, Nevada 89101

RE: V-7-85 Appeal filed by Donald Hohman to action of
Board of Zoning Adjustment
Appeal to be heard by Council at 2:00 P.M. April 3, 1985

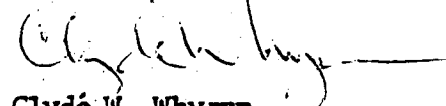
As the property owner of 6212 Robinhood Circle, Las Vegas, Nevada, I would like to voice my opposition to the above proposed Zoning Variance.

Attached is a copy of the neighborhood plot plan, with my property shaded in red, to point out the relationship of my property to the above mentioned properties.

My objections to the Zoning Variance are as follows:

- (1) Mr. Hohman has not kept his property in a good state of repair and with 8 elderly residents per house, I have no reason to believe he will maintain them in any better fashion in the future. This will not be an asset to our neighborhood.
- (2) Both streets involved, Robinhood Circle and Sir Lancelot Circle, are short cul-de-sacs. To add 48 residents and the possibility of 48 or more additional vehicles is not feasible as there is barely enough parking to handle single family dwellings. There is the added problem of additional traffic when parents are delivering and picking up children from the Brinley Jr. High School adjacent to the above mentioned streets. With the possibility of additional vehicles parked on the streets on a regular basis, it would be impossible to travel down the streets.
- (3) I feel, after consulting with Real Estate experts, that the single family dwellings in our area will decrease in value if this variance is allowed. This will hurt the investments of all property owners in the area.
- (4) Brinley Jr. High School is at the end of Robinhood Circle and Sir Lancelot Circle making it an ideal area for family living, not a project for the elderly.
- (5) Allowing no landscaping on the proposed variance properties would detract from the property values of adjacent homes and create an unsightly appearance to the neighborhood.

Sincerely,



Clyde W. Whyran
6212 Robinhood Circle
Las Vegas, Nevada

ATTN: Copy of Plot Plan
Copy of Proposed Variance

MAYOR BILL BRIARE

COUNCILMEN

RON LURIE

AL LEVY

BOB NOLEN

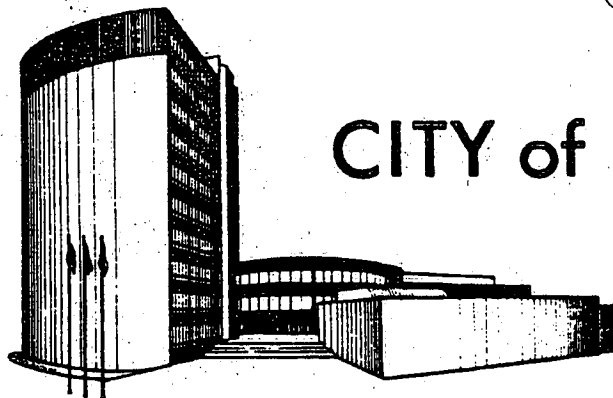
W. WAYNE BUNKER

CITY ATTORNEY

GEORGE F. OGILVIE

CITY MANAGER

ASHLEY HALL



CITY of LAS VEGAS

NOTICE OF PUBLIC HEARING

APRIL 3, 1985

NOTICE IS HEREBY GIVEN THAT on Wednesday, April 3, 1985, at the hour of 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following:

V-7-85

APPEAL filed by DONALD W. HOHMAN to the action of the Board of Zoning Adjustment in DENYING his application for a Variance to allow a group care facility for 48 elderly persons in six existing homes with the following deviations:

1. A density of 49 beds per acre where a maximum of 24 beds per acre is permitted.
2. To be located on a 40' wide paved street where a minimum of 48' is required.
3. No landscaping or wall buffer along the front and side property lines where such buffer is required.
4. Allow 12 parking spaces (backout) where 21 parking spaces are required.

The above request is on property located at 6201, 6205 and 6209 Robinhood Circle and 6200, 6204 and 6208 Sir Lancelot Circle in Zoning District R-1.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOTS SEVEN (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11) AND TWELVE (12) IN BLOCK ONE (1) OF STORY BOOK VILLAGE.

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

Carol Ann Hawley

CAROL ANN HAWLEY
CITY CLERK



AGENDA*City of Las Vegas*

April 3, 1985

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

ITEM

Council Action

Department Action

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

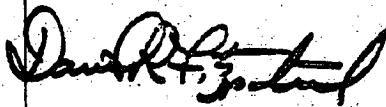
2:19

- C. U-69-84 - APPEAL filed by JANET JUSTIN to the action of the Board of Zoning Adjustment in APPROVING the application of FRANK E. SCOTT, ET AL, for a Use Permit to allow the construction of 493 apartment units on property generally located on the west side of Highland Drive between Mesquite Avenue and Alta Drive in Zoning District C-1.

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

1. Conformance to the plot plan and elevations.
2. The parcel configuration shall be amended to conform to the proposed parcel map.
3. Installation of street improvements on Highland Drive as required by the Land Development and Flood Control Division of the Department of Community Planning & Development.
4. No vehicular access to Mesquite Avenue. If an emergency access gate is required by the Department of Fire Services, it shall remain locked at all times.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Department of Community Planning and Development and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.

APPROVED AGENDA ITEM



Lurie -
Motion to deny appeal, thus APPROVING THE APPLICATION as recommended by staff, approving 368 units, and subject to all other conditions carried with Briare and Bunker voting "No."

(NOTE: An earlier motion by Bunker to approve the appeal thus denying the application failed with Nolen, Lurie and Briare voting "No.")

Clerk to notify and Planning to proceed.

Frank E. Scott and Kerry Marmiss, President of Empire West Developers, appeared on behalf of the application.

Appearing in Protest:

Jan Justin, Appellant
Linda Wiseman
Bob Lewis
Albert Purdue

0109

AGENDA*City of Las Vegas*

April 3, 1985

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

ITEM

Council Action

Department Action

IX. 2:00 P.M. - PUBLIC HEARINGS (Cont'd)C. U-69-84 - Continued.

6. 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.

7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

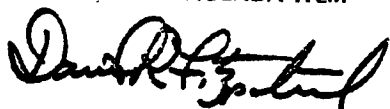
Staff Recommendation: APPROVAL - with a maximum density of 25 units per acre (368 units).

PROTESTS: 367

APPEAL DENIED, THUS
APPLICATION WAS
APPROVED
(See Page 28)

See Page 28

APPROVED AGENDA ITEM



TO: The City Council
RE: Public Hearing Agenda Item
April 3, 1985 City Council Agenda

IX.

0110

C. U-69-84 - FRANK E. SCOTT, ET AL (APPEALED BY JAN JUSTIN)

This is an appeal to the action of the Board of Zoning Adjustment in approving the special use permit to allow a 493 unit apartment complex on the west side of Highland Drive between Mesquite Avenue and Alta Drive in a C-1 zone. The site is approximately 14.7 acres in size and abuts developed R-1 to the west and R-6 and C-1 to the north. To the east is industrial and to the south is vacant C-1 that is owned by the applicant. If the use permit is approved, this parcel will be sold to Empire West Inc. The applicant is proposing a 33.4 unit per acre density and there will be 622 parking spaces provided where 526 are required. The project will consist of 124 studios, 240 one bedroom and 124 two bedroom units. There are also five separate apartments for managers. The applicant is proposing to reverse the "L" shaped layout of the site so that it will entirely abut the apartment project to the north rather than only a portion of it. There will be no change to the width of the project that abuts the R-1 to the west. All of the proposed two-story buildings along the west of the property will have a setback from the R-1 ranging from 63 feet to 92 feet. In addition, there will be a planter adjacent to the R-1 with Arizona Cypress and/or Oleanders. At the BZA meeting, staff recommended the density be at 25 units per acre, which would reduce the number of units from 493 to 368 (125 less units). The developer indicated it would not be economically feasible to reduce the density or the number of units. There was a substantial protest factor from the R-1 area to the west.

BOARD OF ZONING ADJUSTMENT RECOMMENDATION: APPROVAL, compatible use and density for the 493 apartment units.

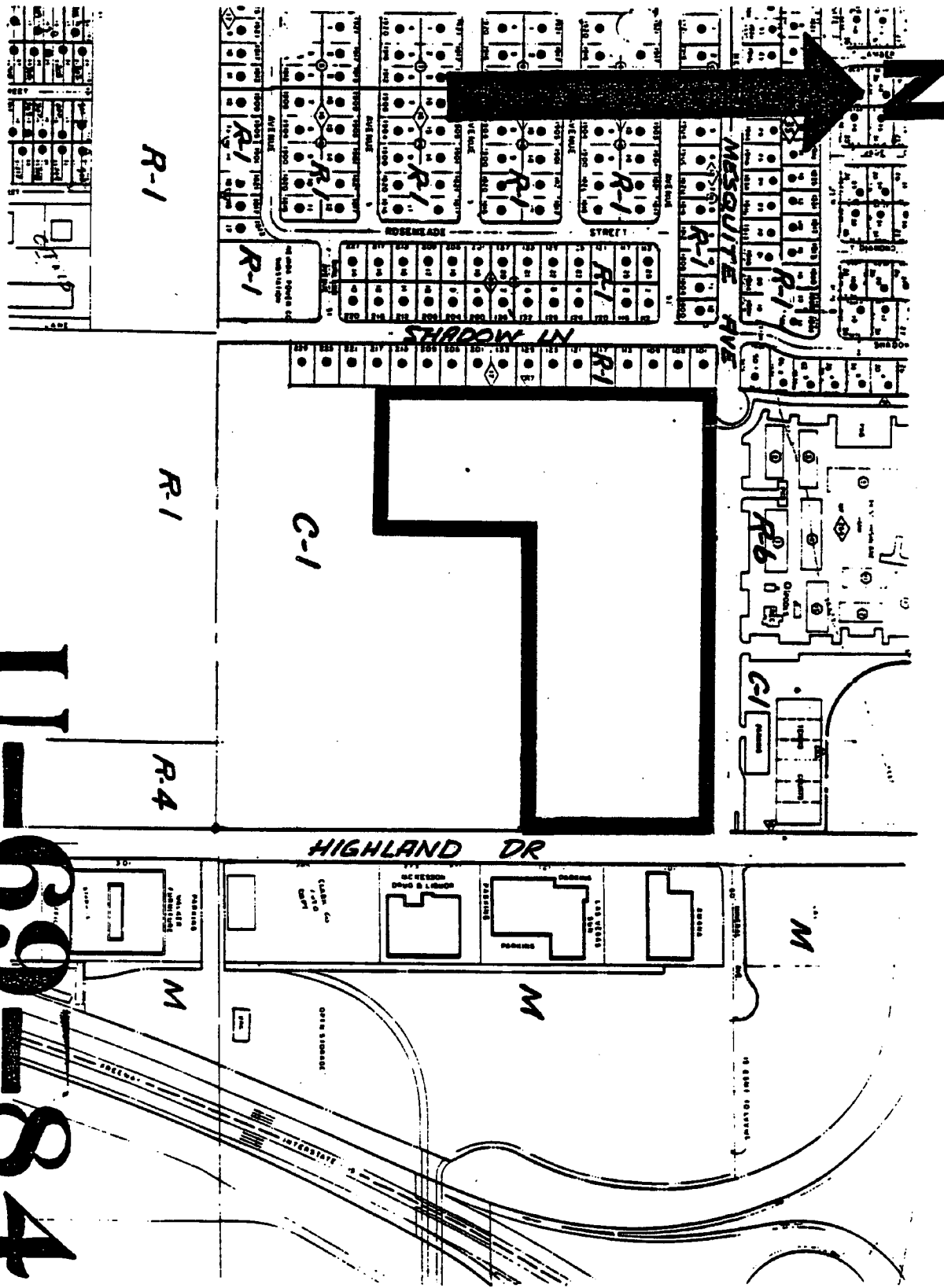
STAFF RECOMMENDATION: APPROVAL, with to a maximum density of 25 units per acre (368 apartment units)

PROTESTS: 367

SEE ATTACHED LOCATION MAP

ITEM IX. C. U-69-84

LOCATION MAP



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

November 15, 1984

Dept of Community Planning and
Board of Zoning Adjustments - City Council

We the undersigned wish to be acknowledged
on record as being strongly opposed to
a use permit being granted as requested
by Frank E. Scott, et al under U-69-84 and
any future proposals for apartments on this site:

1. Janet Justice - 31 Shadow Lane - Las Vegas 89106
2. Chan R. Griffin 22 Shadow Lane, Las Vegas. 89106
3. Joyce Hutchings 18 Shadow Lane Las Vegas 89106
4. Sam's Holdings " " " " 89106
5. Joseph J. Escamilla Jr. 14 Shadow Lane Las Vegas 89106
6. Debbie Cracoin 14 Shadow Lane L.V. Nev 89106
7. Mr. & Mrs. R.J. Wilbur 23 Shadow Lane L.V. Nev 89106
8. Mr. & Mrs. J.C. Cornstock - 15 Shadow Lane 89106
9. Lisa Mazarella 10 Shadow Lane Las Vegas, Nev 89106
10. Temple J. Goyette 19 Shadow Lane Las Vegas 89106
11. Thelma E. Eason 27 Shadow Lane L.V. 89106
12. R. E. " " 34 SHADOW LANE L.V. 89106
13. " " " " " " " " " " 89106
14. Iris S. Burr 1801 Granite h.v. 89106
15. Bruce W. Farley 34 Diamond Cir 89106
16. RICHARD S. MOACK 34 Shadow Ln 89106
17. Lucille Apodaca 42 Shadow Lane 89106
18. Jacqui Matthews 105 SHADOW LN 89106
19. Marge Herging 507 Shadow Lane 89106
20. Mr. & Mrs. Gene Delanger 117 Shadow Lane L.V. 89106
21. D.W. & Rudine Fadden 121 Shadow Lane L.V. 89106
22. Michel Stover 201 Shadow Ln L.V. No. 89106
23. Frank Farris 31 Shadow Lane 89106
24. Benton Winkham 205 Resmark St, L.V. 89106
25. James R. Cunningham, 1812 W. Mesquite av. 89106
26. Crystal Cunningham " " " " " "
27. David/Shirley Medina 212 Shadow Lane 89106

0113

MARCH 7, 1985

THE CITY CLERK
400 EAST STEWART STREET
TENTH FLOOR
LAS VEGAS, NEVADA 89101

TO WHOM IT MAY CONCERN:

THIS LETTER IS TO SERVE AS MY APPEAL OF THE BOARD OF ZONING
ADJUSTMENTS DECISION ON FEBRUARY 28, 1985 RE: AGENDA ITEM
U-69-84 (FRANK SCOTT, ET AL, ^{application} APPEAL FOR USE PERMIT).

THANK YOU FOR YOUR CONSIDERATION.

SINCERELY,

Janet Justin

JANET JUSTIN
31 SHADOW LANE
LAS VEGAS, NEVADA 89106

JJ/bh

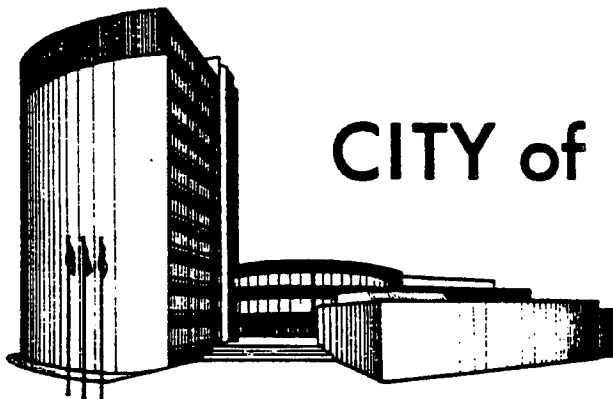
RECEIVED
MAR 8 2 37 PM '85
CITY CLERK

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

NOTICE OF PUBLIC HEARING

APRIL 3, 1985

NOTICE IS HEREBY GIVEN THAT on Wednesday, April 3, 1985, at the hour of 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following:

U-69-84 APPEAL filed by JANET JUSTIN to the action of the Board of Zoning Adjustment in APPROVING the application of FRANK E. SCOTT, ET AL, for a Use Permit to allow the construction of 493 apartment units on property generally located on the west side of Highland Drive between Mesquite Avenue and Alta Drive in Zoning District C-1.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A
PORTION OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE
NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 33, TOWNSHIP
20 SOUTH, RANGE 61 EAST, M.D.B. & M.

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

CAROL ANN HAWLEY
CITY CLERK



TRANSCRIPT - BOARD OF ZONING ADJUSTMENT - CITY OF LAS VEGAS
RE: U-69-84 - FRANK E. SCOTT, ET AL - FEBRUARY 28, 1985

Page 1

CHAIRMAN JUNIEL:

Our first item is an abeyance item. It's a public hearing, U-69-84, Frank E. Scott, et al -- Application of Frank E. Scott for a special use permit to allow the construction of 493 apartment units on property generally located on the west side of Highland Drive between Mesquite Avenue and Alta Drive in Zoning District C-1.

