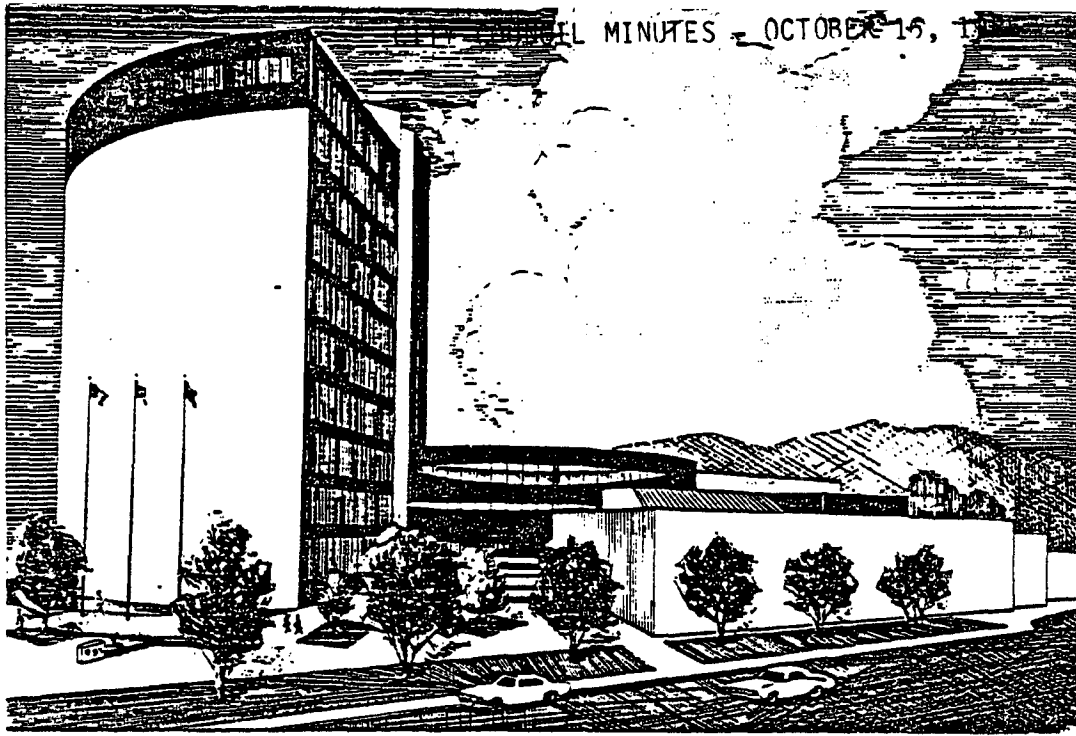




MINUTES

City of Las Vegas

CITY COUNCIL

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

DATE: Oct. 16, 1985

TIME: 9:45 A.M.

INVOCATION: City Manager Ashley Hall

PLEDGE OF ALLEGIANCE: Led by Christopher Slack - 1985 Cub Scout of the Year

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

☐
☐

☒ - Deputy City Attorney,
John Roethel attended
on Mr. Ogilvie's Behalf

APPROVED BY REFERENCE _____, 19__

ATTEST:

CITY CLERK

MAYOR

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

0001

October 16, 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.

ALL MEMBERS OF THE COUNCIL WERE IN ATTENDANCE.

A. COMMUNITY RELATIONS

DEPUTY CITY ATTORNEY JOHN ROETHEL WAS PRESENT ON BEHALF OF CITY ATTORNEY GEORGE OGILVIE WHO WAS OUT OF TOWN.

B. SPECIAL EVENTS

NONE

II. 10:00 A.M.

A. ANNOUNCEMENT RE COMPLIANCE WITH OPEN MEETING LAW

ANNOUNCEMENT MADE

B. INVOCATION

Chaplain Phil Laswell
Hope Chaplaincy

INVOCATION GIVEN BY
CITY MANAGER ASHLEY
HALL.

C. PLEDGE OF ALLEGIANCE

To be led by Christopher Slack,
1985 Cub Scout of the Year

CHRISTOPHER SLACK
LED AUDIENCE IN
PLEDGE.

APPROVED AGENDA ITEM

CITY COUNCIL MINUTES - OCTOBER 16, 1985
AFFIDAVIT OF POSTING

0002

(Posting required under the provisions of NRS CHAPTER 241)

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 11th day of
OCTOBER, 1985 at the hour of 930Am there were posted
copies of the attached AGENDA (NOTICE), of a Regular Meeting of the CITY COUNCIL
OF THE CITY OF LAS VEGAS, NEVADA, to be held on the 16th day of
OCTOBER, 1985, at 400 East Stewart Avenue, Las Vegas, Nevada;
to be posted on Public Bulletin Board at the following locations:

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

11th day of October, 1985

Sandra R. LeBoeuf
NOTARY PUBLIC in and for said County and State.

My Commission expires: 3-15-86



SANDRA R. LEBOEUF
Notary Public - State of Nevada
Appointment Recorded in
My Appointment Expires

CITY COUNCIL MINUTES - OCTOBER 16, 1985
AFFIDAVIT OF MAILING

0003

(Mailing required under the provisions of NRS CHAPTER 241)

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 11th day of OCTOBER, 1985, a copy of the AGENDA (NOTICE), of Regular MEETING of the CITY COUNCIL of the CITY OF LAS VEGAS, NEVADA, to be held on the 16th day of OCTOBER, 1985 was deposited in the United States Mail, Postage prepaid, First Class Mail, Postage prepaid, First Class Mail, to each 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).

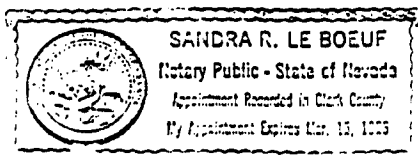
Joanne Perry
SIGNATURE (an employee in the
Office of the City Clerk)

Subscribed and sworn to before me this

11th day of October, 1985

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

My Commission expires: 3-15-86



AGENDA*City of Las Vegas*

October 16, 1985

Page 2

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

ITEM

Council Action

Department Action

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

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

0:10 *A. CHILD CARE FACILITY APPLICATIONS
(Approved by the Child Welfare Board)

Family Child Care Home

1. DENISE REED
7601 Blackbird

5 children days

Lurie -
APPROVED
Unanimous

Staff to proceed

10:10 *B. GAMING -- Additional

1. GOLDEN NUGGET, INC.

Golden Nugget
129 Fremont
12 slots

Lurie -
APPROVED Items 1
and 2.
Unanimous

Staff to proceed

2. GEMINI, INC.

Lady Luck Casino
206 North 3rd Street
152 slots



AGENDA*City of Las Vegas*

October 16, 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)C. LIQUOR -- New

1. METRO MINI MARKET CORPORATION
dba
FOOO FAIR
632 North "H" Street

Beer/Wine Off-Sale

Eugene Thornton Staten, Pres, Dir
Hope Virginia Staten, Secy, Treas,
Dir(Stock held 100% jointly as husband
and wife)Lurie -
APPROVED
Unanimous

Staff to proceed

D. LIQUOR -- Approval of Corporate Officer

1. SAV-ON DRUGS, INC.
dba
OSCO DRUG
4600 Meadows Lane
562 North Eastern

General Off-Sale Licenses

Larry Lynn LaRock, Vice President

Lurie -
APPROVED
Unanimous

Staff to proceed

Carroll

AGENDA*City of Las Vegas*

October 16, 1985

Page 4

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

ITEM

Council Action

Department Action

III. DEPARTMENT OF BUSINESS ACTIVITY
(cont'd)10:11 E. LIQUOR -- Change of Business Name

1. From: Southern Wine & Spirits
-
- of Nevada, Inc.

TO: SOUTHERN WINE & SPIRITS OF
NEVADA, INC.
dba
SOUTHERN WINE & SPIRITS OF
NEVADA, INC. AND COMSTOCK
WINE & SPIRITS
4500 Wynn Road

Wholesale General License

Harvey Chaplin, Pres, Dir
Sidney Chaplin, V. P., Dir
Herbert S. Joseph, Secy,
Treas, Dir
Ronald G. Holman, Assistant
SecyLurie -
APPROVED
Unanimous

Staff to proceed

10:11 F. GAMING -- Approval of Manager

1. MICHAEL WICHINSKY
-
- dba
-
- GAMES OF NEVADA
-
- 2607 South Highland

Slot Operator License

Glenn E. Wichinsky, General
ManagerLurie -
APPROVED
Unanimous

Staff to proceed

Chris Gunn

AGENDA*City of Las Vegas*

October 16, 1985

Page 5

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

ITEM

Council Action

Department Action

III. DEPARTMENT OF BUSINESS ACTIVITY
(cont'd)0:11 G. SECONDHAND DEALERS LICENSE -- New

1. DAVID EVERS
dba
DAVES FURNITURE
519 South Main Street

Class II

David Walter Evers, 100%

*Subject to the provisions of the
Fire codesLurie -
APPROVED subject
to provisions.
Unanimous

Staff to proceed

Jerry Cahill
appeared.10:12 H. POLYGRAPH OPERATOR LICENSE -- New

1. GEORGE JOSEPH
dba
NEVADA POLYGRAPH & CASINO CONSULTANT
4535 West Sahara Avenue, #114

George Dominic Joseph, 100%

*Subject to the provisions of the
Fire CodesLurie -
APPROVED subject
to provisions.
Unanimous