HAROLD FOSTER:

The subject property is outlined on the screen to your right. That's Highland Drive along the east side. The Oran K. Gragson Highway is along to the north in that area. Immediately to the north is an existing apartment project. The rest is developed R-1. To the south in the pink shaded area is the remainder of the applicant's property. It's vacant, zoned commercial, and to the east is industrial and there is development in that industrial area. The item has been held in abeyance for a number of meetings and the application has been modified slightly from the original submission. You can see the L-shape of it now borders the north side of the property. Originally when submitted by the applicant, the L-shape was in a different configuration, leaving an opening -- maybe you can see in front of you. Well, like this (pointing), with a portion of the applicant's property not involved in this on the very northeast corner. Essentially the same number of property owners were affected and everyone has received notice. We have consulted with the City Attorney's Office. They see no particular problem in the adjustment. The same number of units are being requested, 493, on this 14.73 acre parcel. The density is at 33.4 units per acre, and they are providing 622 parking spaces where 526 are required. All of the units in the development are two-story. These are the buildings shown in red on the plot plan -- the swimming pool, other common recreation facilities. Essentially, again, they have not submitted a plot plan that reflects the change. It would be just flipped over -- yes, maybe you can just put that one up also (speaking to Rick Williams, Acting Zoning Chief). You can see the driveways off of Highland Drive along the east side of the property. There will be no change to the location of the buildings in relation to the R-1 to the west. The closest is 63 feet from the ends of these in an east-west direction, and then the others are further away, ranging from oh, 79 to about 91 feet. There is parking between the buildings and the west property line, also a 10-foot landscaping strip immediately adjacent to the R-1. It's going to be planted with Arizona Cypress and/or oleanders. Staff in evaluating the request feels that the

TRANSCRIPT - BOARD OF ZONING ADJUSTMENT - CITY OF LAS VEGAS
RE: U-69-84 - FRANK E. SCOTT, ET AL - FEBRUARY 28, 1985

Page 2

HAROLD FOSTER:

apartment use is proper as requested under the use permit. The purpose of the use permit is to evaluate the area, determine if it is compatible. Staff in considering the request, however, feels that the density ought to be closer to what the R-3 zone would allow, which is around 24, 25 units per acre. We feel that there will probably be possibly some additional apartments approved further south around Alta where they were approved at one time in the past. They were denied, I think, last year on that parcel. There is also some R-4 zoning you can see on the west side of Highland immediately north of Alta Drive. We think that by keeping a medium density apartment project in the area that it would result in a reasonable number of apartments, if approved here, as well as what may be approved further south near Alta Drive. So staff would recommend APPROVAL subject to the maximum of 25 units per acre be allowed. This would reduce the number from the 493 to 326 or 125 less units than has been requested. Also, conformance to the plot plan amended to reduce the number of buildings to achieve the maximum density that's recommended by staff; number three, the parcel configuration be amended to conform to the parcel map which will be severing the parcel from the overall land owned by the applicant; also, conformance to the elevations; five, installation of street improvements on Highland Drive as required by the Department of Community Planning and Development; six, no vehicular access to Mesquite Avenue. That's a cul-de-sac at the very northwest corner. However, if a crash gate is required by the Department of Fire Services, it shall remain locked at all times, and then seven, standard conditions two through eight. I was just handed a petition of protest that is substantial. I haven't had a chance to count them. It's probably 300. She indicates approximately 300 signatures in protest.

CHAIRMAN JUNIEL:

Will the applicant state his name and address, please.

FRANK E. SCOTT:

Yes, ma'am. Madam Chairman, I'm Frank E. Scott. My address is 2700 West Sahara Avenue, Las Vegas 89102. I am one of the landowners, and the other landowners are not here tonight. They are Walter Zick, Harry Sharp and Howard Cannon. I have with me here tonight the developer of the property, Mr. Gary Marmus who is President of Empire Builders. Mr. Marmus is a recognized developer throughout the Southwest. He has developed some 9,000 apartments which they own, and their type of operation is something that will certainly be a credit to Las Vegas. With that, I'd like to turn

TRANSCRIPT - BOARD OF ZONING ADJUSTMENT - CITY OF LAS VEGAS
RE: U-69-84 - FRANK E. SCOTT, ET AL - FEBRUARY 28, 1985

Page 3

FRANK E. SCOTT:

the meeting over to Mr. Marmus to explain his development.
Thank you.

CHAIRMAN JUNIEL:

Did you sign in?

KERRY MARMUS:

Yes. Madam Chairman and members of the Commission, my name is Kerry Marmus and I'm from Tuscon, Arizona. Empire West Companies, the firm that I'm the President of, is headquartered in Tuscon, and as Mr. Scott stated, we built over 9,000 units in several cities throughout the southwest, including Dallas, Fort Worth, Metroplex, throughout the -- Layton, Salt Lake City, West L. A. City. Other cities, Phoenix, Tuscon, Chandler and last year, we completed our apartment community in Las Vegas, a 477 unit project called Sun Dunes, that's located at Charleston and Mojave. Perhaps some of you are familiar with that particular project. It's one that your planning staff, I think, was particularly pleased with, as well as your Building/Safety Department. I remember my superintendent telling me that he was extremely proud of the fact that the inspectors were bringing inspectors from other districts over to see the quality of the construction and we're pretty proud of it also. The project was completed in June and within 50 days we had a lease of 100% of those units. The neighborhood has some of the same similar characteristics, I think, to the Highland Avenue site in that it is a neighborhood that I think is undergoing a regeneration, if you will. I think there was blight that was around our Charleston site, and I think there are some areas on the Highland site that are beginning to deteriorate. I think if you go back to the Charleston and Mojave area, you're going to see a lot of positive changes that have occurred. I think after, and even simultaneous with the construction of our project. I think what happens, and I consider ourselves a quality developer, comes into a neighborhood, you find that the competition is then forced to meet you, and there is substantial renovation that occurs, cleaning up, regeneration of the landscape design and so forth. So my experience has been in several areas that I've been personally associated with that it has a very positive attitude in terms of other multi-family projects in the area. As an Associate Member of the Urban Land Institute, I would submit to you that the particular location, I think, is well suited, as the Planning staff have stated, for multi-family because of its transitional use, if you will, between the single family residential neighborhood to the left on the slide, buffering from the industrial and commercial uses which are to the east, I believe, if

TRANSCRIPT - BOARD OF ZONING ADJUSTMENT - CITY OF LAS VEGAS
RE: U-69-84 - FRANK E. SCOTT, ET AL - FEBRUARY 28, 1985

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KERRY MARMUS:

my directions are correct. I think it's a comment tenant within planning that you find this kind of transition between commercial and multi-family and residential. I would like to point out some specifics in my site plan, and to perhaps modify your thinking as to the definition of density. The Planning Department's recommendation was that it be approved, but with a density of no more than 24 or 25 units. This particular site plan is built at about 33-1/2 units per acre, but that is not a density number; in my estimation, in my way of thinking. I think density is how much open or green space is left once a development is down there. In other words, what is the footprint of 493 units on 14 acres? That particular green area, and this is just exclusive of building pads now and of the parking areas, it's 51% open -- 51%. I think if you look at some of your more conventional size projects that you have in Las Vegas that are built at 20 to 25 unit density, you're going to find open spaces that more approximate 33 to 40%. So what I submit to you in terms of a definition of density, it not be the number of units per acre, but how much open space. We build a very compact unit. That's our concept and we've done several thousand of them in the cities that I mentioned. The concept is a mix of efficiencies, regular one-bedrooms, a loft one-bedroom and a two-bedroom unit that are very compact in size, and then what we do is we create what we call the outdoor living room. That particular community will have an indoor, air conditioned and heated racquet ball court, tennis courts, volley ball -- that's a sand volley ball court -- basketball court, horseshoes, badminton, and if you see the little brown ring around the perimeter of the site, that's a jogging trail, and interspersed around the jogging trail is an exercise track. One of the issues that in meeting with the neighbors last night, and we did have a meeting and I think there were probably 20 or 30 neighbors that represented the neighborhood to the left of the site -- one of the concerns that they expressed was the possibility of the opening of a cul-de-sac at the top left of the plat over there, and it was their desire that there be no intrusion into their neighborhood, and that's something that we're perfectly willing, and in fact, support wholeheartedly. If in the event that the Fire Department needs some kind of a crash gate, we would put something to meet their specifications that would not allow free passage by either our residents or the residents of the neighborhood to go through. So that, of course,

TRANSCRIPT - BOARD OF ZONING ADJUSTMENT - CITY OF LAS VEGAS
RE: U-69-84 - FRANK E. SCOTT, ET AL - FEBRUARY 28, 1985

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KERRY MARMUS:

would not be a problem. I'd like to draw your attention, if I might, to the west portion of the project. We propose some kind of a solid barrier along that boundary line, either a masonry wall or perhaps even something called wood link, which is a chain link fence within individual cedar wood slats that are put in, and these are maintained by oiling them with lindseed oil periodically. And the reason I suggest this, that is one of the objections that one of the neighbors expressed last evening was that they could see our residents climbing over a wall to go grocery shopping because it's the closest point would be through their residential area, and by having wood link fencing, you have sharp barbs at the top, and anyone who was that determined to crawl over that chain link fence with those barbs to get their groceries, probably there is nothing that would stop them. So we would be more than happy to fence that particular area, if that would be the wish of this Commission. Further, the buildings that are the shortest distance to the property line are buildings that put on end, if you will, and there are no windows at all. We've done some site line studies and the windows of the buildings that face west, because of their distance, which is almost 90 feet away from the property line, as well as a fence or wall that will be five to six feet tall, a 10-foot landscaping strip with either oleanders and/or some of the other native trees to this area, the site lines are such that somebody standing on the balcony of the second floor will not be able to intrude into the privacy of the neighbors to the west into their back yards. Of course, the site, an average of say 90 feet between the property line, you also have the back yards of those residential areas before their actual homes begin. So we have specifically pushed the site back to the east. Something just briefly about our management style -- we will have five specially built two-bedroom units on that project for our on-site management staff, and there will be 10 people that will be there virtually 24 hours a day, and they are strategically located in a perimeter around the project. They maintain noise control. They maintain control virtually of the whole project. There has been some anxiety, I think, in the minds of the neighbors that bringing multi-family in is synonymous with bringing crime to their neighborhood. I would submit to you also because of personal experiences in talking with police forces in several cities and actually looking at the statistics, that it's quite the contrary. The police calls that occur are generally from neighbor kids who see a sea of automobiles that have nice wheels, that have stereos inside, and the residents of the multi-family become

TRANSCRIPT - BOARD OF ZONING ADJUSTMENT - CITY OF LAS VEGAS
RE: U-69-84 - FRANK E. SCOTT, ET AL - FEBRUARY 28, 1985

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KERRY MARMUS:

victims sometimes of the teenage kids in the neighborhood as opposed to those people going over the fence or going into the neighborhood and creating crime. I think there were also complaints last evening about the adjoining apartment community call the Racquet Club. To reiterate what I said earlier, I would submit to you that any problems in terms of just upkeep, the physical aesthetics of that project, will improve dramatically when the new guy on the street appears. They are going to be forced to improve just to meet the competition. Our marketing people have been in and we have the lender that was the lender on our project on Charleston and has already expressed interest in doing this particular project. We're not asking for a conditional use permit and then let the thing lapse. We're for real people that have already made a very substantial financial commitment to your community. We intend to continue to do that with this particular project; other land sites that we're looking at. I thank you very much for your attention and the chance to speak with you, and I'll be glad to answer any questions.

COMMISSIONER BUGBEE:

What's your budget on this project?

KERRY MARMUS:

Let's see. I don't have the numbers with me, but I would guess it's somewhere between 15 and 20 Million Dollars, which, obviously, will substantially increase the tax base over the raw land that's there also right now. We've done some studies. I think it goes up about 13 times whatever the underlying land value is as to the finished assessed value of the improvements.

CHAIRMAN JUNIEL:

Did you and your neighbors have any meeting of minds last night, or last evening, or whatever?

KERRY MARMUS:

I would like to stand before you and say that we are of one voice. Unfortunately, I think that the neighbors were of the mind set that we don't want apartments, period, and I was at that meeting to hopefully submit the site plan as you see it, if there were some concerns as I've outlined. A couple of things were brought up -- the cul-de-sac and so forth. If they wanted some buildings shifted and so forth, I was prepared to sit down and negotiate, and that offer still goes to the neighbors, if in fact we are successful in our conditional use permit. There are some things that are really, you know, out there hanging on. I'm sure we can come to some kind

TRANSCRIPT - BOARD OF ZONING ADJUSTMENT - CITY OF LAS VEGAS
RE: U-69-84 - FRANK E. SCOTT, ET AL - FEBRUARY 28, 1985

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KERRY MARMUS:

of accommodation. One of the ladies was telling me that she feeds 55 quail every day that are wild in that particular field and she was very concerned about that, and I've stood before commissions and boards like this in the past, and as silly as that may seem on the surface for somebody who is really very involved in that, it's a very real problem, and we chatted afterwards, and we will either find somebody or put some money into the pot to try to capture the quail and put them -- in fact, I think Mr. Smith has a ranch and he said he'd be glad to put them out there. Mr. Scott, I mean -- Mr. Scott.

CHAIRMAN JUNIEL:

Are there any questions from the Commissioners?

COMMISSIONER MYERS:

How many people do you anticipate in your 493 units?

KERRY MARMUS:

We have a lease policy that's actually in the lease that we don't allow more than two people in our efficiency and one-bedroom units, and we count a three year old as a people, and no more than three people in our two-bedroom units. In our efficiencies and ones we average about 1.2 to 1.3 people and in our two-bedrooms we average about 1.8 people, and I'll just give you a quick guess. We have three-quarters of the efficiencies and ones. That's about three -- I would say 700 to maybe 750 people.

COMMISSIONER MYERS:

These will be family or adult only?

KERRY MARMUS:

In Arizona, we have a particular statute that precludes any discrimination against children, and I've got three kids of my own and I guess I feel that I don't want to do that any place, and I don't. In a defacto way the number of kids on the site and because of no lifeguard and so forth at the pool area, it sort of takes care of itself. On a project of this size, we might have a couple of dozen kids, but if there's a young couple that's just starting out and they have a young infant, I'm not going to tell them they can't live there. My door's open to them.

COMMISSIONER BUGBEE:

What are your rent rates?

KERRY MARMUS:

The smallest units are going to be just under \$300 up to a little over \$400 per month.

COMMISSIONER BUGBEE:

Then your two-bedroom would be a \$400 plus.

TRANSCRIPT - BOARD OF ZONING ADJUSTMENT - CITY OF LAS VEGAS
RE: U-69-84 - FRANK E. SCOTT, ET AL - FEBRUARY 28, 1985

0122

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KERRY MARMUS:

Yes. I think the highest two-bedroom -- the upstairs is a little different two-bedroom. It has a scissors truse so we can vault the ceiling and make it a little nicer, and I think that's around \$415 and \$425. These are furnished units, but we do lease them in an unfurnished configuration if someone does come in with their own furniture, and we have a lot of builtins. There's builtin shelving and cabinets and all sorts of things and all of our mill work and our soft goods are manufactured specifically for our specifications.

COMMISSIONER SORENSEN:

I'd like clarification on one thing. On the perimeter of the project, you have 10-foot wide green belt, is that correct?

KERRY MARMUS:

There is a scale on there. I think there is a code provision which provides for the width, does it not?

HAROLD FOSTER:

It's 10 feet.

COMMISSIONER SORENSEN:

Ten feet. Then how far is it again from the line to the living quarters?

KERRY MARMUS:

These? About three buildings along this side have windows that face this direction (indicating). This particular building is 87 ft., 91 ft, and 92 ft. These two buildings, which are on an end, have no windows in this direction to face into the single family. That building is 63 and this building is also 63 feet. So you probably have an average of 90 feet. This particular building is 79 feet which has an end -- no, this is 87 feet. But the three buildings that have windows average probably 90 feet from the property line.

COMMISSIONER MYERS:

What is your response to the staff's recommendation of a much lower density, down to 326.

KERRY MARMUS:

Again, I would you to look at density in terms of open space, and we are not 33-1/2 units per acre. We are 51% open space. It significantly changes the economics because of the land cost, and I would say that it puts the whole particular project in jeopardy. Land cost is a very important part of the financial model.

COMMISSIONER BUGBEE:

How similar will this be to your project on the east side of town?

TRANSCRIPT - BOARD OF ZONING ADJUSTMENT - CITY OF LAS VEGAS
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KERRY MARMUS:

Let me show you the elevations. This particular view right here is what our artist rendering is of this particular elevation. Our Charleston site has about 50% three-story buildings and the rest are two-story buildings. We are all two stories on this particular project because we think it keeps more in scale with the commercial across the street as a transition to the residential. So it's all two-story. Secondly, our Charleston project had separate buildings for efficiencies and one-bedrooms which was the only mix that we had there -- approximately a third efficiency units or studios and two-thirds one bedroom. This particular project is what we call our four-quarter mix, which has a quarter efficiencies, a quarter regular one-bedroom, a quarter loft one-bedroom, which is an interior staircase, and 25% are two-bedroom units. They are all located in one 16 or 32 unit building. The elevation is a little bit different than we have over on Mojave and Charleston.

CHAIRMAN JUNIEL:

Any more questions, Commissioners?

COMMISSIONER MYERS:

Yes. Mr. Foster, would you just give me the parameters between low, medium and high density. What -- where does the low change into medium density?

HAROLD FOSTER:

Well, low density essentially is around -- single family, four or five units per acre. Medium, we feel, is around 24 -- up to 24, and then the high density is above 24.

COMMISSIONER MYERS:

So this --

COMMISSIONER BUGBEE:

R-4 is what?

HAROLD FOSTER:

R-4 goes from 25 to 49.

COMMISSIONER MYERS:

For clarification on density, you think it's green space and he says it's the number of units per acre and I say it's the number of people. So we all have a different description of it.

KERRY MARMUS:

Well, I agree, and that's why, because of the compact units, I said that I feel that it also portends to fewer number of people. If I had a more conventional mix with fewer efficiencies, say 10 or 15% of those, and maybe 50% one-bedrooms and maybe 15% twos and then some three-bedrooms, you're going to have at 24 density a lot more people than you will at 33 in our particular concept.