Staff to proceed

Chris Salmon

AGENDA*City of Las Vegas*

October 16, 1985

Page 6

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

ITEM

Council Action

Department Action

III. DEPARTMENT OF BUSINESS ACTIVITY
(cont'd)

0:12

I. PRIVATE PATROLMAN LICENSE -- Change of Location

1. From: 1415 South Arville, #B

TO: EXECUTIVE SECURITY
SERVICES, INC.
dba
EXECUTIVE SECURITY
SERVICES, INC.
2820 West Charleston, #D-36

Irene K. Witcher, Pres,
Dir, 100%
Noble D. Witcher, Qualifying
Agent

Lurie -
APPROVED
Unanimous

Staff to proceed

10:12

J. SPECIAL EVENT LIQUOR LICENSE

1. DEUTSCH AMERICAN SOCIETY
OF SOUTHERN NEVADA

Location: 1006 North Rancho

Date: October 18, 1985

Responsible Licensee:
Charles W. Demars
Loyal Order of Moose Lodge
#1763

Lurie -
APPROVED Items 1,
2 and 3.
Unanimous

Staff to proceed

2. THE NUCLEUS ASSOCIATES, LOCAL
DEVELOPMENT COMPANY

Location: 950 West Owens

Dates: October 25 and 26, 1985

Responsible Licensee:
Willie Neal
Elks Paran Lodge #1508

APPROVED
See Above

Staff to proceed



AGENDA*City of Las Vegas*

October 16, 1985

Page 7

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

ITEM

Council Action

Department Action

III. DEPARTMENT OF BUSINESS ACTIVITY
(cont'd)J. SPECIAL EVENT LIQUOR LICENSES

3. LAS VEGAS ART MUSEUM

Location: 3333 West Washington

Date: October 25, 1985

Responsible Licensee:

Al Garbian

California Hotel & Casino

Lurie -
APPROVED Items 1,
2 and 3.
Unanimous

Staff to proceed

Armando

AGENDA*City of Las Vegas*

October 16, 1985

Page 8

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

ITEM

Council Action

Department Action

III. DEPARTMENT OF BUSINESS ACTIVITY
(cont'd)K. LIQUOR -- Request for Approval of
Nonoperational Status

1. SKAGGS COMPANIES, INC.
dba
SKAGGS DRUG CENTER
800 North Rancho Drive

General Off-Sale License

Skaggs Companies, Inc., a wholly-
owned subsidiary of American Stores
Company

(Nonoperational status for period
4/25/85 to 7/25/85 approved 4/17/85.
Nonoperational status for period
7/25/85 to 10/15/85 approved 7/17/85.
Request for approval of extension for
additional three-month period:
10/15/85 to 1/25/86.)

2. R R M, INC.
dba
WALDEN POND
2800 West Sahara Avenue

General On-Off Sale License

Wilburn L. Bentley, Sole Officer,
Dir, 100%

(Request for approval of nonoperational
status for three-month period:
11/1/85 to 2/1/86.)

Lurie -
APPROVED Items 1,
2, 3 and 4 as
recommended.
Unanimous

Staff to proceed

APPROVED
See Item K-1 Above

Staff to proceed

Carroll

AGENDA DOCUMENTATION

TO:
The City Council

FROM:
GRANVILLE M. BOWMAN
DEPUTY CITY MANAGER

SUBJECT: DEPARTMENT OF BUSINESS ACTIVITY -- OCTOBER 16, 1985 CITY COUNCIL AGENDA
LIQUOR -- Request for Approval of Nonoperational Status

PURPOSE/BACKGROUND

Items, "K", 1 thru 4.

Standard requests for extension of nonoperational status on liquor licenses as follows:

1. Skaggs Companies, Inc., dba Skaggs Drug Center.
2. R R M, Inc., dba Walden Pond.
3. Marion Pirtle, dba Jones Quick Stop Market.
4. Harry Vonderheide, dba 3rd Street Bar & Grill.

Copies of letters requesting extensions are attached.


Jerry J. Cahill, Director
Department of Business Activity

FISCAL IMPACT

RECOMMENDATIONS

Agenda Item

III K 1 thru 4

LAW OFFICES

KEEFER, O'REILLY & HAIGHT

AN ASSOCIATION INCLUDING A PROFESSIONAL CORPORATION

SUITE ONE, NEVADA PROFESSIONAL CENTER

325 SOUTH MARYLAND PARKWAY

LAS VEGAS, NEVADA 89101

TELEPHONE
AREA CODE 702
382-2660

MILTON W. KEEFER
JOHN F. O'REILLY, P.C.
DONALD H. HAIGHT
MARK E. FERRARIO
WILLIAM A. ZEIGLER
VIRGINIA L. HUNT
DENNIS E. WAGNER
CHRISTOPHER W. VOISIN

October 3, 1985

HAND DELIVERED

Mr. Jerry J. Cahill, Director
c/o Marjorie Hether, Assistant
City of Las Vegas
400 E. Stewart Avenue
Las Vegas, Nevada 89101

Re: Skaggs Drug Center #38
800 North Rancho Drive

Dear Mr. Cahill:

This is to request that the Liquor License issued to the above location be placed in an nonoperational status commencing October 25, 1985, under the provisions of the Liquor Control Ordinance of the Las Vegas Municipal Code Section 6.50.190.

It is also requested that this application be presented to the City Counsel of Las Vegas for their approval at your earliest convenience.

Sincerely yours,



MILTON W. KEEFER, ESQ.

MWK:rp

cc - Skaggs Company Inc.

RRM, Inc.
2800 West Sahara Avenue
Suite 5A, B, C, D, E
Las Vegas, Nevada

October 3, 1985

HAND DELIVERED

City of Las Vegas
Board of City Council
c/o Department of Business Activity
Privilege License Division
400 E. Stewart Avenue
Las Vegas, Nevada 89101

Re: R R M, Inc., dba
Waldon Pond
2800 West Sahara Avenue
General On-Off Sale Liquor License
L04-165-4-00099

Gentlemen:

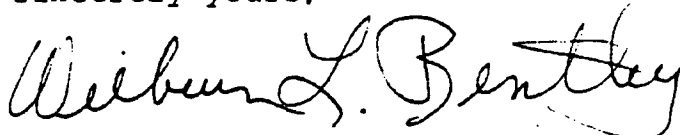
This will serve as a formal request under Las Vegas Municipal Code Section 6.50.190 for the approval of a nonoperational status for the above-referenced license.

The above-referenced business was closed on July 31, 1985 due to adverse financial conditions. Efforts have been made, and are continuing to be made, to resolve these difficulties and to reopen the business and reactivate the license. These efforts include, for example, the transfer of the business to individuals which have been approved for privileged licensing.

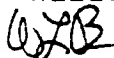
Due to the application and approval process required for the transfer of the liquor license and the contingencies of any potential transfer of the business, it is necessary that this request for approval of nonoperational status be made at this time in order to preserve the status of the above-referenced license.

Thank you for your time and consideration of this matter. If your require further information, please do not hesitate to contact me.

Sincerely yours,



William L. Bentley



AGENDA*City of Las Vegas*

October 16, 1985

Page 9

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

ITEM

Council Action

Department Action

III. DEPARTMENT OF BUSINESS ACTIVITY
(cont'd)K. LIQUOR -- Request for Approval of
Nonoperational Status

3. MARION PIRTLE

dba

JONES QUICK STOP MARKET
4543 North Jones

General Off-Sale License

Marion E. Pirtle, 100%

(Request for approval of nonoperational
status for three-month period:
10/27/85 to 1/27/86.)

4. HARRY VONDERHEIDE

dba

3RD STREET BAR & GRILL
215 North Third Street

General On-Sale License

Harry Jesse Vonderheide, 100%

(Request for approval of nonoperational
status for three-month period:
10/18/85 to 1/18/86.)Lurie -
APPROVED Items 1,
2, 3 and 4 as
recommended.
Unanimous

Staff to proceed

APPROVED
See above

Staff to proceed

ROBERT R. COCHRANE

607 SOUTH DECATUR BOULEVARD

POST OFFICE BOX 27655

LAS VEGAS, NEVADA 89126-1655

TELEPHONE (702) 878-7899

October 2, 1985

Jerry J. Cahill, Director
Department of Business Activity
City of Las Vegas
Las Vegas, Nevada

Re: William Pirtle
Marion Pirtle
Case No. BK-LV-85-01099
U.S. Bankruptcy Court
District of Nevada

Dear Mr Cahill:

The undersigned is the duly appointed and acting trustee in the above-entitled case. Among the assets of the estate is a General Off-Sale Liquor License previously issued to the debtors by the City of Las Vegas. The business is now closed. A nonoperational status is requested for this license. The contemplated period is October 26, 1985 to January 26, 1986. Please put this matter on the agenda of the City Council at the earliest practicable date. I will be glad to appear and explain any matter that will assist the council in making a favorable consideration of this request.

please excuse the typing. I am without clerical assistance for a few days.

Sincerely yours,



Robert R. Cochrane, Trustee

L04-00069-4-000285

City of Las Vegas
City Council
To Dept. Business Activity
400 Stewart Ave.
Las Vegas, Nev. 89101
Gentlemen:

This letter is to advise that
I have closed my business as of
July 17, 1985.

I wish to keep my liquor license
in abeyance until I either sell
same or move to a different location.

I understand that in order to
do either of the above, the
transaction must meet with the
approval of the council.