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- COMMISSIONER MYERS: Is there somewhere between the 326 and the 493, which gives 170 units approximately where we might find a compromise which is economically feasible for you and acceptable to the neighbors?
- KERRY MARMUS: I can only say that Mr. Scott is a very astute businessman and we have reached the absolute limit at 493 units. So every unit that I would be forced to reduce starts to effect the financial model that we put together when we're doing these particular projects. I would say that, you know, if we're looking at --
- COMMISSIONER MYERS: In other words, no. (Laughter)
- CHAIRMAN JUNIEL: This is a public hearing. In order to expedite time, I'd like to know how many people here are against this project? How many people are for the project? (Approximately 60 raised their hands in opposition and approximately four raised their hands in favor). In consideration of those who are on the agenda following us, I would like to have four people who are in opposition to come forward, state their opposition in three to four minutes, and if you'll listen carefully to the person before you, we will not be repeating and we will save a lot of time. Four people who wish to speak for the opposing group may come forward.
- JAN JUSTIN: Madam Chairman, I have a letter that I was given by --
- CHAIRMAN JUNIEL: Will you please come forward to the mike.
- HAROLD FOSTER: Madam Chairman, while she's coming up here, just to get our numbers straight, staff was recommending 368 units. That's what it comes out to at 25 units per acre, and 493 is what's proposed by the applicant.
- JAN JUSTIN: My name is Jan Justin. I live at 31 Shadow Lane, and I think in all fairness to the people here in opposition of this that have a vested interest in their homes and property surrounding this, that to say that we could have four people speaking for four minutes is 15 minutes, and I think they've had more than that already granted to the other side.
- COMMISSIONER BUGBEE: Alright, we'll give you a half and hour, okay?
- COMMISSIONER GILES: I'd like to hear why you dislike it instead of your opposition on how we're going to run this operation, ma'am.

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JAN JUSTIN:

No, I said I think in all fairness, that we should be able -- this is a public hearing, and I think we should be granted more time.

CHAIRMAN JUNIEL:

Excuse me, but you have not established at this point that you cannot give your point in the 15 minutes, or whatever time that has been allowed.

JAN JUSTIN:

Yes, but --

CHAIRMAN JUNIEL:

Let each person speak and if there is something left, we will hear it.

JAN JUSTIN:

Fine.

CHAIRMAN JUNIEL:

As long as it's not repetition.

JAN JUSTIN:

No. Madam Chairman, why I was making that remark is because I have a letter here from the Homeowners Association for Rancho Bel Aire, which they asked me to bring this letter and read, which is going to take up part of the time that I'd like to have to speak. So with your permission --

COMMISSIONER BUGBEE:

Rancho Bel Aire is where, three quarters of a mile west of this project, right, and across from --

JAN JUSTIN:

I'd like to read this. I don't know what the logistics are. "Dear Sir"-- I'm going to skip the formality. You all know where the property is, and what the request is about. "A request has been put forward to change this property from the present C-1 to apartment usage. Apparently, several different proposals have been put forward, varying from a density of 25 units per acre to a density of 33.45 units per acre. One of the great problems of building a home in Las Vegas is that R-1 zoning for single family homes is constantly violated by zoning adjustments and zoning changes resulting in a checkerboard pattern of development and destruction of property values of those people who have invested seriously and a large portion of their total lifetime earnings in a home. This type of hopscotch development which so characterizes Las Vegas at some point must begin to be looked at with a dubious eye as to the reasons for these constant changes. As President of the Rancho Bel Aire Property Owners Association, I would hope that the present status of the property of C-1 would remain as C-1 and not be turned over to a very high density of development of apartments which will impact on traffic, schools and legal violations ranging from minor to severe.

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JAN JUSTIN:

A development of almost 500 units will put in an area more people than are living in the whole single family development between Mesquite and Alta and Rancho and Shadow Lane many times over. Since all of these homes were built with the expectation that the zoning which was then in effect would remain in effect, I would respectfully ask that the authorities before whom this matter is pending leave the zoning as is." It's signed, "Very truly yours, Gregory P. Hetter." I'd like to submit this for the record. Here is also another letter that somebody has asked. There's four people who have signed on that, and there's an addition to the page of -- an additional page to the petition that you have which would make it up to around 300 or better. I'm sure that much of what I'm going to say you people have already discussed and it's rather redundant, but we find no fault with the product that these gentlemen are proposing. They have a very fine product. What we are concerned about is what happening to our neighborhood and the impacting of it. In our area I would say within a mile or a mile and a half radius, we already are impacted by the Drug and Alcohol Abuse Center, which is on Highland Avenue. We have the Help Center, the Methodone Clinic, the SIIS and their Rehab Center. We have the County Hospital and all the services that they're offering. We have Focus. We have another halfway house over on Tonopah. Up on the northwest, we have the Welfare Office, the Food Stamp Office. On the other side of Bonanza and Highland, we have the Rescue Mission. We just have it all, and I think that these are all important things that each community must have. We do have all of the property south of Alta which is already developed predominantly into multiple dwellings. So it's not that we're opposed -- you know, there's room for all of us, but we do feel that we'd like to see the 72 acre parcel that this is a portion of remain as it is zoned, because part of the zoning that is existing there now is R-4, which is going to give us 400 units more than we have whether we want it or not. You know, we cannot object to the zoning that's already on there, but there is a portion that's R-1 that recently there was an application before the City which was ultimately denied by the City Commissioners to put that into multiple dwellings and we feel that this is, you know, falling in the same perspective and we are very, very opposed to it. As Dr. Hetter had cited, we invested there knowing what the property zoning was adjacent, because it's a big parcel that's vacant there. So anyone's who's prudent is going to invest in their home, they're going to want to know how this is to be developed ultimately.

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JAN JUSTIN:

So with that thought in mind, you go in and you see it's zoned for commercial; another portion is going to be more single-family dwellings, and a little strip for multiple, you say, "I can live with that." But to constantly keep changing it, you never know when you have the best possible usage or you never know what you're going to be faced with, and while he's talking really big figures, you must bear in mind that collectively, we have invested way more in hard cash than I would venture to say that they're putting out of pocket to get this moving forward. You know, all of this is financed, as all of those big developments are. Another thing that he doesn't quite be specific about, these are primarily furnished units. I asked the gentleman last night, and that is how they will be promoted as furnished units, the same as his development on East Charleston is, and I don't believe -- this gentleman is from out of state, so he's not as familiar with our town as we are. I don't believe that you can fairly compare that area with the area where he has developed on East Charleston or Mojave. You know, bear in mind that we're within a stone's throw of the -- purportedly, "the" area, Rancho Bel Aire, Rancho Nevada Estates, Rancho Circle, and if we can't protect those which are deemed to be our very best neighborhoods from high density situations, then I think there's something derelict in our system. So with these thoughts in mind, we're asking that you people be responsive to the requests of the three hundred and some applicants that are on the petition before you, plus the hundred and some homeowners from Rancho Bel Aire area and any other letters that Mr. Foster may have received. I thank you for your time.

CHAIRMAN JUNIEL:

Thank you. Is there anyone else who wishes to speak?

LINDA WISEMAN:

My name is Linda Wiseman --

CHAIRMAN JUNIEL:

Would you sign in, please?

LINDA WISEMAN:

I'm sorry. My name is Linda Wiseman. I live at 101 Shadow Lane, and there's been a lot said about buffer districts, about us being a buffer between Highland and between the apartments being a buffer between Highland and the homes. I think what they're using us for is a buffer between some cheap apartments. I mean, the apartments are beautiful, but they are low cost, low rent. Furnished apartments will attract every transit in town. We'll be the buffer between Rancho Circle and the -- I don't like it. We have

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LINDA WISEMAN:

problems with the Racquet Club. I have had policemen come up to the cul-de-sac where I happen to live and tell me that I should buy a gun to protect myself. You know why? This was a cop that told me this. I've had two or three of them tell me what a bad area it was because the criminals, if they do anything in our neighborhood, they escape into the apartments. They can't catch them. It's like a maze. We don't need another maze around our homes. We really don't, and I've been there 20 years, and I'm looking forward to a nice furniture store, light industry, anything. At least they have lights and at night there won't be people walking around. If there are, you know they are a watchman or a burglar. You call the police. Anyway, thank you for your time, and I do hope you'll give what you said some consideration.

CHAIRMAN JUNIEL:

Thank you. Is there anyone else here who has anything else to say in opposition of this project?

SUZANNE THOMAS:

I'm Suzanne Thomas. I live at 212 Woodley. I would just like to say that our neighborhood has been very, very active in the Neighborhood Watch Program. We had no problems in our neighborhood at all until the Racquet Club Apartments were put in. After that happened, in a series of just a few months after they were constructed, we had six burglaries on my block alone. One of the homes was broken into twice; another home was broken into twice. In addition, we've had broken windows on the corner of the street, several times to the point where my neighbors have put up screens and bars. No apparent reason. It's just that the traffic that's been generated in that area has been considerably more. Under the Neighborhood Watch Program, you may know that we're asked to look at certain times and identify what might be going on in the neighborhood, and there has been a considerable increase in persons that we don't know going down our street which is a dead end street. There's no reason to come down Woodley unless you live on Woodley. There's no where else to go, unless you're visiting persons, and I did a real fast calculation in terms of the number of homes on my street, and there's roughly 20 homes and in those 20 homes, there are some 45 persons. I realize that's low. A number of the homes that we have are two-people homes, people that are retired or single mothers with children. There's just been no reason for the increase in the crime and the malicious mischief in our area other than the apartments. I submit to you that Mr. Marmus stated there would be 650 or 700 persons in his complex. I

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SUZANNE THOMAS:

did a fast calculation, but I think it's right. With his own figures that he gave, there would be 1100 persons in that complex, figuring two in the efficiencies and the one-bedroom and figuring three persons in the two-bedrooms. That's 1100 persons in that one area alone, not to mention any other developments that would surely come along. Thank you.

CHAIRMAN JUNIEL:

Is there anyone else who wishes to speak with something that has not already been said?

MICHAEL RICCARDO:

I'm Michael Riccardo, 109 Shadow Lane. I work with a woman who lives in Sun Dunes or whatever it is at Charleston and Mojave. This gentleman stated they're all efficiency or one-bedroom apartments and their management staff controls the population in there. This girl lives with her boyfriend and her boyfriend's mother in a one-bedroom apartment. Up and down Highland there's apartments coming out the ding dong, and they're about half empty. I don't think the Racquet Club has ever been full. I can't see any cause for any new apartments.

CHAIRMAN JUNIEL:

Is there anyone else? Sir, would you care to --

KERRY MARMUS:

First of all, if this gentleman would give me the name of his friend that works at -- at Sun Dunes, we can take care of that problem right away. I would just like to comment on a couple of things that the neighbors said. First of all, I think there was some misunderstanding and I think Ms. Myers focused on the population thing. The 1100 number is not a correct number. I said that by lease policy we allow no more than two in our efficiencies and one-bedrooms and no more than three people in our two-bedroom units, and one of the neighbors when one of the other neighbors was giving their presentation came over and we just went through the calculation. We average about 1.2 to 1.3 people in an efficiency and one-bedroom. We used the factor of 1.35. I said we average about 1.7 or 1.8 in the two-bedroom units and when we did our calculation, we use 1.8, the high number. The high number came out to 715 people, not 1100 people. I think perhaps also -- I think it was Mr. Bugbee that asked the question about contrasting Charleston with this. I think one of the significant things I failed to tell you is on Charleston, and if you've been through the project and seen the central green area that we've created -- that's built, I think, at a 44 unit density. We had approval for as many as 50 units in that particular

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KERRY MARMUS:

zone per acre and it was built at about 44, and, of course, we are requesting 10 or 11 units less per acre on this particular project, which will open up even more than the Sun Dunes project. Thank you.

CHAIRMAN JUNIEL:

Are there any more questions from the Commissioners?

COMMISSIONER MYERS:

Just one. Are these going to be on a rental month-by-month basis or lease only?

KERRY MARMUS:

We have a policy, a general policy, throughout all our communities that we will rent on six months to one year leases, but we will allow up to 25% of the house to go month-to-month. Generally, the rental population is such that they want to lock in rents and we're finding that not one of our projects will have the full 25%. And by the way, I think most people feel that Las Vegas is more transient in nature than perhaps Layton, Utah, or Phoenix, Arizona, even, or some of the other cities that we've built in. I can tell you from almost a full year's experience now of being completed at Sun Dunes that our project turnover rate is no different than any of the other cities that we have projects in.

JAN JUSTIN:

How many units are at Sun Dunes? Would the gentleman answer that question?

COMMISSIONER BUGBEE:

What do you have at Sun Dunes, and how many units down there?

KERRY MARMUS:

477.

JAN JUSTIN:

May I make a statement to this Board?

CHAIRMAN JUNIEL:

Please come to the mike.

JAN JUSTIN:

I know Sun Dunes isn't the issue here, but since he's referring to it and he says they have 477, the other afternoon one of the other neighbors and I took a drive through there at 3 o'clock in the afternoon and we counted 36 vehicles with out-of-state plates. Now, there were many vehicles with no plates facing us so we couldn't count them. At eight o'clock at night out of 342 cars, there were 56 with out-of-state plates. So I think it indicates that there is a very transient population there, because if these people were citizens working here in our community, we all know it's mandated that they would have their Nevada plates on their vehicles.

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CHAIRMAN JUNIEL:

Well, how would you propose to avoid that in a city like this? There are probably five out six cars on my street.

JAN JUSTIN:

I think that the key to this is is the fact that these are furnished units, so it makes it -- it's attracting an entirely different element than even like the Racquet Arms. These are people who have their own furniture and they're here, but this is bring your toothbrush and you're home, and they're offering all of these other amenities, which is marvelous. It's a marvelous project, but it's just no good for our neighborhood. Thank you.

CHAIRMAN JUNIEL:

If there's no other questions --

COMMISSIONER GILES:

I have a question for staff, please. Mr. Foster, I'm normally very concerned about the protestants of this, but I'm looking at some addresses on here that are quite a ways from the project (referring to the 300 plus petition). How far -- what generally is the cross references west? How far west is Highland Drive? From Main Street west, what would that be, 1000? I don't really know what West Highland Drive is and how far north Alta is as such.

HAROLD FOSTER:

Highland Drive runs along the east side of the property.

COMMISSIONER GILES:

Yes. What's the west address of it then? If you were going west on Alta at Highland Drive, what would your address be?

COMMISSIONER BUGBEE:

He's talking about the numbers. I think Shadow Lane right behind his is 29, 25, 22, 21.

LINDA WISEMAN:

I live at 101 Shadow Lane. That's right behind me.

COMMISSIONER GILES:

You live at 101 Shadow Lane?

LINDA WISEMAN:

101 Shadow Lane is the exact border of that property.

COMMISSIONER GILES:

Thank you. I see some addresses on here that are 2800 west and so forth. Here's a 5200 west and Westleigh. I can't place any particular credence on this list of signatures.

FROM THE AUDIENCE:

(Several people try to explain, but don't pick up clearly on tape recording.)

COMMISSIONER GILES:

I have this question directed at staff, ladies and gentlemen. If I may hear from staff, I'd like to hear his answer. I've lived in this town for 20 years too.

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COMMISSIONER GILES:

I just want to hear what his answer is. Harold, can you help me out on that a little bit.

HAROLD FOSTER:

Okay. Some of these that you are referring to are substantially away and they would be probably upwards to a mile from this project. They do have on the petition, however -- you know, many of them in the subdivision immediate to the west, probably all the way over to Rancho Drive and also to the northwest, so they've covered the area pretty well in the R-1 subdivision to the west and southwest, but it appears that they've gone well beyond it too.

COMMISSIONER GILES:

Thank you.

CHAIRMAN JUNIEL:

The public hearing is closed. May I have a motion, please.

COMMISSIONER BUGBEE:

Well, I get awful tired of hearing renters referred to as second class citizens. I think we've all been in an apartment at one time in our life or another. It's a starting off place. I've looked at this man's project. I've checked a little on the people and their record. They're good operators. I can see nothing wrong. They're up against an R-4 on one side. They've provided buffers. I'M GOING TO MOVE FOR APPROVAL FOR THE 493 UNITS, AND ALL THE OTHER CONDITIONS.

CHAIRMAN JUNIEL:

(After the posting of the votes, which vote indicated approval with Commissioner Myers voting "No.")
The application has been APPROVED.

HAROLD FOSTER:

Again, this decision is final unless appealed within 11 days.

CHAIRMAN JUNIEL:

Eleven days from tonight?

HAROLD FOSTER:

It's actually 11 days from Tuesday.

CHAIRMAN JUNIEL:

From Tuesday?

HAROLD FOSTER:

That's correct.

CHAIRMAN JUNIEL:

It's final action unless appealed 11 days from Tuesday to appeal to the City Commission for another hearing.
Thank you.

(END OF DISCUSSION ON THIS ITEM.)

/ch

RANCHO BEL AIR PROPERTY OWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS

0133

April 3, 1985

City Commission
400 E. Stewart
Las Vegas, Nevada 89101

ATTN: Bill Briare, Mayor

RE: Parcel U-69-84

Dear Mayor Briare:

This property is legally described as a portion of the north-east quarter (NE 1/4) of the northwest quarter (NW 1/4) of section 33, township 20 south, range 61 east, M.D.B. and M.

A request has been put forward to change this property from the present C-1 to apartment usage. Apparently several different proposals have been put forward varying from a density of 25 units per acre to a density of 33.45 units per acre.

One of the great problems of building a home in Las Vegas is that R-1 zoning for single family homes is constantly violated by zoning adjustments and zoning changes resulting in a checker-board pattern of development and destruction of property values of those people who have already invested large portions of their total lifetime earnings in a home.

This type of hopscotch development, which so characterizes Las Vegas, must begin to be looked at with a dubious eye as to the reasons for these constant changes which reward the few at the expense of the many.

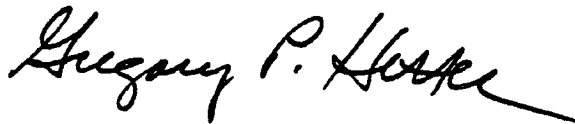
As President of the Rancho Bel Air Property Owners Association, representing 110 home and lot owners, I would hope that the present status of this property as C-1 would remain as C-1 and not be turned over to very high density development of apartments which will impact on traffic, school, and legal violations ranging from minor to severe. A development of almost 500 units will put into an area more people than are living in the whole single family development between Mesquite and Alta and Rancho and Shadow Lane, many times over.

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Since all of our homes were built with the expectation that the zoning which was then in effect would remain in effect, I would respectfully ask the authorities before whom this matter is pending to leave the zoning as is.

Yours very truly,



Gregory P. Hetter

GPH:sfc

cc: City Commissioners

RANCHO BEL AIR PROPERTY OWNERS ASSOCIATION, INC.

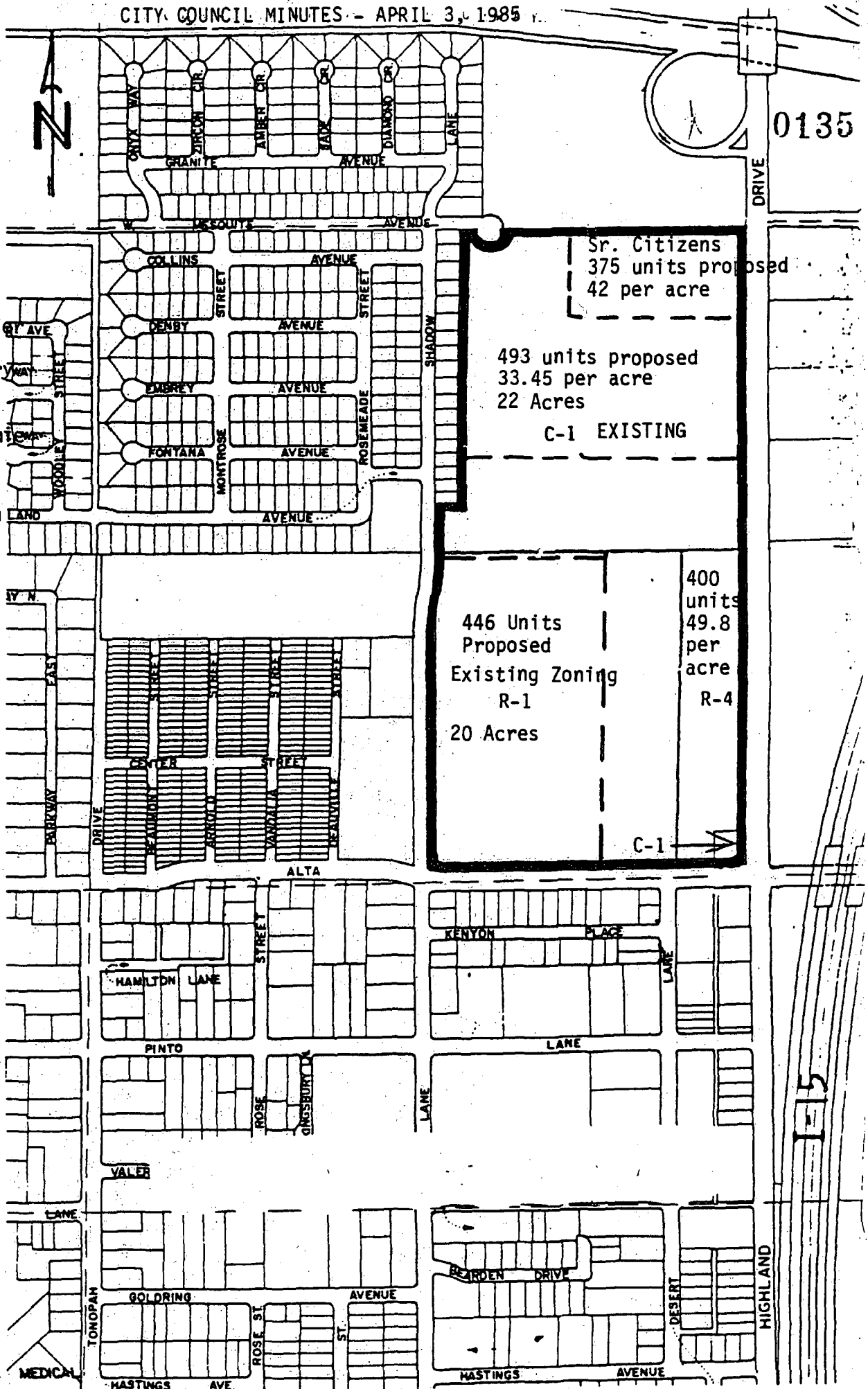
Narcisis
Hyacinth
Holly
Dahlia
Marigold
Azalea

Redondo

Rancho Vista

PARKWAY WEST

Existing Zoning



We the undersigned wish to be acknowledged on record as being strongly opposed to a Use Permit being granted as requested by Frank E. Scott, et.al., under U-69-84, and any future proposals for apartments on this site.

- | | NAME | ADDRESS | ZIP |
|-----|---------------------------------|------------------------------------|--------------|
| 1. | <i>L. Cherry</i> | <i>1500 Rancho Circle</i> | <i>89107</i> |
| 2. | <i>Mary M. Laub</i> | <i>1000 Rancho Circle</i> | <i>89107</i> |
| 3. | <i>Susan Coulthard Kneeland</i> | <i>601 Rancho Circle</i> | <i>89107</i> |
| 4. | <i>Susan Carlson</i> | <i>870-3546 1844 Rancho Circle</i> | <i>89107</i> |
| 5. | <i>F. K. Hansen</i> | <i>380 Rancho Circle</i> | <i>89107</i> |
| 6. | <i>Peggy Thomas</i> | <i>800 Rancho Circle</i> | <i>89107</i> |
| 7. | <i>B. Nolan-Leffert</i> | <i>850 Rancho Circle</i> | <i>89107</i> |
| 8. | <i>M. Leffert</i> | | |
| 9. | <i>Mrs Jack Richardson</i> | <i>1111 Rancho Circle</i> | <i>89107</i> |
| 10. | <i>Jack Richardson</i> | <i>1111 Rancho Circle</i> | <i>89107</i> |
| 11. | <i>Dennis C. Hewitt</i> | <i>1244 Rancho Circle</i> | <i>89107</i> |

We the undersigned wish to be acknowledged on record as being strongly opposed to a Use Permit being granted as requested by Frank E. Scott, et.al., under U-69-84, and any future proposals for apartments on this site.

- | | NAME | ADDRESS | ZIP |
|----|-----------------------------------|--------------------------|--------------|
| 1. | <i>Phyllis Jean McQuinn</i> | <i>100 Rancho Circle</i> | <i>89107</i> |
| 2. | <i>Phyllis Jean McQuinn</i> | <i>200 Rancho Circle</i> | <i>89107</i> |
| 3. | <i>Phyllis Jean McQuinn</i> | <i>300 Rancho Circle</i> | <i>89107</i> |
| 4. | <i>Brian & Susan Tompkins</i> | <i>725 Rancho Circle</i> | <i>89107</i> |
| 5. | <i>Mrs Maxwell Kelch</i> | <i>330 Rancho Circle</i> | <i>89107</i> |

We the undersigned wish to be acknowledged on record as being strongly opposed to a Use Permit being granted as requested by Frank E. Scott, et.al., under U-69-84, and any future proposals for apartments on this site.

NAME

ADDRESS

ZIP

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1. Robert E. Robinson 417 Lacy Lane Las Vegas, Nv. 89107
2. Betty E. Lavinna 417 Lacy Ln Las Vegas 89107
3. Charles R. Runkio 400 Parkway E. L.V. 89106
4. Mae B. Lyden 321 Parkway E 89106
5. Judy K. Kestelky 324 Parkway East 89106
6. Bonnie Ball 318 Parkway E. 89106
7. John G. Bopple 312 PARKWAY, EAST 89106
8. Walt Mahoney 315 Parkway East 89106
9. Michael P. Mahoney 315 Parkway East 89106
10. Kate Butler 301 Parkway East 89106
11. Thoma J. Butts 201 Parkway East 89106
12. James Zornes 2000 Parkway No. 89106
13. James Beggs 2012 Parkway North 89106
14. Donna Collins 2020 Parkway No. 89106
15. Judith D. Dink 2030 Parkway N 89106
16. Betty K. Birmingham 407 Parkway East 89106
17. _____
18. _____

We the undersigned wish to be acknowledged on record as being strongly opposed to a Use Permit being granted as requested by Frank E. Scott, et.al., under U-69-84, and any future proposals for apartments on this site.

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	NAME	ADDRESS	ZIP
1.	<i>[Signature]</i>	415 PARKWAY W.	89106
2.	Lynn A. Smith	501 Parkway W.	89106
3.	John S. Zucker	531 Parkway West	89106
4.	<i>[Signature]</i>	521 Parkway West	89106
5.	Frank Attlesani	522 Parkway West	89106
6.	Edward Dietz	412 Parkway West	89106
7.	Henry J. Border	407 Parkway West	89106
8.	Robert L. Border	407 Parkway West	89106
9.	Mr. & Mrs. Frank Long	325 Parkway West	
10.	Mr. & Mrs. M. Herman	313 Parkway West	
11.	<i>[Signature]</i>	1021 Pkwy North	
12.	<i>[Signature]</i>	300 Parkway West	
13.	Gipels Y. Larsen	300 Parkway West	
14.	James M. Powers	312 Parkway West	
15.	M. Smith, wife	515 Parkway West	
16.	Darlene O. Parker	2315 Alta Dr -	
17.	<i>[Signature]</i>	2315 Alta Dr	
18.	Ernie B. Wells	406 Parkway	

We the undersigned wish to be acknowledged on record as being strongly opposed to a Use Permit being granted as requested by Frank E. Scott, et.al., under U-69-84, and any future proposals for apartments on this site.

0139

	NAME	ADDRESS	ZIP
1.	Robert B. Shepard	30 Clarendon Cir	89106
2.	Monica Magellan	26 Amber Cir	89106
3.	William Brink	15. Alhambra Cir.	89106
4.	Lois Pennachio	14 Amber Cir	89106
5.	Ray Vercillo	18 Amber	89106
6.	Donna Pennachio	27 Amber	89106
7.	Arnold F. Herborn	14 Jade Cir.	89106
8.	Jo Ann Giffith	10 Jade	89106
9.	Danice Ferris	67 Jade	89106
10.	Carl Olson	31 Jade	89106
11.	Joe Tapia	35 Jade	89106
12.	Barbara Casson	18 Diamond	89106
13.	Laura Cygar	19 Diamond	89106
14.	Jeff & Joan Giffith	23 Diamond	89106
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We the undersigned wish to be acknowledged on record as being strongly opposed to a Use Permit being granted as requested by Frank E. Scott, et.al., under U-69-84, and any future proposals for apartments on this site.

0140

	NAME	ADDRESS	ZIP
1.	Harrel R. Bommer	1700 Kenyon Pl, L.V.	89106
2.	Robert J. Diamond	133 Rosemeade	"
3.	Charles C. Baker	137 Rosemeade	89106
4.	OTTO C. LEITEN	213 FOUNTAIN	89106
5.	Gen. P. Perry	1913 FONTANA	89106
6.	R. S. Seeman	1921 Fontana	89106
7.	C. Moor	2009 Fontana	89106
8.	Miriam Eugenio	2017 Fontana	89106
9.	Concepcion Talavera	2017 Fontana	89106
10.	J. K. Weller	2017 Fontana	89106
11.	Gloria Moore	129 Rosemeade	89106
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We the undersigned wish to be acknowledged on record as being strongly opposed to a Use Permit being granted as requested by Frank E. Scott, et.al., under U-69-84, and any future proposals for apartments on this site.

0141

	NAME	ADDRESS	ZIP
1.	Kenneth H. Hungen	1804 W. MESQUITE AVE.	89106
2.	Ester Ghah	1816 W. Mesquite Ave.	89106
3.	John A. Stupack	1820 W Mesquite	
4.	Junior M. Floyd	1900 W. Mesquite Ave	
5.	Emmett F. Haldy	1908 W. Mesquite Ave	
6.	Mark V. Witt	1916 W. Mesquite Ave.	
7.	Jim Raza	1920 W. Mesquite	
8.	Eric Talbot	2000 W. MESQUITE	
9.	Jane Handy	2004 W. Mesquite St	
10.	Emmett Sullivan	2008 N. MESQUITE	NV
11.	Roy E. Lila	2016 W. Mesquite Ave. L.V.	
12.	Marie C. Harding	2100 W. MESQUITE	
13.	Sarita S. Watkins	2110 W. Mesquite Ave.	
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We the undersigned wish to be acknowledged on record as being strongly opposed to a Use Permit being granted as requested by Frank E. Scott, et.al., under U-69-84, and any future proposals for apartments on this site.

0142

NAME

ADDRESS

ZIP

1. Anna Bitter 531 S. Tonopah Dr. 89106
2. Pauli Chittant 333 So. Tonopah Dr. 89106
3. Paul Chittant 333 So. Tonopah Dr. 89106
4. Richard O'Connor 339 So. Tonopah Dr.
5. Barbara O'Connor 339 S. Tonopah Dr.
6. Lawrence O'Connor 339 S. Tonopah Dr.
7. Theresa O'Connor 351 S. Tonopah Dr.
8. Walter O'Connor 353 S. Tonopah Dr.
9. Leah O'Connor 353 So. Tonopah Dr.
10. Eugene Thomas 359 S. Tonopah Dr.
11. Harriet Thomas 354 S. Tonopah Dr. 89106
12. P. M. English 401 So. Tonopah Dr.
13. Swendolyn English 401 So. Tonopah Dr. 89106
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We the undersigned wish to be acknowledged on record as being strongly opposed to a Use Permit being granted as requested by Frank E. Scott, et.al., under U-69-84, and any future proposals for apartments on this site.

0143

NAME

ADDRESS

ZIP

1. W. C. Jordan 301 Beaumont Las Vegas 89106
2. Shannon Morse 300 Beaumont Las Vegas 89106
3. Greg Koval 339 Beaumont
4. Julia Ci Luna 323 Beaumont
5. Charles Hoff 410 BEAUMONT ST
6. Joyce Sandness 321 Beaumont 89106
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We the undersigned wish to be acknowledged on record as being strongly opposed to a Use Permit being granted as requested by Frank E. Scott, et.al., under U-69-84, and any future proposals for apartments on this site.

0144

NAME

ADDRESS

ZIP

1. Margene Nutt 103 Azalia Circle 89107

2. James H. Soderquist 109 Marigold Ln. 89107

3. James H. Soderquist 109 MARI GOLD 89107

4. Joe Soderquist 113 MARI GOLD LN 89107

5. Mrs. Soderquist 103 Marigold Ln 89107

6. Mrs. Soderquist 103 Marigold Ln 89107

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We the undersigned wish to be acknowledged on record as being strongly opposed to a Use Permit being granted as requested by Frank E. Scott, et.al., under U-69-84, and any future proposals for apartments on this site.

0145

	NAME	ADDRESS	ZIP
1.	Duplicate James P. Scott	384-1593 1904 Collins	89106
2.	Janet D. Ellis	382-1779 1912 Collins	89106
3.	Denise McCoy	385-1862 2008 Collins	89106
4.	James Dwyer	2016 Collins	89106
5.	Mike Williams	2024 Collins	89106
6.	Lynette Williams	2024 Collins	89106
7.	Gail M. Andul	2021 Collins	89106
8.	Theresa Dwyer	2017 Collins	89106
9.	Theresa Smith	2009 W Collins Ave	89106
10.	Jim Kramer	1901 COLLINS AVE	89106
11.	Bette J. Nedra	1909 Collins Ave.	89106
12.	Beth Kramer	1901 Collins Av	89106
13.	Betsy Roubush	1901 Collins Ave.	89106
14.	Kenneth Roubush	1901 Collins Ave.	89106
15.	Debra J. Shaver	1821 Collins Ave ³⁸²⁻²³⁰⁴	89106
16.	David G. Maffey	1817 Collins Ave	89106
17.			
18.			

We the undersigned wish to be acknowledged on record as being strongly opposed to a Use Permit being granted as requested by Frank E. Scott, et.al., under U-69-84, and any future proposals for apartments on this site.

0146

NAME

ADDRESS

ZIP

1. Sam & Susan Bradbury - 1813 St. Granite Ave. 89106
2. John & Marge Van Hoove 1909 Granite Ave. 89106
3. Paul & Candace Karro 1913 Granite 89106
4. Jack & Ann Trodick 1917 Granite Ave. 89106
5. E. W. & Virginia Jones 1921 Granite Ave 89106
6. Rance & Virginia Wood 2013 Granite Ave 89106
7. Bill & Michele McFrederick 2017 Granite
8. Carl Elser 39 Onyx Way
9. Deborah Miller " "
10. Archie Donley " "
11. Chris & Leta Remington, 15 As Onyx Way, L.V., Nev. 89106
12. John Freitag 14 Onyx L.V. Nev 89106
13. Harvey Miller 27 Onyx L.V. Nev 89106
14. Rick & Cherry Coleman 34 Onyx Way, L.V. Nev 89106
15. Richard & Suzanne Steward 26 Zircon Circle L.V. Nev 89106
16. Linda Condit 30 Zircon Circle L.V. Nev. 89106
17. _____
18. _____

We the undersigned wish to be acknowledged on record as being strongly opposed to a Use Permit being granted as requested by Frank E. Scott, et.al., under U-69-84, and any future proposals for apartments on this site.

0147

	NAME	ADDRESS	ZIP
1.	Jalee Crisp	2112 Barry Way	89106
2.	Nancy D. Porter	2100 Jaymie Way	89106
3.	W. Santolucito	2106 JAYMIE	89106
4.	Laura Jones	217 ROSEMEADE ST.	89106
5.	Rigoberto Baza	217 Rosemeade St	89106
6.	Don Westcott	217 Rosemeade St	89106
7.	Lisa A. Bonomo	213 Woodley St.	89106
8.	Mr. + Mrs. Jim Kearns	201 Woodley St.	89106
9.	Mr + Mrs Al Martin	117 " " "	"
10.	Ernest A. M	108 Woodley	89106
11.	Suzanne A. Thomas	212 Woodley	89106
12.	C. J. Marther	221 Woodley	89106
13.	Sholace Marther	221 Woodley	89106
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We the undersigned wish to be acknowledged on record as being strongly opposed to a Use Permit being granted as requested by Frank E. Scott, et.al., under U-69-84, and any future proposals for apartments on this site.