Thanking you for your kind
attention, I remain

Yours very truly
Harry J. Vanderhulst
owner

0017

AGENDA*City of Las Vegas*

October 16, 1985

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

Page 10

ITEM	Council Action	Department Action
IV(a). ADMINISTRATIVE AGENDA ASHLEY HALL, CITY MANAGER		
10:13 A. SET DATE FOR PUBLIC HEARING TO RECOVER THE COSTS FOR THE DANGEROUS BUILDING ABATEMENT AND CLEANING THE PROPERTY AT 4718 LORNA PLACE AS SET FORTH IN SECTION 902 OF THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS.	Mayor directed City Clerk to set date for public hearing on Wednesday, November 6 at 2 P.M.	11/6/85 Agenda 2 PM Public Hearing Section
10:14 B. DISCUSSION AND POSSIBLE ACTION ON A RESOLUTION REQUESTING THE UNITED STATES CONGRESS TO AMEND THE CLEAN WATER ACT TO DEVELOP AN EQUITABLE STORMWATER REGULATION.	Lurie - ADOPTED Resolution as recommended by City Manager. Unanimous NOTE: To be forwarded by staff to Nevada Congressional Delegation A VERBATIM TRANSCRIPT OF ITEM B MADE PART OF FINAL MINUTES.	Staff to proceed

AGENDA DOCUMENTATION

0018
Date: October 4, 1985TO:
The City CouncilFROM:
ASHLEY HALL
CITY MANAGERSUBJECT: REQUEST TO SET DATE FOR PUBLIC HEARING TO CONSIDER THE REPORT OF EXPENSES
TO RECOVER THE COSTS FOR THE ABATEMENT OF THE DANGEROUS BUILDING AND
CLEANING THE GROUNDS AT 4718 LORNA PLACE.PURPOSE/BACKGROUND

The subject property is a vacant single family home. Most of the windows were broken, the doors open, and a section of the wooden fence to the rear was down allowing access to the property from Alta.

The Department of Building and Safety declared the site a dangerous building on August 16, 1985. Notification was sent to the legal owner by certified mail; however, the mail was returned by the post office marked "forward address expired". The Department of Building and Safety, therefore, posted the property and recorded the Notice and Order with the County Recorder.

When legal due process of notification failed to yield any response or action to correct the condition of the property, the Department of Building and Safety hired Weaver Construction to secure the dangerous building, repair the broken fence, and clean any debris from the grounds. Work was completed on September 24, 1985 at a cost of \$1,288.00 and accepted by the Department of Building and Safety.

Attached is a letter sent to the property owner serving as notification that the work has been completed. Also attached is a Report of Expenses filed in the City Clerk's Office.

The procedure set forth in the Uniform Code for the Abatement of Dangerous Buildings, 1982 edition, requires that a public hearing be held to consider the Report of Expenses.

FISCAL IMPACT

\$1,288.00 paid to Weaver Construction.

RECOMMENDATIONS

The City Manager recommends that the City Council set a time, date, and place for a public hearing to consider the Report of Expenses to recover costs for the abatement of the dangerous building at 4718 Lorna Place.

CITY OF LAS VEGAS

Date

0019

INTER-OFFICE MEMORANDUM

October 4, 1985

TO:

ASHLEY HALL
CITY MANAGER

FROM:


CAROL ANN HAWLEY
CITY CLERK

SUBJECT:

ADMINISTRATIVE AGENDA ITEM
City Council Meeting of October 16, 1985
Set date for public hearing

COPIES TO:

Please place on the October 16, 1985 City Council agenda the following item:

Set date for public hearing to consider the Report of Expenses submitted by the Director of Building and Safety to recover the costs for the dangerous building abatement and cleaning the property at 4718 Lorna Place as set forth in Section 902 of the Uniform Code for the Abatement of Dangerous Buildings.

CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

October 4, 1985

TO:

CAROL ANN HAWLEY
CITY CLERK

FROM:

Clay Himer
CLAY HIMER, DIRECTOR
DEPARTMENT OF BUILDING & SAFETY

SUBJECT:

REPORT OF EXPENSES - 4718 LORNA PLACE
ABATEMENT OF DANGEROUS BUILDING

COPIES TO:

After giving due process, notification, and an opportunity for an appeal hearing as specified in the "Uniform Code for the Abatement of Dangerous Buildings, 1982 edition," the Department of Building and Safety caused the dangerous building at 4718 Lorna Place to be secured and the premises cleaned.

Work was performed by Weaver Construction on on 9-23-85 and 9-24-85 and accepted by the Department of Building and Safety at a cost of \$1288.00.

Cost of Materials for	\$ 623.00	Windows, 178 sq. ft. @\$3.50 per
boarding including labor	\$ 165.00	Doors (3) @ \$55.00 per
Truck for 8 hours @ \$52.50	\$ 420.00	
Labor for 4 hours @ \$20.00	\$ 80.00	
TOTAL	\$1,288.00	

Property location:	4718 Lorna Place
Assessor's Parcel:	030-131-015
Legal Description:	Lot 689, Block 26, Hyde Park #4
Owner of Record:	Michael B. & Cora M. Vistera
Last Known Address:	4718 Lorna Place

You are hereby requested to present the above report to the City Council at their meeting on October 16, 1985, to set a time, date, and place for a public hearing to hear any protests or objections thereto for the recovery of costs.

KT

Attachment

0021

WEAVER CONSTRUCTION

"GENERAL ENGINEERING"

2590 NORTH NELLIS BLVD.

LAS VEGAS, NEVADA 89110

September 24, 1985

TO: City of Las Vegas
400 E. Stewart Ave.
Las Vegas, NV 89101

ATTN: Kathy Tighe, Building Dept.

STATEMENT

FOR: 4718 Lorna Place—board up house, repair section of fence
knocked down, remove miscellaneous debris from yard. Work
done on 9-23 and 9-24:

Windows, 178 square feet @ \$3.50 per square foot..	\$623.00
Doors, 3 @ \$55.00 per door.....	\$165.00
Truck for 8hrs @ \$52.50 per hr.....	\$420.00
Labor for 4hrs @ \$20.00 per hr.....	<u>\$ 80.00</u>

TOTAL AMOUNT DUE.....\$1288.00

Phil Weaver
Weaver Construction Co.

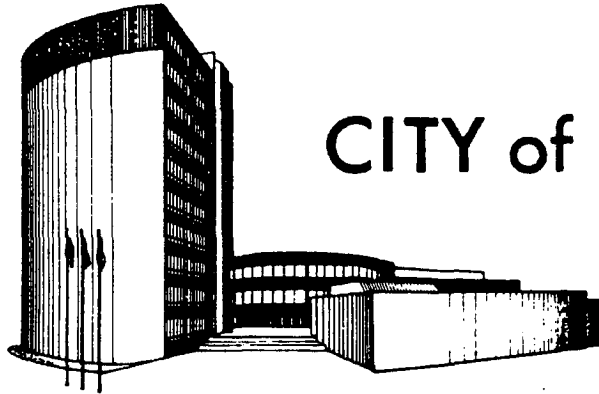
PO A-1330

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

October 4, 1985

CERTIFIED MAIL

Michael B. & Cora M. Visterra
4718 Lorna Place
Las Vegas, NEVADA 89117

Re: Dangerous Building Abatement at 4718 Lorna Place

Dear Mr. & Mrs. Visterra:

On September 23, 1985 and September 24, 1985, the City of Las Vegas caused the above dangerous building to be abated and the premises cleaned. A Report of Expenses has been submitted by the Department of Building and Safety and a copy is attached.

At the City Council meeting to be held October 16, 1985, a date, time, and place for a public hearing will be set. A tentative date for the public hearing is November 6, 1985; however, you will be mailed appropriate notification.

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

If you have any questions concerning this procedure, please contact the Department of Building and Safety, Central Action Office, at 702-386-6615.

Sincerely yours,

Carol Ann Hawley
City Clerk

KT

Attachments



Chapter 7

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

Compliance

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

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

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

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

DANGEROUS BUILDING DO NOT OCCUPY

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

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

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

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

Extension of Time to Perform Work

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

Interference with Repair or Demolition Work Prohibited

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

Chapter 8

PERFORMANCE OF WORK OF REPAIR OR DEMOLITION

General

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

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

Repair and Demolition Fund

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

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

Chapter 9

RECOVERY OF COST OF REPAIR OR DEMOLITION

Account of Expense, Filing of Report: Contents

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

Report Transmitted to Council—Set for Hearing

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

Protests and Objections—How Made

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

Hearing of Protests

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

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

Personal Obligation or Special Assessment

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

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

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

Contest

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

Authority for Installment Payment of Assessments with Interest

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

Lien of Assessment

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

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

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

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

Filing Copy of Report with County Auditor

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

Collection of Assessment: Penalties for Foreclosure

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

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

Repayment of Repair and Demolition Fund

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

AGENDA DOCUMENTATION

TO: The City Council

FROM: ASHLEY HALL
CITY MANAGER*Ashley Hall*SUBJECT: DISCUSSION AND POSSIBLE ACTION ON A RESOLUTION REQUESTING THE UNITED STATES CONGRESS
TO AMEND THE CLEAN WATER ACT TO DEVELOP AN EQUITABLE STORMWATER REGULATION.PURPOSE/BACKGROUND

Separate municipal stormwater systems which discharge into surface waters have technically been subject to Clean Water Act permits since the Act was passed in 1972. The Environmental Protection Agency (EPA) gave it a very low priority until now.