0148

- | | NAME | ADDRESS | ZIP |
|-----|---------------------------|-------------------|-------|
| 1. | Phili - Laura Doherty | 2013 SUNLAND AVE. | 89106 |
| 2. | Elizabeth St. Bandy | 2017 Sunland | 89106 |
| 3. | James C. Ruci | 2005 SUNLAND AV. | 89106 |
| 4. | Chuck Hertig | 1920 Sunland Ave | 89106 |
| 5. | Mr + Mrs. James Nolan | 2208 Sunland | 89106 |
| 6. | Mr + Mrs Wm. Lidey | 2109 Sunland | 89106 |
| 7. | Thomas R Johnson | 2101 SUNLAND AVE | 89106 |
| 8. | Peto Field | 1925 SUNLAND AV | 89106 |
| 9. | Mr. & Mrs. C. Hilwa | 1921 Sunland Ave. | 89106 |
| 10. | Paul Madden | 1917 SUNLAND Ave | 89106 |
| 11. | Mr + Mrs R. W. Luiter | 1905 Sunland ave | 89106 |
| 12. | Mr & Mrs J. de Guzman | 1813 Sunland Ave. | 89106 |
| 13. | Mr & Mrs. W. Nolan | 2205 Sunland Ave. | 89106 |
| 14. | Phyllis Figue | 2217 Sunland Ave | 89106 |
| 15. | Mr & Mrs. L. Turner | 2213 Sunland Ave | 89106 |
| 16. | Mr & Mrs Clarence Ingram | 2020 Sunland | 89106 |
| 17. | Jim H. Clark | 2012 Sunland | 89106 |
| 18. | Nancy Mines (Clm Bernier) | 2004 Sunland | 89106 |

We the undersigned wish to be acknowledged on record as being strongly opposed to a Use Permit being granted as requested by Frank E. Scott, et.al., under U-69-84, and any future proposals for apartments on this site.

0149

NAME

ADDRESS

ZIP

1. Karina H Smith 2000 Alta Dr. 89106
2. Ang C Smith 436 BEAUMONT 89106
3. Jacqueline Jones 2117 Alta Dr 89106
4. Richard Hall 2025 Alta Dr. 89106
DUPLICATE
5. Julia Johnson 2025 Alta Dr 89106
DUPLICATE
6. Sam Felleck 409 ARNOLD St 89106
DUPLICATE
7. Doc Reese 2025 Alta Dr 89106
8. Dorothy Smith 1845 Alta Dr 89106
9. Colleen O'Neill 1631 Alta Dr. 89106
10. Nichelle L. Alderman 1631 Alta dr. 89106
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We the undersigned wish to be acknowledged on record as being strongly opposed to a Use Permit being granted as requested by Frank E. Scott, et.al., under U-69-84, and any future proposals for apartments on this site.

0150

	NAME	ADDRESS	ZIP
1.	John Roe	2005 DENBY	89106
2.	Joe [unclear]	2001 DENBY	89106
3.	David A. Cooper	2001 DENBY	89106
4.	Patricia J. Cooper	2001 Denby	89106
5.	Jack W. McCowan	2021 Denby	89106
6.	Pat McCowan	2021 Denby	89106
7.	H.W. W. [unclear]	2024 Denby	89106
8.	Linda Williams	2024 Denby	89106
9.	Kenneth B. Horne	1909 Denby	89106
10.	Leri Horne	1909 Denby	89106
11.	Virginia Callahan	1913 Denby	89106
12.	James M. Callahan Jr.	1913 Denby	89106
13.	Tom [unclear]	1916 EMBREY	89106
14.	Cheryl Rhymen	1916 EMBREY	89106
15.	Josephine West	1904 EMBREY AVE.	89106
16.	Bob West	1904 EMBREY AVE	89106
17.	Larry [unclear]	1408 E. Vegas Valley [unclear]	
18.	Carol A. Logan	1913 Embrey Ave.	

We the undersigned wish to be acknowledged on record as being strongly opposed to a Use Permit being granted as requested by Frank E. Scott, et.al., under U-69-84, and any future proposals for apartments on this site.

0151

	NAME	ADDRESS	ZIP
1.	Edith Davis	2001 Embrey Ave	89106
2.	Jonane Rohde	2005 Embrey Ave	89106
3.	Charmaine Holshen	" " "	"
4.	Michael Garland	2009 Embrey Ave	89106
5.	Evelyn Garland	" "	"
6.	Bob Leers	2017 Embrey	89106
7.	Faye Whitten	2035 Embrey	89106
8.	William J. Evans	2012 Embrey	89106
9.	Martha Johnson	2008 Embrey	89106
10.	David H. Johnson	2008 Embrey	89106
11.	Grace Johnson	2000 Embrey	89106
12.	Stella Milligan	1920 Embrey	89106
13.	Robert R. Milligan	1920 EMBREY	89106
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209	Rancho Vista	- Penny Darnon
201	Rancho Vista Dr	- Wayne Wilkerson
125	Rancho Vista Dr	Charles J. King
2211	Frontier Ave Los Angeles	W. J. King
112	Rancho Vista Dr	Reber
116	" " "	A. J. Gresham
200	" " "	R. J. Montgomery
204	Rancho Vista Dr	Ernest & Evelyn Herlihy
1624	Kenneth Pl B	Harold W. Wacker

We the undersigned wish to be acknowledged on record as being strongly opposed to a Use Permit being granted as requested by Frank E. Scott, et.al., under U-69-84, and any future proposals for apartments on this site.

NAME

ADDRESS

ZIP 0153

1. Edmund J. Wagon Brier 1912 Sunland Ave L.A. 89106
2. ⁵⁻¹⁵⁶⁹ Henry A. Zetter 1908 Sunland 89106
3. Ronald A. Nishan 2210 SUNLAND AVE 89106
4. Leena Olson 215 Rancho Vista Dr 89106

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We, the undersigned, oppose the request of Frank E. Scott for reclassification 0154
of the property generally located on the west side of Highland, between Mesquite
and Alta from R-1 to R-3, proposed use "Medium Density" apartments (490+ apart-
ment units). Zoning Request Number U-69-84.

NAME

ADDRESS

1. Jack D. Puggler 511 TONOPAH DR. So
2. Pauline Puggler 11 11
3. Richard Felellach 2025 Alta Dr. 89106
4. Tedie Johnson 2025 Alta Dr. 89106
5. Sam Felellach 409 Arnold St 89106
6. Bertha Angelotti 2021 Alta Dr. 89106
7. Cindy Berg 504 So. Rose St 89106
8. Mary Bean 517 So. Rose St 89106
9. Russell E. Bean 517 So. Rose St. 89106
10. Nedra Lee Partain 921 Pinto Ln
11. John E. Partain 2004 Pinto Lane
12. Sandy Partain 2004 Pinto Ln.
13. _____
14. _____
15. _____

We the undersigned wish to be acknowledged on record as being strongly opposed to a Use Permit being granted as requested by Frank E. Scott, et.al., under U-69-84, and any future proposals for apartments on this site.

NAME

ADDRESS

ZIP

1. Mr & Mrs Busch 360 VANDALIA 89126

2. Carol C Busch 404 Vandalia 89106

3. ~~John~~ ~~Sumner~~ - ~~Proville St. Seymour~~ 208 Rosemary 89107

4. ~~John~~ ~~Sumner~~ 501 Parkway East 89106

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We the undersigned wish to be acknowledged on record as being strongly opposed to a Use Permit being granted as requested by Frank E. Scott, et.al., under U-69-84, and any future proposals for apartments on this site.

0156

NAME

ADDRESS

ZIP

1. Luiz B. Pardo 409 VANDALIA 89106

2. Jim Co. Pardo 361 Vandalia 89106

3. Jose fields 361 Vandalia 89106

4. Jim Pardo 361 Vandalia 89106

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We the undersigned wish to be acknowledged on record as being strongly opposed to a Use Permit being granted as requested by Frank E. Scott, et.al., under U-69-84, and any future proposals for apartments on this site.

0157

NAME

ADDRESS

ZIP

1. Donna Davis 330 VANDALIA 89106
2. Engenia Stiles 306 Vandalia 89106
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22 [unclear] [unclear]

We the undersigned wish to be acknowledged on record as being strongly opposed to a Use Permit being granted as requested by Frank E. Scott, et.al., under U-69-84, and any future proposals for apartments on this site. 0158

NAME

ADDRESS

ZIP

1. [unclear] [unclear] 89106
2. [unclear] 378 Arnold 89106
3. Veronica Senard 554 Arnold 89106
4. [unclear] [unclear] [unclear]
5. Linda Kay [unclear] 309 Arnold 89106
6. Ruby Stone 346 Arnold 89106
7. Paula Allen 327 Arnold 89106
8. Alice Bower 328 Arnold 89106
9. [unclear] 317 Arnold 89106
10. Michael A. Albrecht 325 Arnold 89106
11. Michael S. Berch 431 UANDALIA 89106
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We the undersigned wish to be acknowledged on record as being strongly opposed to a Use Permit being granted as requested by Frank E. Scott, et.al., under U-69-84, and any future proposals for apartments on this site.

0159

NAME

ADDRESS

ZIP

1. *Bertha Beggs - 2401 Driftwood Dr. 89107*

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We, the undersigned, oppose the request of Frank E. Scott for reclassification of the property generally located on the west side of Highland, between Mesquite and Alta from R-1 to R-3, proposed use "Medium Density" apartments (490+ apartment units). Zoning Request Number U-69-84.

	NAME	ADDRESS
1.	Etha Lutz	417 Freeman Lane 89107
2.	Harna Greer	413 Rosemary Lane 89107
3.	J. M. Stoltz	413 ROSEMARY LN. 89107
4.	McCluskey	317 Rosemary Lane 89107
5.	James C. Heffner	125 Rosemary Ln. 89107
6.	Van V. Heffner	" 89107
7.	Henry B. Slouay	120 Rosemary Lane 89107
8.	May Rodier	204 Rosemary Lane 89107
9.	Carl Rodier	204 Rosemary Lane 89107
10.	Al Newman	208 Rosemary Lane 89107
11.	Kathleen Shapiro	2800 Camel Circle 89107
12.	Ezer Ben-Zion	2804 Camel Cir. 89107
13.	Richard Cohen	2808 Camel Circle 89107
14.	Mrs. Pat Sullivan	2809 Camel Circle 89107
15.	Mira Bates	2808 Ashworth 89107

We, the undersigned, oppose the request of Frank E. Scott for reclassification of the property generally located on the west side of Highland, between Mesquite and Alta from R-1 to R-3, proposed use "Medium Density" apartments (490+ apartment units). Zoning Request Number U-69-84.

	NAME	ADDRESS	
1.	Spyglamavren	2812 Ashworth	89107
2.	Freddie Santele	2809 Ashworth	89107
3.	Keith Schwartz	2805 Ashworth	89107
4.	Jenny Bedford	2805 CANEO CR	89107
5.	Mary Kovacs	124 Steward St.	89107
6.	[Signature]	184 Glenview Ct	89107
7.	Linda Seymour	3105 Corners	89107
8.	Ken Canty	3020 Campbell Circle	89107
9.	Ken Canty	3020 Campbell Cir	89107
10.	Pat Nicoli	112 Shadow Ln	89106
11.	Pat Nicoli	112 Shadow Ln	89106
12.	R. E. Matute	204 Shadow Ln	89106
13.	Fidel Matute Calixto	133 Shadow Lane	89106
14.	Margaret Sparger	1821 Sundry St	89106
15.	Mary Lombrowski	121 Steward	89107

We, the undersigned, oppose the request of Frank E. Scott for reclassification of the property generally located on the west side of Highland, between Mesquite and Alta from R-1 to R-3, proposed use "Medium Density" apartments (490+ apartment units). Zoning Request Number U-69-84.

	NAME	ADDRESS
1.	Vikki Lee	332 Arnold 89106
2.	Barbara Hayes	338 Arnold 89106
3.	Ralph Edwards	308 ARNOLD 89106
4.	John O Hunt	308 HARNOLD 89106
5.	Holger Hinden	308 ARNOLD 89106
6.	Dave Riser	304 Deauville 89106
7.	Jessica Bea	348 Deauville 89106
8.	Robin Kell	358 DEAUVILLE 89106
9.	Tom M. Kell	358 Deauville 89106
10.	Melbie Faste	416 Deauville 89106
11.	Wayle Hall	405 Verdalis St. 89106
12.	Bruce Moore	301 Verdalis St. 89106
13.	Pat Bolling	209 Wardley St. 89106
14.	Norm Schuyt	205 WOODLEY ST 89106
15.	Salome C. Lyon	2204 Frontier Ave. 89106

We, the undersigned, oppose the request of Frank E. Scott for reclassification of the property generally located on the west side of Highland, between Mesquite and Alta from R-1 to R-3, proposed use "Medium Density" apartments (490+ apartment units). Zoning Request Number U-69-84.

	NAME	ADDRESS
1.	DONALD HOKS JR	2201 SUNLAND DR 89106
2.	ENBETH F. HOKÉ	2201 SUNLAND 89106
3.	NEAL SPICER	2025 SUNLAND 89106
4.	Chas L Shum	340 BEAUMONT 89106
5.	Mauri Kora	334 BEAUMONT 89106
6.	Mr. Vernon Tribel	705 BEAUMONT ST. 89106
7.	Jane Damborn	409 BEAUMONT ST. 89106
8.	Mike McEnty	428 BEAUMONT ST 89106
9.	Daniel J. 3rd	922 BEAUMONT 89106
10.	Mike Y.	408 ARNOLD 89106
11.	Johnny J Clark	421 ARNOLD 89106
12.	Paul Kretschmer	412 ARNOLD 89106
13.	Jeri Wood	409 ARNOLD 89106
14.	Dona Wood	409 ARNOLD 89106
15.	Vicki Henning	405 ARNOLD 89106

We, the undersigned, oppose the request of Frank E. Scott for reclassification of the property generally located on the west side of Highland, between Mesquite and Alta from R-1 to R-3, proposed use "Medium Density" apartments (490+ apartment units). Zoning Request Number U-69-84.

- | | NAME | ADDRESS |
|-----|----------------------|---------------------------|
| 1. | Grace Towns | 6530 El Campo Verde 89130 |
| 2. | Eugenia Stokes | 306 Vandolin 89104 |
| 3. | Sam R. O'Heng | |
| 4. | Ivan Crachala | 5229 Westlough 89102 |
| 5. | Patricia Cunningham | 2817 Bryant 89102 |
| 6. | Robert C. Cunningham | 2817 Bryant 89102 |
| 7. | Theresa Sabbath | 2107 Barry Way 89106 |
| 8. | Patricia Amato | 2116 Barry Way 89106 |
| 9. | Frank E. Scott | 2112 BARRY WAY 89106 |
| 10. | Helene M. Snyder | 2106 Barry Way 89106 |
| 11. | Mary C. Neff | 108 Woodley St. 89106 |
| 12. | E. Gayd Shields | 106 Woodley St. 89106 |
| 13. | Rebecca S. Ramsey | 2205 Frontier 89106 |
| 14. | Wynne McManis | 201 Ranch Vista Dr. 89106 |
| 15. | Denny L. Ramsey | 209 Ranch Vista Dr. 89106 |

We, the undersigned, oppose the request of Frank E. Scott for reclassification of the property generally located on the west side of Highland, between Mesquite and Alta from R-1 to R-3, proposed use "Medium Density" apartments (490+ apartment units). Zoning Request Number U-69-84.

	NAME	ADDRESS
1.	<u>Robert [unclear]</u>	<u>2210 Landonia 89104</u>
2.	<u>Paul W. [unclear]</u>	<u>2212 Frontier Ave 89104</u>
3.	<u>Margaret S. Frantzen</u>	<u>100 Rancho Vista Dr. 89106</u>
4.	<u>Robert J. [unclear]</u>	<u>100 Rancho Vista Dr 89106</u>
5.	<u>Bonnie Black</u>	<u>112 Rancho Vista 89106</u>
6.	<u>M. Jean Haden</u>	<u>104 " " 89106</u>
7.	<u>T. W. Henderson</u>	<u>204 " " 89106</u>
8.	<u>Jay West</u>	<u>216 Rancho Vista 89106</u>
	<u>J. Campellone</u>	<u>220 Rancho Vista 89106</u>
10.	<u>J. Campellone</u>	<u>220 Rancho Vista 89106</u>
11.	<u>V. A. R. A. H.</u>	<u>2812 Brown Circle 89107</u>
12.	<u>MRS. G. Ramp</u>	<u>2812 Brown Circle 89107</u>
13.	<u>John [unclear]</u>	<u>321 Beaumont 89106</u>
14.	<u>John [unclear]</u>	<u>413 Beaumont St 89106</u>
15.	<u>E. O. Watts</u>	<u>413 Beaumont St 89106</u>

We, the undersigned, oppose the request of Frank E. Scott for reclassification of the property generally located on the west side of Highland, between Mesquite and Alta from R-1 to R-3, proposed use "Medium Density" apartments (490+ apartment units). Zoning Request Number U-69-84.

	NAME	ADDRESS
	<u>1. Dick Cunniff</u>	<u>501 Shadow Lane 89106</u> <u>620 Mc Dermitt 89107</u>
2.	<u>Edith Williamson</u>	<u>501 Shadow Lane 89106</u> <u>620 Mc Dermitt St. 89106</u>
3.	<u>Fredrick H. Alexander</u>	<u>350 S. RANCHO DR. 870-3135</u>
4.	<u>Eileen J. Alexander</u>	<u>350 S RANCHO DR. 870-3135</u> <u>89106</u>
5.	<u>Myra H Zischner</u>	<u>22 Zircon 89106</u>
6.	<u>Supreme Student</u>	<u>26 Zircon Circle 89106</u>
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		

We, the undersigned, oppose the request of Frank E. Scott for reclassification of the property generally located on the west side of Highland, between Mesquite and Alta from R-1 to R-3, proposed use "Medium Density" apartments (490+ apartment units). Zoning Request Number U-69-84.

	NAME	ADDRESS	
1.	Becker Family	113 Shadow Lane	89106
2.	Jacqui Matthews	105, Shadow Ln	89104
3.	Michael S. Ricciardo	107 Shadow Ln.	89104
4.	Raymond Riser	1800 College Ave	89106
5.	Harinda Belanger	120 Shadow Lane	89106
6.	Reidell Kuyfeld	128 Shadow Lane	89106
7.	John J. Mueller	200 shadow lane	89106
8.	Florida Matute	204 shadow lane	89106
9.	Lina Clawson	208 Shadow Lane	89106
10.	Dave Medina	212 Shadow	89106
11.	Robert Farnsworth	216 Shadow	89106
12.	Peggy Harrison	205 Shadow Ln	89104
13.	Vincent Harrison	205 Shadow Lane	89104
14.	Norman Calixto	133 Shadow Lane	LU 112 89106
15.	Fidel Calixto	133 shadow lane	LU 112 89106
	Neil Macey	125 Shadow Ln.	89106

We, the undersigned, oppose the request of Frank E. Scott for reclassification of the property generally located on the west side of Highland, between Mesquite and Alta from R-1 to R-3, proposed use "Medium Density" apartments (490+ apartment units). Zoning Request Number U-69-84.

NAME

ADDRESS

1. James M. Zittle 1904 Collins Ave 89106
2. W J Welsh 1920 COLLINS AVE 89106
3. Patricia A. Welch 1920 Collins Ave. LV 89106
4. John Mayhew 1817 Collins Ave LV 89106
5. Lawrence Aden 1816 Collins Ave. 89106
6. Deanna Balforn 1808 Collins Ave 89106
7. Joe W. Clark 117 Rosemeade St 89106
8. Monie A. Clark 117 Rosemeade St. 89106
9. Mrs Lucille Diggins 125 Rosemeade St. 89106
10. Robert J. Diamond 123 Rosemeade 89106
11. S Diggins 201 Rosemeade St. 89106
12. Barton Pinkham 205 Rosemeade St 89106
13. J. Altman 209 Rosemeade St 89106
14. F. Murphy 221 Rosemeade 89106
15. Mary B Pinkham 205 Rosemeade 89106

We, the undersigned, oppose the request of Frank E. Scott for reclassification of the property generally located on the west side of Highland, between Mesquite and Alta from R-1 to R-3, proposed use "Medium Density" apartments (490+ apartment units). Zoning Request Number U-69-84.

NAME

ADDRESS

1. Eugene M. Quate 1904 COLLINS AVE 89106
2. Cheryl Calix 1984 FONTANA 89106
3. Gladys S. Kivelle 1912 Fontana 89106
4. J. Johnson 2000 Fontana Ave 89106
5. Mac S. Ruiz 2012 Fontana Ave 89106
6. Arturo Martin 2012 Fontana Ave 89106
7. George Radman 2022 Fontana Ave 89106
8. Humberto Ramirez 2013 Fontana 89106
9. Leo C. Nolas 901 Smith 89108
10. Lucille Wellman 1034 Locust 89107
11. Dorothy Simpson 1014 N. 89107
12. Grace J. Flanagan 2609 Pinto Lane 89107
13. Joe Garcia 356 L. Smith 89106
14. Maria Elena Lino 2017 Fontana Ave. 89106
15. Bradley K. White 303 Beaumont L.V. Ne 89106

We, the undersigned, oppose the request of Frank E. Scott for reclassification of the property generally located on the west side of Highland, between Mesquite and Alta from R-1 to R-3, proposed use "Medium Density" apartments (490+ apartment units). Zoning Request Number U-69-84.

- | | NAME | ADDRESS |
|-----|---|--|
| 1. | <u>Suzie Stuart</u> | <u>320 Dudley St., 89106</u> |
| 2. | <u>Laura Cabral</u> | <u>5909 Shawnee Ave 89107</u> |
| 3. | <u>Bonnie Cameron</u> | <u>2052 Vegas Valley Dr 89109</u> |
| 4. | <u>Margaret Reichenbach</u> | <u>5925 Shawnee Ave 89107</u> |
| 5. | <u>Edna M. Williams</u> | <u>401 Falcon Lane 89107</u> |
| 6. | <u>Mary Wagner</u> | <u>3890 Arizona Ave. 89104</u> |
| 7. | <u>Helen Mills</u> | <u>4086 Burdett Ave #5 89115</u> |
| 8. | <u>Mary Kaye Robison</u> | <u>6324 Vista Verde 89102</u> |
| 9. | <u>Edward M. Hamper</u> | <u>3115 Chad Ford Pl 89102</u> |
| 10. | <u>Mary Laura Cabral</u> | <u>5909 Shawnee Ave. 89107</u> |
| 11. | <u>Laura Cabral</u> | <u>2700 Sunland Ave 89106</u> |
| 12. | <u>O. J. Mc Carter</u> | <u>417. Beaudry St. 89106</u> |
| 13. | <u>Dr. Joe & Geraldine Thornton</u> | <u>2808 Brown Circle Las Vegas 89107</u> |
| 14. | <u>Laura M. Brice</u> | <u>2808 Brown Circle NW. 89107</u> |
| 15. | <u>Mr + Mrs Carl Beers</u> | <u>2035 Center St 89106</u> |

We, the undersigned, oppose the request of Frank E. Scott for reclassification of the property generally located on the west side of Highland, between Mesquite and Alta from R-1 to R-3, proposed use "Medium Density" apartments (490+ apartment units). Zoning Request Number U-69-84.

- | | NAME | ADDRESS | |
|-----|---------------------|-----------------------------------|-------------------------------|
| 1. | J.R. Berger | 385-1788 | 2013 Alta Dr LV NV 89106 |
| 2. | Pauline M Berger | 385-1788 | 2013 Alta Dr LV NV 89106 |
| 3. | Coni Longo | 384-7505 | 1909 Derby Ave. 89106 |
| 4. | Mr. Messard | | 406 Beaumont 89106 |
| 5. | Bob Miller | | 1808 W Mesquite 89106 |
| 6. | Gely Miller | | 1808 W Mesquite 89106 |
| 7. | Victor O. Finken | | 22 Zircon Circle, NV LV 89106 |
| 8. | Richard W. Thurdick | | 26 Zircon Circle 89106 |
| 9. | Blaine Bartlett | Operating Engineers Local 501-301 | Desa Ville 89106 |
| 10. | Bob Manna | Teamsters Local 995-301 | Shadow Lane, 89106 |
| 11. | William Hicks | | 1600 Rancho Circle 89107 |
| 12. | | | |
| 13. | | | |
| 14. | | | |
| 15. | | | |

We, the undersigned, oppose the request of Frank E. Scott for reclassification of the property generally located on the west side of Highland, between Mesquite and Alta from R-1 to R-3, proposed use "Medium Density" apartments (490+ apartment units). Zoning Request Number U-69-84.

NAME

ADDRESS

1. John Williams 35 Diamond Circle 89106
2. Rodger Williams 35 Diamond Cir 89106
3. Joseph Campagna 31 Diamond Cir 89106
4. George D. Rice 30 Diamond Cir 89106
5. Harry R. Emerson 27 Diamond Cir 89106
6. James W. Mills 10 Diamond Cir 89106
7. Mark A. Maffield 11 Diamond Cir 89106
8. John A. Maffield 11 Diamond Circle 89106
9. Perry D. Diaberson 15 Diamond Circle 89106
10. R. X. Jacob 34 Jade Cr 89106
11. D. Enger 23 Jade Circle 89106
12. Mrs. Susan Hobbins 22 Jade Circle 89106
13. Kristy S. Sawell 26 Jade Circle 89106
14. Mrs. Cynthia Hobbins 1821 W. Granite Cir 89106
15. Sammie Lee Haley 1817 Granite Cir 89106

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We, the undersigned, oppose the request of Frank E. Scott for reclassification of the property generally located on the west side of Highland, between Mesquite and Alta from R-1 to R-3, proposed use "Medium Density" apartments (490+ apartment units). Zoning Request Number U-69-84.

NAME

ADDRESS

1. Mike W. Jones 2021 FONTANA AVE 89106
2. Michelle Jones 2227 Shadow 89106
3. Ruby Mapey 125 Shadow Ln 89106
4. Ben - Blak 1917 Derby 89106
5. W. J. W. H. 1920 COLLINS AVE 89106
6. L. Weissman 101 Shadow Ln. 89106
7. Louise Vielandre 1821 Derby 89106
8. Ernie Hultinbom 1817 W Derby 89106
9. David Jones 1800 Collins Ave. 89106
10. Alice Stick 1724 Kenyon Pl. 89106
11. Willard Stick 1724 Kenyon Pl. 89106
12. David Bommer 1700 Kenyon Pl. 89106
13. John D. Dwyer 15 Zircon Cir 89106
14. L. L. Baughman 18 Zircon Cir 89106
15. Josephine Garcia 350 Deserville - 89106

We, the undersigned, oppose the request of Frank E. Scott for reclassification of the property generally located on the west side of Highland, between Mesquite and Alta from R-1 to R-3, proposed use "Medium Density" apartments (490+ apartment units). Zoning Request Number U-69-84.

	NAME	ADDRESS
1.	John W. Wade	1817 Embury Ave. 89106
2.	Veronica Agnarez	1820 Collins 89106
3.	Robert H. Parkeneyer	2000 Collins 89106
4.	Bette J. Hedrow	1909 Collins 89106
5.	P. Baroni	2004 Collins 89106
6.	J. Aki	2013 Embury Ave 89106
7.	L. Mitty	1816 Fontana Ave. 89106
8.	M. E. Pindelman	1820 Embury Ave 89106
9.	Ratna M. Spangul	1821 Embury Ave 89106
10.	Jeff Dory	1913 Fontana Ave. 89106
11.	H. Brockberg	1909 Fontana Ave 89106
12.		89106
13.	Steve B...	1909 Fontana Ave 89106
14.	Betty J. Williams	1821 Fontana 89106
15.	Paul C. ...	1904 Fontana 89106

We, the undersigned, oppose the request of Frank E. Scott for reclassification of the property generally located on the west side of Highland, between Mesquite and Alta from R-1 to R-3, proposed use "Medium Density" apartments (490+ apartment units). Zoning Request Number U-69-84.

	NAME	ADDRESS	
1.	<i>[Signature]</i>	1816 Denby Ave	89106
2.	ROBERT + EVE NEAL	1880 DENBY	89106
3.	Vin E Giles	1801 Denby	89106
4.	Mrs. C. Ventura	1716 Denby	89106
5.	Mrs. Marshall Goldblatt	2004 Denby	89106
6.	Mrs. Mrs. Noonan	2013 Denby	89106
7.	John Rae	2005 Denby	89106
8.	<i>[Signature]</i>	2001 Denby	89106
9.	Betty Arch	1921 Denby	89106
10.	K. Jorgens	1909 Denby	89106
11.	Litha Hoffman	1901 Denby	89106
12.	Elsie Hillenbrand	1817 W Denby	89106
13.	Dorlene J. Shaw	1821 Collins Ave	89106
14.	Beta Kramer	1901 Collins Ave	89106
15.	Betty Carden	1901 Collins Ave	89106

We, the undersigned, oppose the request of Frank E. Scott for reclassification of the property generally located on the west side of Highland, between Mesquite and Alta from R-1 to R-3, proposed use "Medium Density" apartments (490+ apartment units). Zoning Request Number U-69-84.

	NAME	ADDRESS
1.	Wancy Van	46 Shadow Ln. 89106
2.	Kathy Bartolome	1800 W. Mesquite 89106
3.	Shirley Bartolome	1800 W. Mesquite 89106
4.	Shari Janice	300 S. Rondo Dr 89106
5.	Joseph Jablonch	2800 Alta Pk. 89106
6.	Eric Williams	1805 Granite 89106
7.	Margaret Herzog	50 Shadow Lane 89106
8.	Margaret Herzog	50 Shadow Lane 89106
9.	LLOID GRONBERG	104 DAHLIA LANE 89107
10.	Phyllis Gronberg	" " " "
11.	Maria Louise Cerré	1917 Embury Ave 89106
12.	Hattie S. Vann	1809 Granite Ave 89106
13.	Shirley Nicholas	212 Shadow Lane 89106
14.	Wendy Walsh	125 Shadow Lane 89106
15.	Terese Wojnowski	2021 FORTHAVEN AVE 89106

We, the undersigned, oppose the request of Frank E. Scott for reclassification of the property generally located on the west side of Highland, between Mesquite and Alta from R-1 to R-3, proposed use "Medium Density" apartments (490+ apartment units). Zoning Request Number U-69-84.

NAME	ADDRESS
1. Miss Muehlen	101 Arroyo 89107
2. Norman Muth	107 Arroyo 89107
3. Mrs. Robert Shusterman	102 Marigold 89107
4. Ann Lane	106 Marigold 89107
5. Michael Brandt	108 Marigold 89107
6. Helen Shuckley	108 Marigold 89107
7. Mrs. J. J. K. K. K.	105 Marigold 89107
8. Robert Repp	105 Marigold 89107
9. George Cushman	103 Marigold 89107
10. Daniel R. Muth	101 Marigold 89107
11. Bob Hallen	105 Dahlia 89107
12. Ed Anderson	112 Dahlia Lane 89107
13. Mary Larkin	110 Dahlia Lane 89107
14. Charles C. Ziemacher	106 Dahlia Lane 89107
15. Thomas H. Waby	102 Dahlia Lane 89107

We, the undersigned, oppose the request of Frank E. Scott for reclassification of the property generally located on the west side of Highland, between Mesquite and Alta from R-1 to R-3, proposed use "Medium Density" apartments (490+ apartment units). Zoning Request Number U-69-84.

NAME

ADDRESS

1. Jean M Newsom (Jean Newsom) 2025 Fontana Ave
(2020 Fontana)
2. Charles King (Charles King) 2020 Fontana
(2020 Fontana)
3. Mary King (Mary King) 2020 Fontana Ave
4. Frederic & Ed Oatis 412 Park Way West
5. Edward Barth 2804 Camero Circle
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____

AGENDA*City of Las Vegas*

April 3, 1985

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

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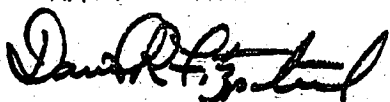
ITEM**Council Action****Department Action****X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
HAROLD P. FOSTER, DIRECTOR**

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.

APPROVED AGENDA ITEM



AGENDA*City of Las Vegas*

April 3, 1985

CITY COUNCIL
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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.

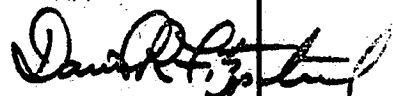
Final Maps:

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.

APPROVED AGENDA ITEM



AGENDA*City of Las Vegas*

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April 3, 1985

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

ITEM

Council Action

Department Action

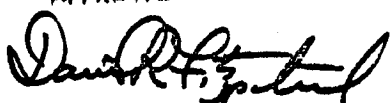
X. COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT
HAROLD P. FOSTER, DIRECTOR (CONTINUED)

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.
4. 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.

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

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

APPROVED AGENDA ITEM



AGENDA*City of Las Vegas* April 3, 1985CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
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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 Items A and B (subdivision maps). Any item may be discussed at the Council's discretion.

3:55

*A. TENTATIVE MAP1. Gates Mills

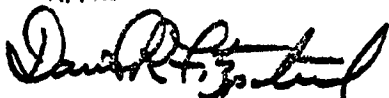
Property generally located on the southeast corner of Smoke Ranch Road and Tenaya Way, N-U Zone (under Resolution of Intent to R-CL).
Owner/Subdivider: Tiberti-Blood, et al
No. of Acres: 26.45 No. of Lots: 149

Subject to the following conditions:

1. Conformance to the conditions of approval for Z-94-84.
2. No vehicular access to Smoke Ranch Road and Tenaya Way from the abutting lots.
3. Provide a hydrology study as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
4. A minimum 16 foot front setback required for all lots.
5. Tentative Map to be redesigned as required by the Department of Community Planning and Development.

(continued)

APPROVED AGENDA ITEM



Lurie -
APPROVED as recommended, subject to the conditions.
Unanimous

Clerk to notify and Planning to proceed.

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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

**X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)*****A. TENTATIVE MAP****1. Gates Mills (continued)**

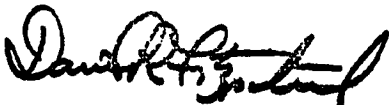
6. A waiver be permitted to allow reduction of the minimum property line radius on a cul-de-sac from 45.5' to 45'.

7. 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.

APPROVED
See Page 33

See Page 33

APPROVED AGENDA ITEM



CITY COUNCIL MINUTES- APRIL 3, 1985

TO: THE CITY COUNCIL
RE: COMMUNITY PLANNING & DEVELOPMENT AGENDA ITEM
APRIL 3, 1985 CITY COUNCIL AGENDA

X.

0184

A. TENTATIVE MAP

1. Gates Mills

This tentative map conforms to the subdivision regulations and the approval of zoning action. A waiver of the subdivision requirements was also requested to reduce the minimum property line radius on a cul-de-sac from 45.5' to 45'.

PLANNING COMMISSION RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL

Submitted by:



Howard A. Null, Chief
Planning Division

AGENDA*City of Las Vegas*

April 3, 1985

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
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ITEM

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Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)*B. FINAL MAP1. Woodcrest Unit No. 5

Property generally located on the southwest corner of Alexander Road and Shermcrest Way, R-E Zone (under Resolution of Intent to R-CL).

Owner/Subdivider: Plaster Development Company
No. of Acres: 7.70 No. of Lots: 45

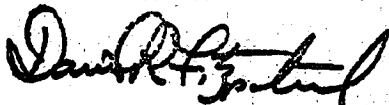
Subject to the following conditions:

1. Approval of the tentative map.
2. Conformance to the conditions of approval for the tentative map.

Lurie -
APPROVED as recommended, subject to the conditions.
Unanimous

Clerk to notify and Planning to proceed.

APPROVED AGENDA ITEM



TO: THE CITY COUNCIL
RE: COMMUNITY PLANNING AND DEVELOPMENT AGENDA ITEM
APRIL 3, 1985 CITY COUNCIL AGENDA

x.

B. FINAL MAP

1. WOODCREST, UNIT V

This final map conforms to the subdivision ordinance and to the approved zoning plan.