EPA is currently developing proposed regulations which will require sampling, testing and permits for all storm drainage systems. Costs are expected to run approximately \$8,500 per permit, which does not include costs associated with the increase in manpower necessary to establish a monitoring and testing program. In addition, the City would be responsible for identifying and regulating industrial facilities which discharge stormwater into municipal drainage systems.

The permit system would be expensive and burdensome. In addition, once the regulations are developed, failure to apply for a permit or comply with the permit condition would expose local elected officials to both criminal and civil penalties.

The resolution before the City Council urges the U.S. Congress to amend the Clean Water Act in such a manner that municipal governments and their taxpayers are not forced to bear the major burden in the quest for clean water merely because cities have developed an infrastructure system to handle stormwater.

FISCAL IMPACT

Estimated cost of \$8,500 per permit plus substantial labor costs associated with the monitoring and testing requirements.

RECOMMENDATIONS

It is the City Manager's recommendation that the resolution be approved.

Agenda Item

IV(a). B.

REQUESTING THE UNITED STATES CONGRESS
TO AMEND THE CLEAN WATER ACT TO DEVELOP
AN EQUITABLE STORMWATER REGULATION

1 WHEREAS, the pollution of our nation's water sources represents
2 serious damage to a priceless natural resource; and

3 WHEREAS, those individuals, companies or corporations who are
4 responsible for creating the pollution sources should be legally and
5 morally obligated to assume the major burden for water pollution control;
6 and

7 WHEREAS, the United States Environmental Protection Agency (EPA)
8 is proposing regulations to the Clean Water Act which would classify
9 municipal storm drains and stormwater systems as Group I dischargers;
10 and

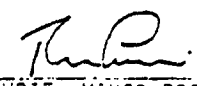
11 WHEREAS, EPA's proposal would require municipalities to undergo
12 an expensive, complex permit application and monitoring system even though
13 the municipal stormwater collection network itself is non-polluting and
14 not a site specific pollution source; and

15 WHEREAS, it is inherently unfair to demand that local taxpayers
16 assume the financial burden of guaranteeing clean water when the majority
17 of water pollution is private sector generated.

18 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
19 Las Vegas that the United States Senate and the United States House of
20 Representatives amend the Clean Water Act by developing a regulatory
21 system which seeks to classify water pollution discharge sources and
22 requires those sources of origin to control and become responsible to
23 the general public for the discharge of polluted water.

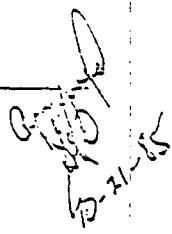
24 BE IT FURTHER RESOLVED that the Nevada Congressional Delegation,
25 the EPA, involved Congressional Committees and the Governor of the State
26 of Nevada receive a copy of this resolution.

27 PASSED, ADOPTED AND APPROVED this 16th day of October,
28 1985.

29 
30 RON LURIE, MAYOR PRO-TEM

31 ATTEST:

32 
Carol Ann Hawley, City Clerk


P-21-85

TRANSCRIPT - LAS VEGAS CITY COUNCIL MEETING - OCTOBER 16, 1985
IV(a)-B. RESOLUTION REQUESTING THE UNITED STATES CONGRESS TO AMEND THE
CLEAN WATER ACT TO DEVELOP AN EQUITABLE STORMWATER REGULATION

Page 1

CITY MANAGER HALL

Item E, Your Honor, discussion and possible action on a Resolution requesting the United States Congress to amend the Clean Water Act to develop an equitable stormwater regulation. Separate municipal stormwater systems which discharge into surface waters have technically have been subject to the Clean Water Act Permit since the act was passed in 1972. EPA is currently developing proposed regulations which will require sampling, testing and permits for all such stormwater drainage systems. Costs are expected to run approximately \$8,500 per permit, which does not include the costs associated with the increase in manpower and other monitoring and testing that would need to be done. This permit, we feel, would be expensive and burdensome. The Resolution before the Council today urges the U.S. Congress to amend the Clean Water Act in such a manner that municipal governments and their taxpayers are not forced to bear the major burden in the quest for clean water merely because the cities have developed an adequate stormwater system. This is potentially very expensive for the City. It's the recommendation of the City Manager that we adopt -- the Council adopt the Resolution and that we forward it to the Nevada Congressional Delegation for processing on through the Congress.

COUNCILMAN LURIE:

MAYOR, I'D MOVE THAT WE FOLLOW THE RECOMMENDATION OF THE CITY MANAGER AND ADOPT THE RESOLUTION.

MAYOR BRIARE:

Mr. Hall, the one question I had with respect to the regulations of requiring the sample testing and permits and so on and so forth -- when these types of regulations are adopted by EPA or any other governing body, do they put forth an economic impact statement?

CITY MANAGER HALL:

Very, very seldom. In fact, in my memory, I've never seen any.

MAYOR BRIARE:

As you've indicated, it's a very expensive situation. This one right here is just one.

CITY MANAGER HALL:

That's correct.

MAYOR BRIARE:

Would we be pretty much at the mercy, so to speak, of a governing body or a committee or something that would say, "We want you to do ten of them this year and 40 of them next year."

CITY MANAGER HALL:

Only the State EPA. That's correct.

MAYOR BRIARE:

Is that right? Our batting average is pretty low with the State agency, isn't it?

TRANSCRIPT - AAS VEGAS CITY COUNCIL MEEETING - OCTOBER 16, 1985
IV(a)-B. RESOLUTION REQUESTING THE UNITED STATES CONGRESS TO AMEND THE
CLEAN WATER ACT TO DEVELOP AN EQUITABLE STORMWATER REGULATION

Page 2

CITY MANAGER HALL: Yes.

MAYOR BRIARE: Maybe they're going to get even.

CITY MANAGER HALL: Well, in our conversation in the Nevada League of Cities and with the Nevada Congressional Delegation up to this point in time, they simply indicated they would like something from us indicating our feeling on it and they would pursue it as vigorously as they could.

MAYOR BRIARE: Further comments? Cast your votes. Post. THE MOTION'S APPROVED.

(END OF DISCUSSION ON THIS ITEM.)

0030

October 16, 1985

Page 11

AGENDA*City of Las Vegas*

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		
<u>*CONSENT AGENDA</u> 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. 10:16 A. <u>SERVICE AND MATERIAL WARRANTS/PAYROLL WARRANTS/OTHER WARRANTS AND INVESTMENTS</u> 1. Service and Material Warrants In the amount of \$5,184,454.31 2. Payroll Warrants In the amount of \$1,473,801.67 3. Other Warrants and Investments In the amount of \$62,421.46 APPROVED AGENDA ITEM 	Lurie - APPROVED Items 1, 2 and 3. Unanimous Marvin Leavitt announced to the Council that a letter announcing approval of the City's request for short term financing from the State Department of Taxation in the amount of \$5,000,000 had just been received. This money is for a high tech park in the City of Las Vegas. SEE VERBATIM TRANSCRIPT MADE PART OF FINAL MINUTES.	Staff to proceed

SERVICE & MATERIAL WARRANTIES AND OTHER WARRANTIES

Total Service & Material \$ 5,184,454.31

Total Other \$ 62,421.46

PAYROLL WARRANTS

Total Payroll \$ 1,473,801.67

TOTAL NET AMOUNT \$ 6,720,677.44

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

APPROVED:

CITY MANAGER

On October 16, 1985 The Board of City Commissioners ordered the above warrants paid and the City Treasurer is hereby ordered to disperse the warrants as presented.

William H. Brown ----- Carl A. Hanker

TRANSCRIPT - LAS VEGAS CITY COUNCIL MEETING - OCTOBER 16, 1985
ITEM IV(b) - DEPARTMENT OF FINANCE AND COMPUTER SERVICES.

Page 1

MAYOR BRIARE: Next, under Department of Finance. On Page 11 are the routine payroll, warrants and investments.

COUNCILMAN LURIE: I'D MOVE FOR APPROVAL ITEMS 1, 2 AND 3.

MAYOR BRIARE: Questions or comments by anyone. Cast your vote. Post.
THE MOTION'S APPROVED.

CITY MANAGER HALL: One additional item, Your Honor. Mr. Leavitt.

MARVIN LEAVITT: Just a few minutes ago, I received a letter from the Department of Taxation authorizing the short term financing that was approved by resolution by this Council on the 2nd of October. Nevada law requires this approval be noted in the minutes, and I'd like to read the letter from them to accomplish that. The letter's addressed to myself and says,

The request of the City of Las Vegas for short term financing for the purchase of land for a high tech park in the amount of \$5,000,000 has been received. The request has been reviewed as required by NRS 354.430 and is approved. Pursuant to NRS 354.430, the approval must be recorded in the governing minutes -- in the minutes of the governing body. Sincerely, Janice A. Wright, Deputy Executive Director, Department of Taxation.

There's no action necessary.

MAYOR BRIARE: Right. Thank you, Mr. Leavitt. It'll be put into the record.

0033

AGENDA*City of Las Vegas*

October 16, 1985

Page 12

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

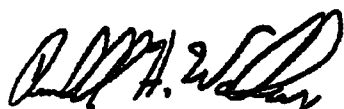
A. REPLACEMENTS FOR EXISTING BUDGETED
POSITIONS (CRITICAL HIRES)

<u>POSITION(S)</u>	<u>DEPARTMENT</u>	<u>MONTHLY RANGE</u>	<u>FUNDING</u>
0:18 Park Ranger	Parks, Recreation & Sr. Citizen Activities	\$1,571- 2,053	General

Lurie -
APPROVED
Unanimous

Staff to proceed

APPROVED AGENDA ITEM



AGENDA DOCUMENTATION

0034
Date: October 8, 1985TO:
The City CouncilFROM:
JAN TAIT, DIRECTOR
PERSONNEL & EMPLOYEE RELATIONSSUBJECT:
DEPARTMENT OF PERSONNEL & EMPLOYEE RELATIONS - AUTHORIZATION TO FILL POSITIONSPURPOSE/BACKGROUND

Of the 1,691 positions in the City's 1985-86 Fiscal Budget, 15.5% (262 positions) are currently vacant.