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

AGENDA*City of Las Vegas*

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ITEM

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X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)*B. FINAL MAP2. Gates Mills, Phase I

Property generally located on the south side
of Smoke Ranch Road, east of Tenaya Way, N-U
Zone (under Resolution of Intent to R-CL).

Owner/Subdivider: Tiberti-Blood, et al
No. of Acres: 7.44 No. of Lots: 41

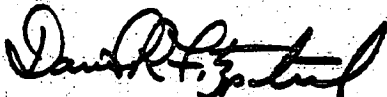
Subject to the following conditions:

1. Approval of the tentative map.
2. Conformance to the conditions of approval for the tentative map.

Lurie -
APPROVED as recom-
mended, subject
to the conditions.
Unanimous

Clerk to notify
and Planning to
proceed.

APPROVED AGENDA ITEM



CITY COUNCIL MINUTES - APRIL 3, 1985

TO: THE CITY COUNCIL
RE: COMMUNITY PLANNING & DEVELOPMENT AGENDA ITEM
APRIL 3, 1985 CITY COUNCIL AGENDA

X.

0188

B. FINAL MAP

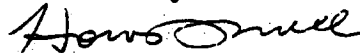
2. Gates Mills, Phase I

This final map is related to the tentative map under Item A. 1. The map can be approved if the tentative map is approved.

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

Submitted by:


Howard A. Null, Chief
Planning Division

AGENDA*City of Las Vegas*

April 3, 1985

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ITEM

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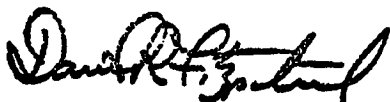
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)*C. RELEASE OF BOND

1. Location: Southeast corner
of Oakey & Western
Use: Offsite Improvements
Builder: D & L Development
Surety Co.: Planet Insurance Co.
Amount: \$23,500.00
Bond No.: P-483552 (CLV 21-84)

Lurie -
APPROVED as recom-
mended.
Unanimous

Clerk to notify
and Staff to
proceed.

APPROVED AGENDA ITEM



CITY COUNCIL MINUTES - APRIL 3, 1985

TO: THE CITY COUNCIL
RE: COMMUNITY PLANNING AND DEVELOPMENT AGENDA ITEM
APRIL 3, 1985 CITY COUNCIL AGENDA

X.

0190

*C. RELEASE OF BOND

1. D & L Development - Southeast corner of Oakley & Western
2. Wolf & Heidi Meyer, Brian & Carol Crammer and/or Judy Guess - Jaylar Circle
3. George M. Dickerson etal - 2000 S. Eastern Avenue

The off-site improvements at the above locations have been completed, inspected and accepted. Therefore, they are in order to release the bond for this work.

Staff Recommendation: APPROVAL

AGENDA*City of Las Vegas*

April 3, 1985

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

ITEM

Council Action

Department Action

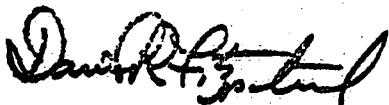
**X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)*****C. RELEASE OF BOND**

2. Location: JayLar Circle
Use: Offsites
Builder: Wolf & Heidi Meyer,
Brian & Carol Crammer
and/or Judy Guess
Surety Co.: Fidelity & Deposit Co.
of Maryland
Amount: \$13,200
Bond No.: CLV14-83

Lurie -
APPROVED as recom-
mended.
Unanimous

Clerk to notify
and Staff to
proceed.

APPROVED AGENDA ITEM



0192

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CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
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ITEM

Council Action

Department Action

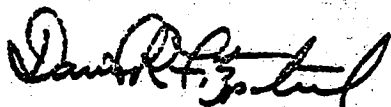
X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)*C. RELEASE OF BOND

3. Location: 2000 S. Eastern Avenue
Use: Offsites
Builder: George M. Dickerson et al
Surety Co.: None (Cash Bond)
Amount: \$6,400
Bond No.: CLV 31-84

Lurie -
APPROVED as recom-
mended.
Unanimous

Staff to proceed

APPROVED AGENDA ITEM



0193

AGENDA*City of Las Vegas* April 3, 1985CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
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ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)D. ENCROACHMENT REQUESTS1. Charlotte Harris - 717 E. Clark Avenue

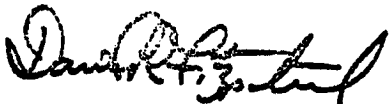
Request to enter into an encroachment agreement to allow landscaping and fence in the right-of-way at 717 E. Clark Avenue.

Staff Recommendation: APPROVAL

Lurie -
APPROVED as recommended.
Unanimous

Staff to proceed

APPROVED AGENDA ITEM



TO: THE CITY COUNCIL
RE: COMMUNITY PLANNING AND DEVELOPMENT AGENDA ITEM
APRIL 3, 1985 CITY COUNCIL AGENDA

X.

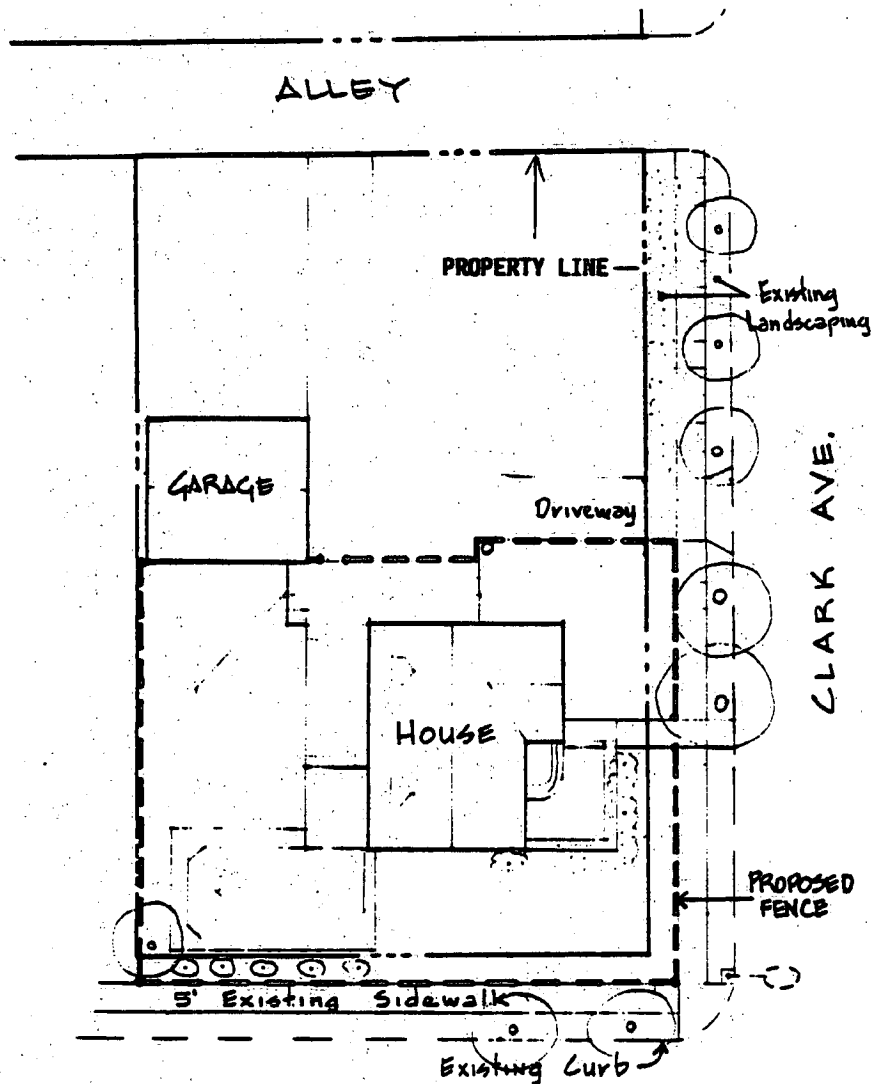
0194

D. ENCROACHMENT REQUEST

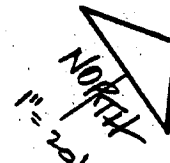
1. Charlotte Harris - 717 E. Clark Avenue

This item involves an encroachment request to allow existing landscaping and a proposed fence in the right-of-way at 717 E. Clark Avenue. There exists 15 feet of right-of-way with a sidewalk located in the center with landscaping on both sides. The proposed fence will be installed in back of this sidewalk and will be either chain link or wrought iron. The applicant has signed the Encroachment Agreement regarding liability, removal and maintenance.

Staff Recommendation: APPROVAL



8TH. ST.



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ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)E. REQUEST FOR SEWER CONNECTION1. Carlos Ortiz

Request to connect to City sewer on property generally located at the southeast corner of Smith Street and Vegas Drive.

Staff Recommendation: APPROVAL

Lurie -
APPROVED as recom-
mended.
Unanimous

Staff to proceed

APPROVED AGENDA ITEM



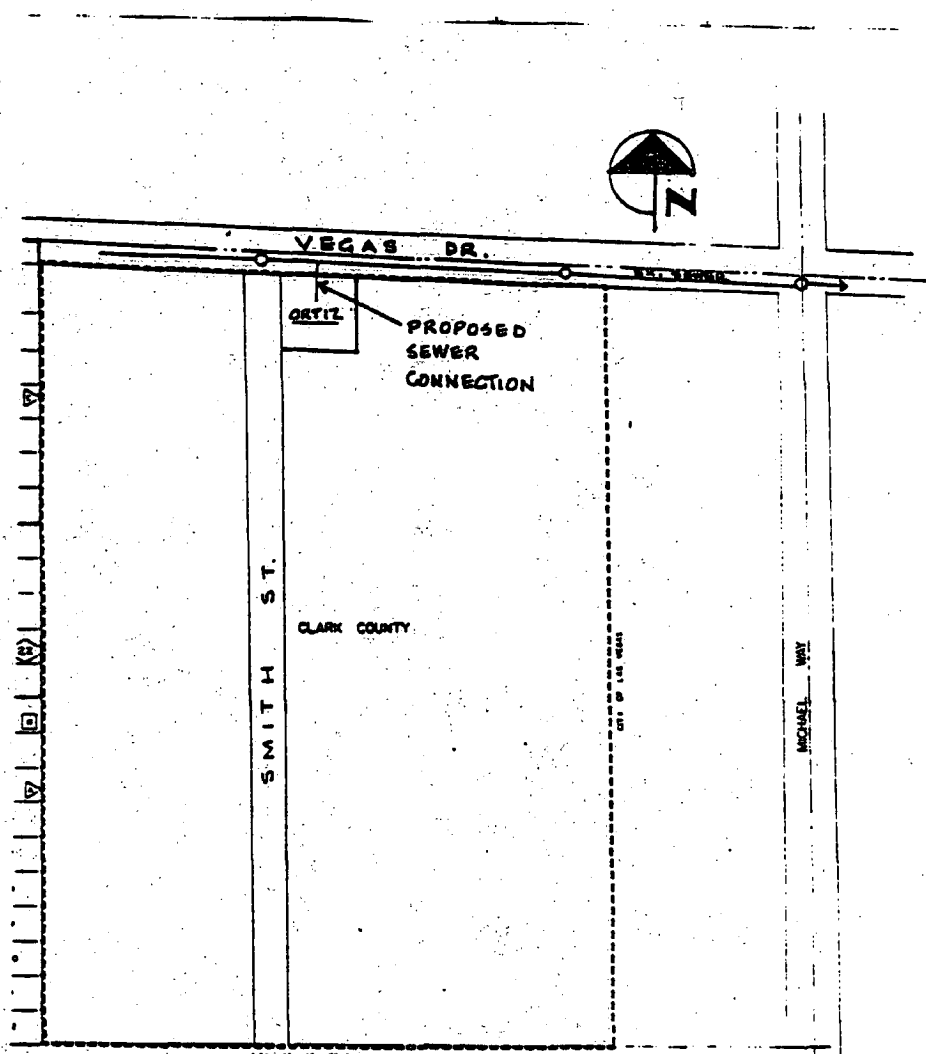
TO: THE CITY COUNCIL
RE: COMMUNITY PLANNING AND DEVELOPMENT AGENDA ITEM
APRIL 3, 1985 CITY COUNCIL AGENDA

E. REQUEST FOR SEWER CONNECTION

1. Carlos Ortiz

The request is for permission to connect to City sewer on land located in the County at the southeast corner of Smith Street and Vegas Drive. The sewer connection is for a single family residence and there is no County sewer in this area. A City sewer line exists in Vegas Drive that can serve this property. The property is contiguous to the City limits and the applicant has signed a sewer connection agreement and an annexation petition.

Staff Recommendation: APPROVAL



AGENDA*City of Las Vegas*

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ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)F. PARKING REVIEW1. PK-1-85 - BIGELOW HOLDING COMPANY

Request for a Parking Review of property generally located on the northeast corner of Fremont and 15th Street, C-2 Zone.

Planning Commission unanimously recommended APPROVAL of this item, subject to:

1. Conformance to the plot plan.
2. Dedicate a 25 foot radius corner at the intersection of Fremont Street and 15th Street as required by the Department of Design and Development.
3. Install sidewalk on 15th Street and re-construct the alley as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.

Staff Recommendation: APPROVAL

Lurie -
APPROVED as recommended, subject to the conditions.
Unanimous

Clerk to notify and Planning to proceed.

APPROVED AGENDA ITEM



TO: THE CITY COUNCIL
RE: COMMUNITY PLANNING AND DEVELOPMENT AGENDA ITEM
APRIL 3, 1985 CITY COUNCIL AGENDA

x.

F. PARKING REVIEW

1. PK-1-85 - BIGELOW HOLDING COMPANY

The request is to provide 71 parking spaces where 91 are required for the third phase of construction for the Rhett Butler apartments at the northeast corner of 15th Street and Fremont in a C-2 zone. There are provisions in the Zoning Ordinance which allow a reduction from the 1 to 1 parking ratio subject to approval by the City Council. The third phase is for 91 apartment units and there are 215 units existing in this development with 125 parking spaces. Originally, a portion of the development was allowed prior to the parking requirements being changed. After the third phase is constructed, there will be a total of 306 apartment units with 196 parking spaces which is a ratio of .64 spaces per unit. The parking reduction for this third phase is approximately 23%. There have been similar requests approved several blocks to the west at Maryland Parkway and Fremont.

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

AGENDA*City of Las Vegas*

April 3, 1985

CITY COUNCIL
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ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)G. SATELLITE PARKING1. SP-1-85 - PAUL-SON DICE, INC.

Request for Satellite Parking on property generally located at 2127-2133 Industrial Road, C-M Zone.

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

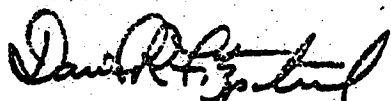
1. Conformance to the plot plan.

Staff Recommendation: APPROVAL

Lurie -
APPROVED as recommended, subject to the conditions.
Unanimous

Clerk to notify and Planning to proceed.

APPROVED AGENDA ITEM



TO: THE CITY COUNCIL
RE: COMMUNITY PLANNING AND DEVELOPMENT AGENDA ITEM
APRIL 3, 1985 CITY COUNCIL AGENDA

X.

0200

G. SATELLITE PARKING

1. SP-1-85 - PAUL-SON DICE, INC.

The request is for satellite parking for a proposed restaurant at 2127-2133 Industrial Road in a C-M zone. The restaurant will be located in a complex that is on two separate recorded parcels under the same ownership. The restaurant is on one parcel and most of the parking is on the other parcel. This is a very workable arrangement.

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

AGENDA*City of Las Vegas*

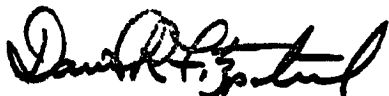
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CITY COUNCIL
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ITEM	Council Action	Department Action
X. <u>COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)</u>		
G. <u>SATELLITE PARKING</u>		
2. <u>SP-2-85 - VEGAS WORLD HOTEL & CASINO</u>		
Request for Satellite Parking on property generally located at 1811 Commerce Street, C-M Zone.		
Planning Commission unanimously recommends APPROVAL, subject to the following condition:		
1. Conformance to the plot plan.		
Staff Recommendation: APPROVAL		
Lurie - APPROVED as recommended, subject to the conditions. Unanimous		
		Clerk to notify and Planning to proceed.

APPROVED AGENDA ITEM



CITY COUNCIL MINUTES - APRIL 3, 1985

TO: The City Council
RE: Community Planning and Development Agenda Item
April 3, 1985 City Council Agenda

X.

0202

G. SATELLITE PARKING

2. SP-2-85 - VEGAS WORLD HOTEL & CASINO

The request is to allow additional satellite parking at 1811 Commerce Street for the Vegas World Hotel and Casino facility, which is located to the south. This satellite lot is the parking area of a garage operation which is partially used during the day time hours and consists of 32 spaces. The purpose of the satellite parking is to allow Vegas World to construct a 2 story addition approximately 20' x 40' in size on the southwest portion of its structure for expanded restaurant use and for a central cooling facility for this complex. The addition will be on the basis of storage room use only just as the larger addition that is currently under construction is until the 4-story parking garage is constructed on the satellite lot at St. Louis and Commerce Street. When the parking structure is completed, it will provide sufficient parking for these additions to then be converted to casino expansion, restaurant and showroom use. Allowing the addition on the basis of storage room use only will result in the hotel/casino expansion be completed at about the same time the parking garage is completed.

PLANNING COMMISSION RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL

AGENDA*City of Las Vegas* April 3, 1985CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
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ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)H. EXTENSION OF TIME1. Z-93-83 - G. C. WALLACE

Request for an Extension of Time on property generally located 660 feet northwest of Tenaya Way and Cheyenne Avenue, N-U Zone (under Resolution of Intent to R-E and R-CL).

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

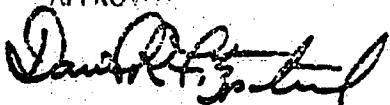
1. This Extension of Time will expire on March 21, 1987.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

Staff Recommendation: APPROVAL, with a one year extension.

Lurie -
APPROVED for one-year extension to expire March 21, 1986 and subject to all other recommended conditions.
Unanimous

Clerk to notify and Planning to proceed.

APPROVED AGENDA ITEM



TO: THE CITY COUNCIL
RE: COMMUNITY PLANNING AND DEVELOPMENT AGENDA ITEM
APRIL 3, 1985 CITY COUNCIL AGENDA

X.

H. EXTENSION OF TIME

1. Z-93-83 - G. C. WALLACE, ENGINEER

This is the first request for an Extension of Time for this proposed R-E and R-CL development at the northwest corner of Tenaya Way and Cheyenne Avenue. The applicant is requesting a two year extension to proceed on this subdivision.

Planning Commission Recommendation: APPROVAL, with a two year extension.

Staff Recommendation: APPROVAL, with a one year extension

AGENDA*City of Las Vegas*

April 3, 1985

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ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)I. ZONE CHANGE1. Z-10-85 - SUNBELT BUILDERS, INC. ET AL

Request for reclassification of property generally located on the south side of Owens Avenue, between Sandhill Avenue and Lamb Boulevard.

From: R-E (Residence Estates)

To: R-PD9 (Residential Planned Development)

Proposed Use: Single Family Residential

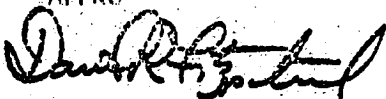
Planning Commission unanimously voted to recommend APPROVAL, subject to the following conditions:

1. Resolution of Intent with a twelve month time limit.
2. The application be amended to R-PD8.
3. Installation of street improvements on Owens Avenue, Lincoln street, Van Buren Avenue and Spino Avenue as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
4. Provide recreation facilities on the common area site as required by the Department of Community Planning and Development.

Staff Recommendation: APPROVAL, subject to the application being amended to R-PD8.

PROTESTS: 0

APPROVED AGENDA ITEM



Levy -
APPROVED Items I-1,
I-2 and I-3 as
recommended,
subject to the
conditions.
Unanimous

Clerk to notify
and Planning to
proceed.

David Causey,
Causey Engineering
appeared and
represented the
applicant.

No one appeared
in opposition.

TO: THE CITY COUNCIL
 RE: COMMUNITY PLANNING & DEVELOPMENT AGENDA ITEM
 APRIL 3, 1985 CITY COUNCIL AGENDA

X.

0206

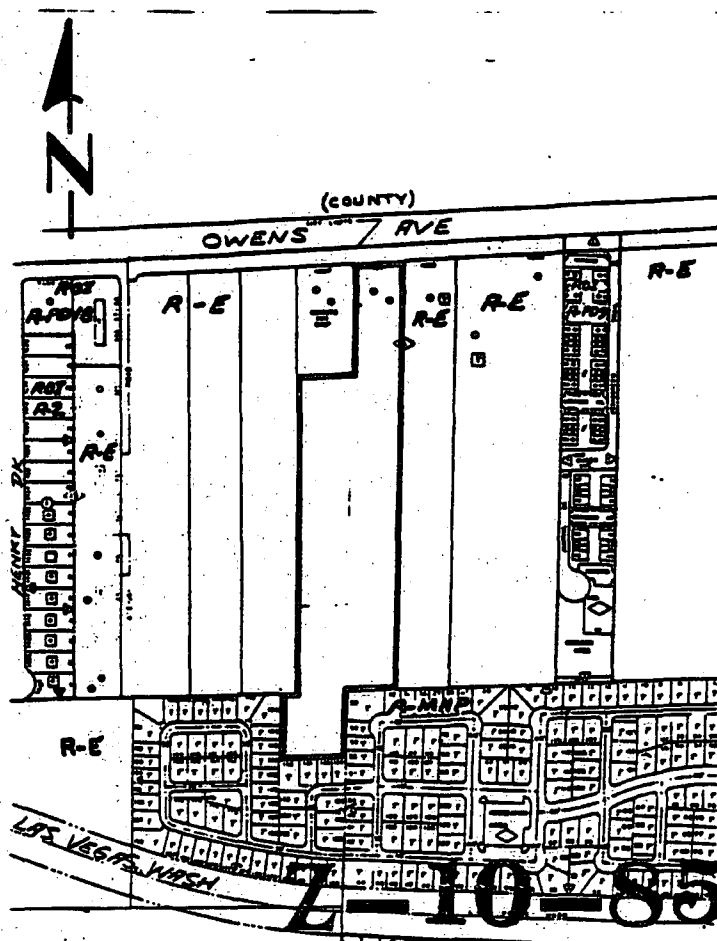
I. ZONE CHANGE1. Z-10-85 - SUNBELT BUILDERS, INC.

The request is to rezone this property from R-E TO R-PD9 for an 80 unit subdivision on the south side of Owens Avenue between Sandhill Avenue and Lamb Boulevard. The parcel is approximately 300 feet wide and has a depth of one-quarter mile. The applicant is proposing zero lot line units which will front on public right-of-way except on the southerly portion there will be a private street. A small common area is proposed for recreation use. The project is similar to an R-CL development except the lots are slightly narrower in width but the lot area will be as required in the R-CL zone. All of the units will be one-story and will contain two bedrooms and two baths. At the initial Planning Commission meeting, this application was held in abeyance to revise the plot plan to increase the lot sizes as recommended by staff. This has been accomplished on the revised plot plan and the application can be amended to R-PD8. The applicant was in agreement to these changes.

Planning Commission Recommendation: APPROVAL, subject to the application being amended to R-PD8.

Staff Recommendation: APPROVAL, subject to the application being amended to R-PD8.

PROTESTS: 0



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ITEM

Council Action

Department Action

**X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)****I. TENTATIVE MAP RELATED TO ZONING ACTION Z-10-85****2. Lincoln Manor**

Property generally located on the south side of Owens Avenue, west of Lamb Boulevard, R-E Zone (proposed R-PD9).

Owner: Corbett, Doffing, Pinjuv & Sunbelt Builders

Subdivider: Lincoln Manor Development Corp.

No. of Acres: 8.9 No. of Lots: 90

Subject to the following conditions:

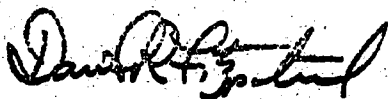
1. Approval of zoning application Z-10-85.
2. Conformance to the conditions of approval for Z-10-85.
3. Joint access driveways, parking plan and private street turn-around subject to approval by the Traffic Engineer.
4. Provide a system of water lines acceptable to the Department of Fire Services.
5. Provide a hydrology study as required by the Land Development and Flood Control Division of the Department of Community Planning and Development.
6. Lots 6, 7 and 8 of Block 4 to have a minimum lot frontage of 30 feet and reposition the buildings on Lots 7 and 8 as required by the Department of Community Planning and Development.

Levy -
APPROVED Items I-1,
I-2 and I-3 as
recommended,
subject to the
conditions.
Unanimous

Clerk to notify
and Planning to
proceed.

David Causey,
Causey Engineering
appeared and
represented the
applicant.

APPROVED AGENDA ITEM



TO: THE CITY COUNCIL
RE: COMMUNITY PLANNING AND DEVELOPMENT AGENDA ITEM
APRIL 3, 1985 CITY COUNCIL AGENDA

x.

0208

I. TENTATIVE MAP RELATED TO ZONING ACTION

2. LINCOLN MANOR

This tentative map is related to the R-PD9 zoning requested on the previous item (Z-10-85). The map conforms to the Subdivision Regulations and to the revised zoning plan. If the zoning is approved, this map is in order to be approved.

AGENDA*City of Las Vegas*

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ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)I. FINAL MAP RELATED TO ZONING ACTION Z-10-853. Lincoln Manor

Property generally located on the south side of Owens Avenue, west of Lamb Boulevard, R-E Zone (proposed R-PD9).

Owner: Corbett, Doffing, Pinjuv & Sunbelt Builders

Subdivider: Lincoln Manor Development Corp.
No. of Acres: 8.9 No. of Lots: 90

Subject to the following conditions:

1. Approval of the tentative map.
2. Conformance to the conditions of approval for the tentative map.

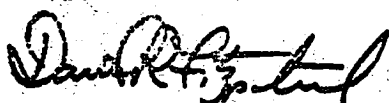
Staff Recommendation: Approval

Levy -
APPROVED Items I-1,
I-2 and I-3 as
recommended,
subject to the
conditions.
Unanimous

Clerk to notify
and Planning to
proceed.

David Causey,
Causey Engineering
appeared and
represented the
applicant.

APPROVED AGENDA ITEM



CITY COUNCIL MINUTES - APRIL 3, 1985
TO: THE CITY COUNCIL
RE: COMMUNITY PLANNING AND DEVELOPMENT AGENDA ITEM
APRIL 3, 1985 CITY COUNCIL AGENDA

x.

0210

I. FINAL MAP RELATED TO ZONING ACTION

3. LINCOLN MANOR

This final map is related to the tentative map under Item I. 2. The map can be approved if the tentative map is approved.

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

AGENDA*City of Las Vegas*

April 3, 1985

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CITY COUNCIL
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ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)I. ZONE CHANGE4. Z-11-85 - ELLA L. RUSHINGRequest for reclassification of property
located at 2120 Palomino Lane.

From: R-1 (Single Family Residence)

To: P-R (Professional Offices & Parking)

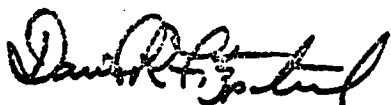
Proposed Use: Medical Building

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

1. Resolution of Intent with a twelve month time limit.
2. Installation of a six foot high wall on the north property line.
3. Dedicate 25.5 feet of right-of-way for Truluck Lane and a 15 foot property line radius corner at the intersection of Truluck Lane and Palomino Lane as required by the Department of Design and Development.
4. Installation of street improvements on Truluck Lane and Palomino Lane as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
5. Aesthetically improve the elevations as required by the Department of Community Planning and Development.

(continued)

APPROVED AGENDA ITEM


Levy -
APPROVED as recom-
mended, subject to
the conditions.
UnanimousClerk to notify
and Planning to
proceed.Dr. Steve Collins
appeared and
represented the
application.No one appeared
in opposition.

AGENDA*City of Las Vegas*

April 3, 1985

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
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ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)I. ZONE CHANGE4. Z-11-85 - RUSHING (continued)

6. Redesign the parking as required by the Department of Community Planning and Development.

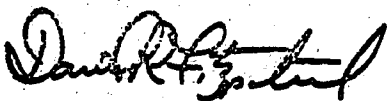
Staff Recommendation: APPROVAL

PROTESTS: 0

APPROVED
See Page 49

See Page 49

APPROVED AGENDA ITEM



TO: THE CITY COUNCIL
 RE: COMMUNITY PLANNING AND DEVELOPMENT AGENDA ITEM
 APRIL 3, 1985 CITY COUNCIL AGENDA

X.

0213

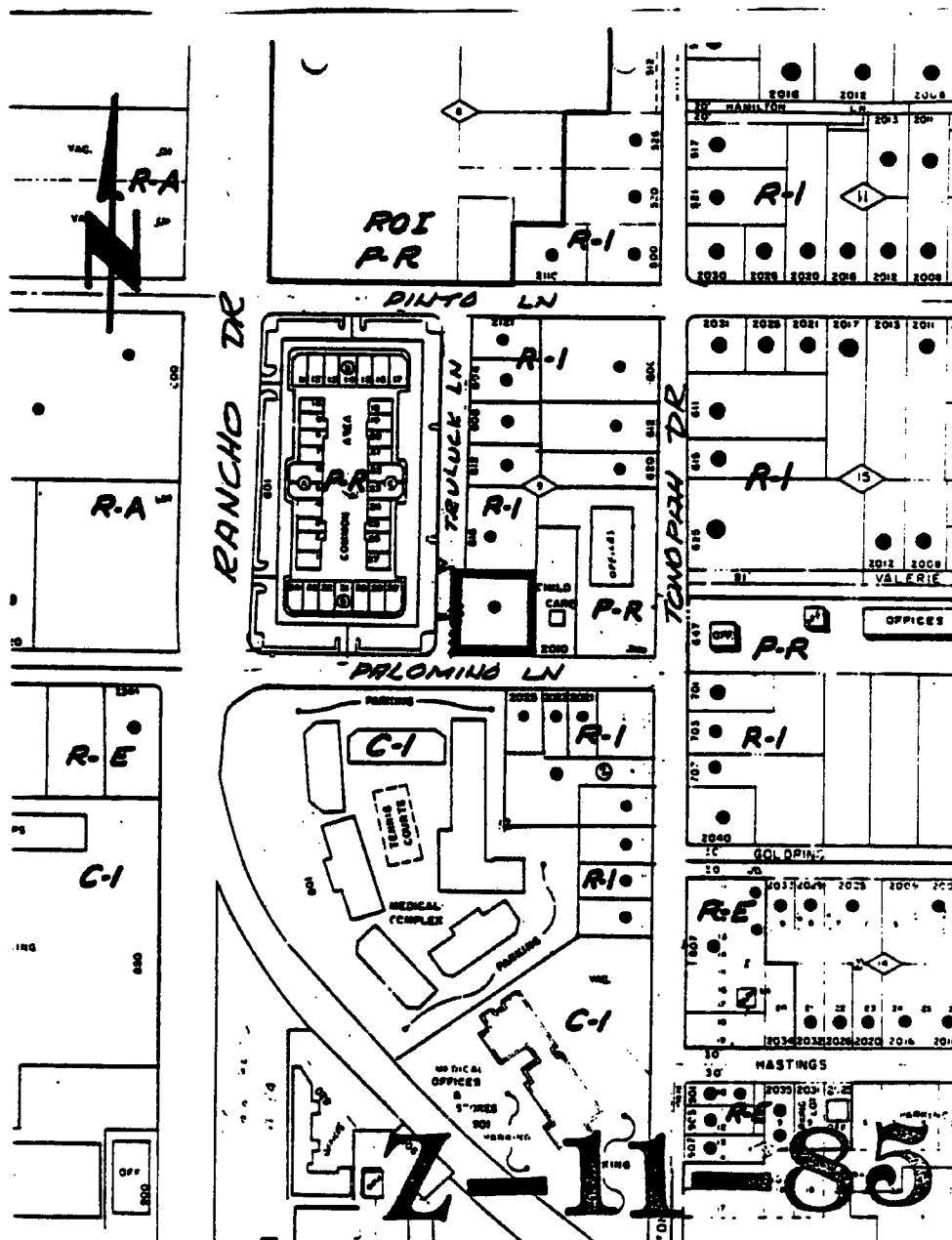
I. ZONE CHANGE4. Z-11-85 - ELLA L. RUSHING

The request is to rezone this property from R-1 to P-R for a proposed medical building at 2120 Palomino Lane. There is a P-R pattern to the east and west. The Quail Park office complex exists to the west. There is developed R-1 to the north and developed C-1 to the south. There will be adequate parking and landscaping provided.

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

PROTESTS: 0



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ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)I. ZONE CHANGE5. Z-12-85 - SANDRA R. SEILER, ET ALRequest for reclassification of property
generally located at 731 S. Seventh Street.

From: R-1 (Single Family Residence)

To: P-R (Professional Offices & Parking)

Proposed Use: Offices

Planning Commission voted (4-0-1) to recommend
APPROVAL, subject to the following conditions:

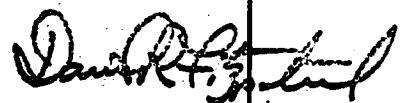
1. Resolution of Intent with a twelve month time limit.
2. Dedicate a 15 foot property line radius corner at the intersection of Seventh Street and Gass Avenue as required by the Department of Design and Development.
3. Install street lighting and repair the sidewalks as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
4. Sign an Improvement District Agreement to install alley paving as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
5. Provide a minimum of 7 parking spaces with two spaces allowed in a tandem arrangement.
6. No medical use shall be allowed on the premises.

Staff Recommendation: APPROVAL

PROTESTS: 0

Lurie -
APPROVED subject
to the conditions.
Unanimous
(Levy excused)Clerk to notify
and Planning to
proceed.Kenneth Gragson
appeared and
represented the
applicant.No one appeared
in opposition.

APPROVED AGENDA ITEM



TO: THE CITY COUNCIL
 RE: COMMUNITY PLANNING AND DEVELOPMENT AGENDA ITEM
 APRIL 3, 1985 CITY COUNCIL AGENDA

X.

0215

I. ZONE CHANGE5. Z-12-85 - SANDRA R. SEILER, ET AL

The application is to rezone the property from R-1 to P-R at 731 S. Seventh Street. The applicants have submitted a Variance to allow a retail knit shop on the premises. It is intended to utilize the existing building on the property and there will be five parking spaces off the alley where the ordinance requires a minimum of 6 in the P-R zone. Two additional spaces are proposed in a tandem arrangement that will, in effect, provide 7 spaces. The slight parking reduction is acceptable and this being a corner lot, there will be supplemental on-street parking available.

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

PROTESTS: 0



AGENDA*City of Las Vegas*

0216

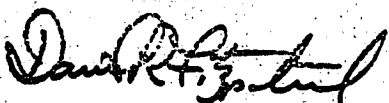
April 3, 1985

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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)		
J. SET DATE FOR PUBLIC HEARING ON ANY ITEM REQUIRING A PUBLIC HEARING THAT WAS ACTED UPON BY THE CITY PLANNING COMMISSION AT ITS MARCH 26, 1985 MEETING.	VAC-1-85	4-17-85 Agenda
K. SET DATE ON ANY APPEALS FILED OR REQUIRED PUBLIC HEARINGS FROM THE BOARD OF ZONING ADJUSTMENT MEETING HELD MARCH 28, 1985.	V-14-85 V-22-85 U-10-85	4-17-85 Agenda 4-17-85 Agenda 4-17-85 Agenda

APPROVED AGENDA ITEM



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AGENDA*City of Las Vegas*

April 3, 1985

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

ITEM

Council Action

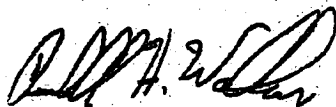
Department Action

XI. ADDENDUM ITEMS

NONE

NONE

APPROVED AGENDA ITEM



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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 4:01 P.M.

APPROVED AGENDA ITEM