The staff is recommending the filling of one critical position at this time.

The chart below gives you a summary of our current staffing, as well as showing the one request to fill the position.

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	170	162	8	0	0	0
Classified	1204	1141	64	1	0	1
Contract	17	11	6	0	0	0
Elective	9	9	0	0	0	0
Hourly	<u>291</u>	<u>106</u>	<u>184</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total	1691	1429	262	1	0	1

FISCAL IMPACT

The one vacant and budgeted position shown above is included in the City's current budget. There are no additional non-budgeted expenses associated with this position.

The total dollar savings realized through vacancies thus far in fiscal year 1985-'86 is \$181,584. If the positions that are currently vacant were to remain vacant for the remainder of the fiscal year 1985-'86 the estimated total savings for the year would be \$1,605,845.

RECOMMENDATION

Staff recommends the filling of one (1) position indicated above.

RECOMMENDED

Jan Tait
Jan Tait, Director
Personnel & Employee Relations

Agenda Item

IV. (c)

AGENDA*City of Las Vegas*

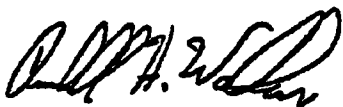
October 16, 1985

Page 13

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

ITEM	Council Action	Department Action
IV.. (d) DEPT. OF ECONOMIC & URBAN DEVELOPMENT <u>JACK THOMASON, DIRECTOR</u>	Lurie - APPROVED with Item 9-B eliminated from the operations procedure. Unanimous	Staff to proceed. Britt Ferguson appeared.
B. DEPARTMENT OF ECONOMIC AND URBAN DEVELOPMENT REQUESTS PUBLIC HEARING DATE BE SET TO TAKE ACTION ON AMENDING THE CITY'S FY 1984-85 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM.	COUNCIL DIRECTED CLERK TO SET DATE FOR PUBLIC HEARING ON NOVEMBER 6.	11/6/85 Agenda
C. APPROVAL OF A RESOLUTION SUPPORTING THE TRANSFER OF \$15 MILLION IN THE STATE'S 1985 ALLOCATION OF PRIVATE ACTIVITY BONDS TO CLARK COUNTY FOR THE BENEFIT OF SOUTHWEST GAS.	Lurie - Resolution ADOPTED. Unanimous	Staff to proceed Britt Ferguson and Charles McCrey, Vice- President, Southwest Gas, appeared.
APPROVED AGENDA ITEM		NOTE: VERBATIM TRANSCRIPT OF ITEMS A, B AND C MADE PART OF FINAL MINUTES.

APPROVED AGENDA ITEM



AGENDA DOCUMENTATION

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

SUBJECT: Consideration of a motion approving the Operating Procedures for the City of Las Vegas Economic Development Loan Fund

PURPOSE/BACKGROUND

On May 22, 1985, the City Council approved the establishment of the City Economic Development Loan Fund (CEDLF), a revolving loan fund which is part of the City of Las Vegas FY85-86 Community Development Block Grant (CDBG) Application to HUD. As a result, the staff of the Department of Economic and Urban Development has prepared proposed Operating Procedures for the CEDLF, which describe eligible applicants and activities under the program, types of financial assistance available, and the CEDLF financial standards and policies.

The CEDLF will utilize CDBG funds to provide low-interest public loans in conjunction with private investments for the development and expansion of businesses in the City of Las Vegas. The CEDLF is intended:

- (1) To provide "gap" financing to projects whose needs are not currently being met by existing federal and other programs;
- (2) To expand the City's tax base; and
- (3) To create or retain jobs accesible to low and moderate income people.

The Operating Procedures provide that:

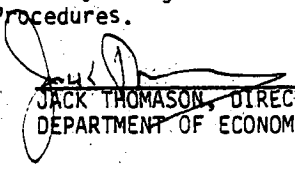
- (1) CEDLF financing will not exceed 25 percent of the entire project cost and the applicant must provide firm private financial commitments for the remainder of the funds required.
- (2) In most cases, the applicant must provide, at a minimum, 10 percent in equity for the project.
- (3) Loan applicants must be a for-profit business.
- (4) The City will require sufficient and adequate collateral to secure all CEDLF loans.
- (5) A Loan Review Committee (LRC) will be established which will review loan applications and make recommendations to City Council which will have final approval power over all loans.
- (6) Loans will be awarded on the basis of a point system.

FISCAL IMPACT

Total FY85-86 CDBG allocation for the City Economic Development Loan Fund was \$258,429.

RECOMMENDATIONS

It is the recommendation of the Office of the City Manager that the City Council approve by motion the attached Operations Procedures.


JACK THOMASON, DIRECTOR
DEPARTMENT OF ECONOMIC AND URBAN DEVELOPMENT

Agenda Item

IV. (d) A.

TRANSCRIPT - LAS VEGAS CITY COUNCIL MEETING - OCTOBER 16, 1985
IV(d) - ITEMS A, B, AND C

Page 1

MAYOR BRIARE:

On Page 13, the Department of Economic and Urban Development, we have three items, Item A, B and C, but Item B, if there's no objection by the Council members will be reset for November the 6th. That is, if anybody is present, or if anybody is here today about amending the City's 1984-85 Community Development Block Grant Program, it's going to be held over until November the 6th. So do what you have to do, and we'll see you on November the 6th.

COUNCILMAN LURIE:

I have a question on Number One. On the first item that you have, the last item that deals with "loans will be awarded on the basis of a point system," I have a problem with the point system, and possibly when this motion is made, we can eliminate the point system from that recommendation.

BRITT FERGUSON:

I think that since we prepared this, we've discussed it at greater length with the City Attorney's Office, and based on their feelings, we would also recommend that when the time comes to have a motion supporting the administrative plan that you delete Item 9 -- or excuse me -- yes, Item 9-B, which is the rating system, and instead, simply authorize staff to establish whatever -- administratively, whatever criteria they may use in evaluating the loan applications.

COUNCILMAN LURIE:

On the other item that the City will require sufficient and adequate collateral to secure all CEDLF loans, what type of collateral are you looking for from the applicants?

BRITT FERGUSON:

We would be looking for the standard types of collateral that banks would look for in terms of making a loan -- real property, for example.

COUNCILMAN LURIE:

Mayor, I WOULD THEN MOVE FOR APPROVAL OF THE OPERATION AND PROCEDURE FOR THE CITY OF LAS VEGAS' ECONOMIC DEVELOPMENT LOAN FUND WITH THE ELIMINATION OF 9-B.

MAYOR BRIARE:

Comments? I'm -- I don't want to be presumptuous, so I'm going to ask you to put it into the record. This particular procedure that you are recommending to the Council in your professional opinion is going to be superior to the procedures that were previously used by the agency that was responsible.

BRITT FERGUSON:

Well, this is a new loan fund being established here, and there is no prior agency. There are other agencies to do this, and we drew upon their procedures in developing these procedures. However, we think after looking at the procedures used by other agencies in Clark County

TRANSCRIPT - LAS VEGAS CITY COUNCIL MEETING - OCTOBER 16, 1985
IV(d) - ITEMS A, B, AND C

Page 2

BRITT FERGUSON:

that do have revolving loan funds and other agencies around the country that have revolving loan funds, that these procedures are probably the best that we could come up with. We've also submitted them to the Department of Housing and Urban Development and they have indicated their approval of the procedures.

MAYOR BRIARE:

Good. It's almost as if we had discussed this before, which we have not, but you couldn't have said it better to convince me that this is going to be -- that in this instance, government will be able to do better than other areas we have. Further comments? Cast your vote. Post. THE MOTION'S APPROVED. Item C.

BRITT FERGUSON:

Your Honor, as you know, since the passage of the Deficit Reduction Act of 1984, each state has been subject to a limit on the amount of private activity bonds, including IDB's, that can be issued in that state. In Nevada's case, this limit is \$200 Million Dollars. Nevada's \$200 Million Private Activity Bond limit in turn is divided between the State Department of Commerce, which received a \$100 Million Dollar allocation and all of the local governments in the state have received a portion of the other \$100 Million Dollars based on their population. Southwest Gas Company has requested that Clark County issue \$30 Million Dollars in IDB's to finance the construction of certain gas transmission and distribution facilities. The County has agreed to issue the bonds on the condition that the State transfer \$15 Million Dollars of the Department of Commerce's allocation to Clark County for this purpose. Before agreeing to such a transfer, the State has requested the City's opinion. According to Southwest Gas, financing the proposed improvement through the use of industrial development bonds as opposed to conventional financing will save \$54 Million Dollars over the life of the bond issue which will result in proportionately lower utility bills for both City and County residents. For this reason and because staff can see no negative impact on City residents from this action, we are recommending approval of the resolution before you which would support the transfer. I understand there's a representative from Southwest Gas here if you have any questions from them.

MAYOR BRIARE:

He's Mr. Southwest Gas for the moment.

CHARLES MCCREY:

Charles McCrey, Executive Vice President of Southwest Gas. I have nothing to add to the presentation that's been made, but if I can answer questions, I will be happy to.

TRANSCRIPT - LAS VEGAS CITY COUNCIL MEETING - OCTOBER 16, 1985
IV(d) - ITEMS A, B, AND C

Page 3

COUNCILMAN LURIE: I think the one statement you made about the lowering of the gas bills, it may be represented. It probably will not see a large increase because of the amount of money you will save over the period of these bonds. It won't be passed on to the ratepayers.

CHARLES McCREY: That's correct. This financing will occur in the future and the costs of capital will be reflected in future investment and will result in rates being not as high as they would have been had we gone conventional financing. You're correct.

COUNCILMAN LURIE: MAYOR, I'D MOVE FOR ADOPTION OF THE RESOLUTION.

MAYOR BRIARE: Comments? Cast your votes. Post. THE MOTION'S APPROVED. Thank you, Mr. McCrey.

CHARLES McCREY: Thank you, Your Honor.

(END OF DISCUSSION.)

CITY OF LAS VEGAS
ECONOMIC DEVELOPMENT LOAN FUND

PROPOSED
OPERATING PROCEDURES

Mayor
WILLIAM H. BRIARE

City Council
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

Ashley Hall
CITY MANAGER

Randall H. Walker
DEPUTY CITY MANAGER

Jack Thomason, Director
DEPARTMENT OF ECONOMIC AND URBAN DEVELOPMENT

September 13, 1985

ECONOMIC DEVELOPMENT
LOAN FUND
PROPOSED OPERATING PROCEDURES

0041

TABLE OF CONTENTS

- I. INTRODUCTION
- II. ELIGIBLE APPLICANTS
- III. ELIGIBLE ACTIVITIES
- IV. INELIGIBLE LOAN ACTIVITIES
- V. TARGET AREAS
- VI. TYPES OF FINANCIAL ASSISTANCE
- VII. FINANCIAL STANDARDS AND POLICIES
 - A. Jobs Generated/Retained
 - B. Maximum Loan Amount
 - C. Private Financial Commitments
 - D. Loan Terms
 - E. Interest Rate
 - F. Security
 - G. Timely Completion
 - H. Recapture of Funds
 - I. Compliance with City and Federal Conditions/Regulations
 - J. Loan Origination Fee
 - K. Interest Supplements and Loan Guarantees
- VIII. LOAN APPLICATION AND APPROVAL PROCESS
- IX. SELECTION PROCESS AND CRITERIA
- X. ADMINISTRATION/LOAN APPROVAL
- XI. DELINQUENT LOAN/LOAN DEFAULT PROCEDURES
- XII. ECONOMIC DEVELOPMENT LOAN FUND PROGRAM IMPLEMENTATION MILESTONES
- XIII. LOAN APPLICATION FORM

I. INTRODUCTION

The City of Las Vegas has established a City Economic Development Loan Fund (CEDLF) as part of its Community Development Block Grant (CDBG) Program to expand economic opportunities benefitting principally persons of low and moderate income in accordance with regulations in Title I of the HUD Act of 1974, as amended (24 CFR, Part 570). Loan funds are available for various economic development activities undertaken by private businesses which create or retain jobs accessible to low and moderate income people, expand the City's tax base and leverage public and private investments.

The CEDLF will provide low-interest public loans in conjunction with private investments for the development and expansion of businesses. The program is intended to provide assistance to projects whose needs are not currently being met by existing federal and other programs.

II. ELIGIBLE APPLICANTS

Funds will be made available on a competitive basis to assist new and existing businesses located in the City of Las Vegas and as an inducement to encourage firms to locate in the City. Applicants may be a sole proprietorship, partnership or for-profit corporation with a proposed project in the City of Las Vegas.

III. ELIGIBLE ACTIVITIES

Eligible activities for funding under the CEDLF Program include all normal project development costs, including but not limited to:

- °Land and building acquisition;
- °Off-site improvements;
- °Building construction/renovation/expansion;
- °Capital equipment;
- °Interim financing;
- °Clearance, demolition and site preparation;
- °Parking facilities;
- °Relocation;
- °Project "soft costs" (i.e., reasonable engineering and architectural costs);
- °Working capital;*, **

* In tandem with bank loan - no singular working capital loans;

** Working capital loans will generally be limited to 30 percent of the total Loan Fund portfolio.

RE: CITY ECONOMIC DEVELOPMENT LOAN FUND
PROPOSED OPERATING PROCEDURES
PAGE - 2 -

°Venture capital;

°SBA 503 Program Companion Loan

- The SBA 503 Program provides long term, fixed rate financing for land and building acquisition, construction and equipment.
- SBA 503 requires a minimum 50% private loan and 10% equity.
- The CEDLF may be used to provide up to 5% of the required equity.

IV. INELIGIBLE LOAN ACTIVITIES

The following activities/borrowers will not be eligible for a CEDLF loan:

°Non-profit organizations;

°Speculative building and renovation;

°Land banking;

°Loans for the sole purpose of investing in high interest accounts or other investments not related to direct job creation/retention.

V. TARGET AREA

The CEDLF may be used throughout the City of Las Vegas providing that it is demonstrated that the funded activities principally benefit low and moderate income persons and/or aid in the elimination of slums and blighted areas.

VI. TYPES OF FINANCIAL ASSISTANCE

Financial assistance from the CEDLF may include loans, loan guarantees, and interest supplements.

VII. FINANCIAL STANDARDS AND POLICIES

All CEDLF projects must comply with the following financing standards and policies:

RE: CITY ECONOMIC DEVELOPMENT LOAN FUND
PROPOSED OPERATING PROCEDURES
PAGE - 3 -

A. Jobs Generated/Retained

A major goal of this program is to create new jobs and to retain existing jobs. It is expected that one new job will be created and/or one existing job retained for every \$15,000 in CEDLF funding provided. These jobs should principally benefit low and moderate income people.

B. Maximum Loan Amount

Except under special circumstances determined by the Loan Review Committee, (the Loan Review Committee is described subsequently) a CEDLF loan or other financing will not exceed 25% of the entire project cost.

C. Private Financial Commitments ("But For" Condition)

Firm private financial commitments must be submitted to the City before preliminary CEDLF approval and legally binding commitments must be secured prior to any final CEDLF loan approval. Applicants must provide, at a minimum, 10 percent in equity for the project, except in the case of SBA 503 Program Companion Loans. Other private financial commitments may be in the form of loans from financial institutions, the SBA, investors or other sources. City CEDLF participation can be subordinated.

Private lender commitments may be qualified only on the condition of City approval of CEDLF funds and/or the award of other funds to be linked to the CEDLF award. Any CEDLF award made prior to full commitment of private funds will be subject to that commitment.

Applicants must demonstrate that a CEDLF loan would provide "gap" or "last resort" financing.

No project is awarded CEDLF funding unless the primary lender can affirm that "but for the CEDLF loan, the project would not be implemented." There are several typical kinds of "but for" statements and situations which apply to projects.

1. Projects whose risk would and can prevent the full participation and/or investment by the private sector.
2. New businesses - these projects would involve entrepreneurs engaged in new businesses, but because of a lack of a "track record" would prohibit private sector financing without public leveraging.
3. Other situations in which the primary lender can affirm that "but for" public leveraging of the financial package, the project would not be feasible.

RE: CITY ECONOMIC DEVELOPMENT LOAN FUND
PROPOSED OPERATING PROCEDURES
PAGE - 4 -

D. Loan Terms

1. Loans for building construction/renovation/expansion/demolition, improvements and land and building acquisition may have terms of up to 25 years. The actual term is negotiable; the deal must justify the maximum term.
2. Loans for capital equipment may have terms of up to fifteen (15) years. The actual term is negotiable; the deal must justify the maximum term.
3. Loans for interim financing, project "soft costs" may have terms of up to seven (7) years. The actual term is negotiable; the deal must justify the maximum term.
4. The term for working capital loans shall not exceed five (5) years.
5. In no case will the loan term exceed the economic life of the asset to be financed or the term of the lease.

E. Interest Rate

The CEDLF is intended to be a flexible financing tool. The interest rate will be set at the time the loan is made and will generally range between 50-75 percent of the current money center commercial bank prime rate as reported in the Western edition of the "Wall Street Journal." Interest rates shall reflect the amounts of risk and pledged security as determined and evaluated by the Loan Review Committee. Under appropriate circumstances, loans may be made which permit "interest only" payments for a short period of time at the front end of a loan period.

F. Security

The City of Las Vegas shall obtain sufficient and adequate collateral to secure all CEDLF loans. It will usually be in the form of liens on the assets financed, including fixed assets such as machinery and real estate, accounts receivable, inventory and lease assignments. Liens upon other non-project assets of the borrower may also be used to secure the loan. It will also be the general policy of the City of Las Vegas to require personal guarantees by the principal borrowers as deemed appropriate in the circumstances. Personal guarantees will normally be required of all persons/entities holding a 20% or more interest in the borrower.

RE: CITY ECONOMIC DEVELOPMENT LOAN FUND
PROPOSED OPERATING PROCEDURES
PAGE - 5 -

G. Timely Completion

All CEDLF projects must be completed in a timely fashion, two years or less, with the total resources (both public and private) which are committed. (CEDLF funds are a one-time only funding source. No additional CEDLF funds will be awarded over the amount originally approved.)

H. Recapture of Funds

CEDLF projects are to provide for the recapture of CEDLF loans. Loan contracts are to include provisions for the repayment of principal and interest and/or provide for an equity participation on behalf of the City of Las Vegas. Recaptured CEDLF funds will be returned to the CEDLF for future loan awards.

I. Compliance with City and Federal Conditions

Each applicant must demonstrate an acceptance of and willingness to follow all applicable City and Federal regulations, including but not limited to:

- ° Competitive bid procedures;
- ° Davis/Bacon prevailing wage requirements;
- ° Relocation regulations;
- ° Affirmative Action;
- ° National Environmental Protection Act (NEPA);
- ° Provisions of benefits to low and moderate income persons;
- ° Historic preservation requirements.

J. Loan Origination Fee/Applicant Fee

A loan origination fee of 3 percent of the amount requested will be collected at the time the loan agreement is executed. The loan origination fee can be amortized over the term of the loan. An application fee of \$50.00 will be collected at the time any application is reviewed by the City.

K. Interest Supplements and Loan Guarantees

Interest supplements and loan guarantees will be handled by the Loan Review Committee on a case-by-case basis, generally in accordance with the above Financial Standards and Policies.

RE: CITY ECONOMIC DEVELOPMENT LOAN FUND
PROPOSED OPERATING PROCEDURES
PAGE - 6 -

VIII. LOAN APPLICATION AND APPROVAL PROCESS

All applications for CEDLF loans will be made through the City of Las Vegas, Department of Economic and Urban Development - Economic Development Division. This Department will provide application forms, screen applicants, and present all loans to the Loan Review Committee and City Council for approval. The following are the general processing steps:

- A. Initial Applicant Contact
 1. Applicant makes inquiry;
 2. Staff discusses CEDLF purpose, procedures, and requirements with applicant;
 3. Staff may also refer applicants to other sources of public and private capital and, if necessary, direct a client to small business assistance programs.
- B. Department of Economic and Urban Development provides/sends out application form and operating procedures to applicant.
- C. Applicant returns completed application form (including proof of private financing commitments and application fee).
- D. Department of Economic and Urban Development staff reviews the application to insure that it is complete, determine initial eligibility, check credit and other references, undertake credit analysis, rate the applications and prepare the final loan package and loan report (staff recommendations). The staff report is then presented to the Loan Review Committee (LRC).
- E. The LRC considers the application and prepares its recommendation for City Council. Applicant notified by the Department of Economic and Urban Development.
- F. If the LRC recommends approval, City Attorney/Finance Department prepares loan documents.
- G. The Department of Economic and Urban Development presents recommendations to City Council.
- H. City Council makes final decision approving/rejecting loan.

RE: CITY ECONOMIC DEVELOPMENT LOAN FUND
PROPOSED OPERATING PROCEDURES
PAGE - 7 -

- I. Applicant promptly notified of decision.
- J. Finance Department disperses funds and services loan.
- K. Department of Economic and Urban Development monitors loan and business activity of borrower.

Before final decision by the City Council, business recommended for funding will be notified and may be required to negotiate provisions, terms and conditions for the loans. A funding recommendation may be withdrawn by the City if reasonable and appropriate contract cannot be negotiated within a period of 2 months.

Finalized copies of the contract will be processed by the City and properly signed and duly authorized as a loan agreement between the business and the City of Las Vegas.

IX. SELECTION PROCESS AND CRITERIA

To insure the selection of the best possible applications and the maximum utilization of available funds, the City of Las Vegas will accept applications on a competitive basis. Loans which are awarded may include special conditions. Project implementation will only proceed after the City has signed and executed agreements with the selected applicants.

A. Initial Eligibility Determination

In order to receive further consideration each applicant will first be reviewed by the Department of Economic and Urban Development staff to determine if they meet the following minimum project criteria described in the Financial Standards and Policies section of these procedures:

- 1. Project location within City of Las Vegas;
- 2. Eligible applicants and activities;
- 3. Private or other financial commitments equal to at least 75% of total project cost;
- 4. Applicant's equity (10 percent)¹;
- 5. Primary benefit to low and moderate income people or aid in prevention or elimination of slums or blight;

* * * * *

¹Except for SBA 503 Program Companion Loans.

0049

RE: CITY ECONOMIC DEVELOPMENT LOAN FUND
 PROPOSED OPERATING PROCEDURES
 PAGE - 8 -

6. Jobs generated/retained per public (CEDLF) loan dollars (1:\$15,000);
7. Maximum Loan Amount (25 percent);
8. Type of financial assistance requested;
9. Compliance with Federal and City regulations, requirements and conditions.

B. Rating Criteria

Once it has been determined that the application meets the eligibility requirements, the application will then be evaluated using the following points system:

PROJECT QUALITY-----50 POINTS

- ° Credit evaluation;
- ° Amount and quality of applicant equity in excess of 10%²;
- ° Quality of security;
- ° Private or other financial commitments in excess of 75% of total project costs;
- ° Speed of loan payback (loan terms);
- ° Prior performance of applicant;
- ° Ability to complete project and repay loan;
- ° Financial and economic feasibility.

JOBS-----30 POINTS

- ° Job creation/retention per public fund dollar in excess of 1 job per \$15,000 in CEDLF funds;
- ° Jobs provided to low/moderate income people and/or long term unemployed.

IMPACT ON CITY-----20 POINTS

- ° Location within Pocket of Poverty;
- ° Impact on community;
- ° Aid in prevention or elimination of slums or blight;
- ° Tax impact on city government;
- ° Minority participation and enterprise;
- ° Minimal relocation required.

TOTAL 100 POINTS

²Except in case of SBA 503 Program Companion Loans.

RE: CITY ECONOMIC DEVELOPMENT LOAN FUND
PROPOSED OPERATING PROCEDURES
PAGE - 9 -

X. ADMINISTRATION/LOAN APPROVAL

The Department of Economic and Urban Development shall administer the CEDLF Program for the City of Las Vegas. The Department of Economic and Urban Development will receive assistance from the City Attorney's Office and Financial and Computer Services Department in processing loan applications, as needed. Loan applications will be reviewed and recommended for funding by the Loan Review Committee with final approval by the City Council.

A. Loan Review Committee

The Loan Review Committee (LRC) will be composed of five (5) members who are knowledgeable in areas of commercial and industrial real estate development, commercial mortgage lending, public development finance small business development and the needs of the low and moderate income community in the City of Las Vegas. The LRC shall be appointed by the City Council of the City of Las Vegas. The Committee shall elect its own chairperson. The LRC will review the loan applications and staff reports to determine eligibility, evaluate the economic feasibility, assess credit risks, recommend loan amount and interest rate and make their recommendations to the City Council. The recommendations will be based on the economic and financial feasibility of the loan and the achievement of the public policy goals established for this program.

B. Loan Approval Authority

The City Council shall have the final approval power for all loans.

C. Loan Servicing and Disbursements

Following City Council approval, all loan proceeds will be processed through the Department of Economic and Urban Development, Project Administration Division for disbursement by the City's Finance and Computer Services Department after receiving environmental and other clearance and after all the loan contracts are signed and executed. The Finance and Computer Services Department will issue payment warrants and establish the borrowers repayment schedule. It is expected that the loan will be serviced by the participating banks.

RE: CITY ECONOMIC DEVELOPMENT LOAN FUND
PROPOSED OPERATING PROCEDURES
PAGE - 10 -

XI. DELINQUENT LOAN/LOAN DEFAULT PROCEDURES

A. Delinquent Loans

In the event loan payments are more than 15 days late, a loan shall be declared delinquent. Actions to be taken are:

1. Contact borrower to determine cause of loan delinquency;
2. Provide technical and management assistance to borrower through the Department of Economic and Urban Development Small Business Assistance Program;
3. Refer the borrower to other appropriate sources of technical and management assistance.

B. Loans in Default

In the event payments are more than 60 days delinquent, the loan shall be declared to be in default and the Loan Default Review Board shall meet and recommend appropriate action.

1. Loan Default Review Board

The Loan Default Review Board shall include any three members of the Loan Review Committee.

2. Actions to Remedy Default

The Loan Default Review Board shall recommend one of the following actions:

- ° Assignment of loan to a collection agency;
- ° Take legal action to enforce guarantees and security agreements;
- ° Total or partial write-off;
- ° Moratorium on payments.

RE: CITY ECONOMIC DEVELOPMENT LOAN FUND
 PROPOSED OPERATING PROCEDURES
 PAGE - 11 -

XII. CITY ECONOMIC DEVELOPMENT LOAN FUND PROGRAM IMPLEMENTATION MILESTONES

<u>ACTION</u>	<u>COMPLETION DATE</u>
1. Council approves FY 86 CDBG Application	Completed
2. Department of Economic and Urban Development Loan Fund Task Force formed	Completed
3. Preliminary Operating Procedures prepared	Completed
4. All City's input (including input from City Attorney) due into Operating Procedures	August 30, 1985
5. All HUD input due into Operating Procedures	September 30, 1985
6. CEDLF Operating Procedures/Application Form finalized	September 30, 1985
7. City Council Actions approving CEDLF Operating Procedures/Applications Form and establishing Loan Review Committee	October 16, 1985
8. Print public notice/advertisement describing availability of funds/provide press release	October 21, 1985
9. Send application forms to individuals/businesses which had previously requested funding assistance	October 21, 1985
10. Send notices to banks regarding availability of funds	October 21, 1985
11. Begin to accept applications	October 21, 1985
12. Department of Economic and Urban Development and Loan Review Committee review/recommendations on first set of applications.	TBD
13. Loan agreements prepared and executed	TBD
14. Finance and Computer Services disburses funds; Loans serviced	

B. COLEMAN
 SEPTEMBER 13, 1985
 BAC:cmp
 15:LOAN2,5

ECONOMIC DEVELOPMENT LOAN FUND

PRELIMINARY APPLICATION FORM¹1. NAME OF APPLICANT

2. CURRENT ADDRESS

3. TELEPHONE4. CHECK ONE: ☐ Sole Proprietorship ☐ Corporation ☐ Partnership

APPLICANTS MUST PROVIDE THE FOLLOWING INFORMATION. RESPONSES MUST BE ATTACHED TO THIS FORM.

5. DESCRIPTION OF BUSINESS

- a. Describe the type and purpose of the enterprise and project;
- b. Name of business;
- c. Legal structure;
- d. Nature of the business;
- e. History of the business;
- f. Its status (start up or expansion, etc.);
- g. Location of business and project;
- h. Why you think it will be profitable;
- i. A list of all participants/actors in the project (including sponsors, developers, investors, community organizations, professionals, etc., plus names, addresses, telephone numbers and the current status of affiliation);
- j. A list of all shareholders and partners showing percentage of ownership of each;
- k. A list of subsidiaries or affiliates of the company, indicating the amount of ownership.

6. PRODUCT OR SERVICE

- a. Describe product line(s) or type(s) of service;
- b. Describe materials and supply sources;
- c. Methods of production and quality;
- d. Cost of product or service.

¹ Additional information will be required as necessary.

RE: CITY OF LAS VEGAS
ECONOMIC DEVELOPMENT LOAN FUND
PRELIMINARY APPLICATION FORM

0054

PAGE 2.

7. MARKET AND MARKETING INFORMATION

- a. Market area and trends;
- b. Customers and potential new customers;
- c. Competition - names, location and size;
- d. Advantage of your product/service over others;
- e. Method of advertising and promotion;
- f. Sales methods;
- g. Pricing policy;
- h. Customer service.

8. FACILITIES

- a. Location;
- b. Size;
- c. Zoning;
- d. Age and condition;
- e. Expansion opportunities;
- f. A map showing the project site including access to and from site and surrounding area;
- g. A data sheet on the buildings to be constructed including gross square footage, number and types of rooms and their square footage.

9. MANAGEMENT AND PERSONNEL

- a. Management expertise (attach resumes for each principal and management staff);
- b. Key personnel (position, qualifications);
- c. Professional services;
- d. Present and future manpower requirements (State percentage of minority employees to be hired, the percentage of low and moderate income employees);
- e. Personnel breakdown, skill levels, hours, wage rates, unionization, any training you will provide, how employees will be selected;
- f. Describe the nature of the jobs to be created by this project:

Number of jobs total	_____	Estimate annual payroll \$	_____
Skilled	_____		_____
Semi-skilled	_____		_____
Unskilled	_____		_____

RE: CITY OF LAS VEGAS
ECONOMIC DEVELOPMENT LOAN FUND
PRELIMINARY APPLICATION FORM

0055

PAGE 3.

10. BUSINESS/PROJECT FINANCIAL INFORMATION

- a. Total project cost \$ _____
- b. A description of the nature and extent of the financial participation by private entities in the project. Include letters of intent, names of lenders and collateral required.
- c. Bank references from institutions applicant has dealt with.
- d. Personal references.
- e. Source of Project Financing:
- (1) Investor (Equity contribution of applicant) \$ _____
- (2) CEDLF Loan \$ _____
Terms sought _____
Interest Rate sought _____
- (3) Lending Institution _____ \$ _____
Terms _____
Interest Rate _____
- (4) Lending Institution _____ \$ _____
Terms _____
Interest Rate _____
- (5) Other Sources _____ \$ _____
Terms _____
Interest Rate _____
- (6) Other Sources _____ \$ _____
Terms _____
Interest Rate _____
- (7) Attach form entitled "Project Budget - Summary of Proposed Expenditures"
- f. The nature of the financing requested from City:
- (1) Personal Property \$ _____ Life of the loan requested _____.
(Machinery, equipment, and similar items. Attach an appraisal of the economic life of the property.)
- (2) Real Property \$ _____ Land, buildings, etc. (any and all real property to be acquired by the proceeds of the loan). This must be accompanied by a MAI Appraisal of the property.
- (3) Working Capital \$ _____
Estimate dollar amounts and payback years _____
- (4) Other \$ _____ (Specify) _____
- g. The City may require personal guarantees by all officers, partners and other principals, on property of businesses financed. Therefore, personal financial statements detailing the net worth must be submitted with the application. Use SBA Form 413, attached, for each proprietor, partner, stockholder holding 20% or more stock and each officer. Form 413 must be prepared and signed within 60 days of the application date.

RE: CITY OF LAS VEGAS
ECONOMIC DEVELOPMENT LOAN FUND
PRELIMINARY APPLICATION FORM

0056

PAGE 4.

- h. Describe how the loan is going to be spent. If inventory is to be purchased, provide a list of items, the suppliers and all costs associated with the purchase. Also, state how the loan will make the business more profitable.
- i. Describe the equity participation of any and all principals of the firm.
- j. A description of collateral being offered for this loan.
- k. Schedule of fixed assets to be acquired. Give the cost or list price (lower one) for each of the items.
- l. Proof of insurance on the building or equipment, with a minimum of fire, extended coverage, and other perils. The City must be added as an additional insured on the client's insurance policy.
- m. A description of the circumstances that make this project require public funds. A statement and proof that "but for" City participation the loan could not and would not be made under prevailing market conditions.
- n. Balance Sheets, income statements and cash flow statements dated within 60 days of the application for business and copies of Personal and Business Federal Income Tax Statements for past three years. Include a schedule of all business term debt.
- o. A pro forma income statement for the business (including the proposed new project) showing revenues, expenses and return on equity, with and without public assistance, and at various intervals in the future.

NOTE: All financial information must be prepared in accordance with generally accepted accounting principles. Homemade or in-house prepared financial statements that make no sense will be rejected.

11. MISCELLANEOUS ITEMS

- a. Will the project require additional support in the form of marketing, record-keeping or other forms of managerial assistance? If so, describe in detail, the nature of assistance required, and the anticipated source(s) of such assistance.
- b. Accompanying this application must be an affirmation by affidavit that the borrower (including all owners, officers, or partners) have NOT been involved in any form of bankruptcy or other litigation which would affect the credit worthiness of the enterprise to be financed.
- c. It is a requirement that at least 51% of the "benefits" derived from a CDBG funded project, accrue to low-to-moderate income persons. Therefore, an analysis of the benefits resulting from this project must be provided with emphasis on how such benefits will meet this condition. Describe jobs to be created/retained, building rehabilitation to be completed, how the project will meet community needs and how project will increase community tax base.
- d. Attach (if applicable) copies of partnership agreement, articles of incorporation, by-laws, certificate of corporation in good standing.
- e. Other information, as required.

BRUCE COLEMAN
SEPTEMBER 13, 1985
BAC:cmp
15:LOANAPP, 1

Edition of 8-67 May Be Used Until Stock Is Exhausted

Section 3. Other Stocks and Bonds: Give listed and unlisted Stocks and Bonds (Use separate sheet if necessary)

No. of Shares	Names of Securities	Cost	Market Value	Statement Date
			Quotation	Amount

Section 4. Real Estate Owned. (List each parcel separately. Use supplemental sheets if necessary. Each sheet must be identified as supplement to this statement and signed). (Also advise whether property is covered by title insurance, abstract of title, or both).

Title is in name of	Type of property
Address of property (City and State)	Original Cost to (me) (us) \$
	Date Purchased
	Present Market Value \$
	Tax Assessment Value \$
Name and Address of Holder of Mortgage (City and State)	Date of Mortgage
	Original Amount \$
	Balance \$
	Maturity
	Terms of Payment
Status of Mortgage, i.e., current or delinquent. If delinquent describe delinquencies	

Section 5. Other Personal Property. (Describe and if any is mortgaged, state name and address of mortgage holder and amount of mortgage, terms of payment and if delinquent, describe delinquency.)

Section 6. Other Assets. (Describe)

Section 7. Unpaid Taxes. (Describe in detail, as to type, to whom payable, when due, amount, and what, if any, property a tax lien, if any, attaches)

Section 8. Other Liabilities. (Describe in detail)

(I) or (We) certify the above and the statements contained in the schedules herein is a true and accurate statement of (my) or (our) financial condition as of the date stated herein. This statement is given for the purpose of: (Check one of the following)

- ☐ Inducing S.B.A. to grant a loan as requested in application, of the individual or firm whose name appears herein, in connection with which this statement is submitted,
- ☐ Furnishing a statement of (my) or (our) financial condition, pursuant to the terms of the guaranty executed by (me) or (us) at the time S.B.A. granted a loan to the individual or firm, whose name appears herein,

AGENDA DOCUMENTATION

TO: The City Council

FROM: RANDALL H. WALKER
DEPUTY CITY MANAGER

SUBJECT: DEPARTMENT OF ECONOMIC & URBAN DEVELOPMENT REQUESTS PUBLIC HEARING DATE BE RESET TO TAKE ACTION ON AMENDING THE CITY'S FY 1984-85 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

PURPOSE/BACKGROUND

In 1983-84, Operation Life, CDC, a non-profit organization, had applied to the Central Office of the Office of Community Services Administration (OCSA) in Washington, D.C., for a discretionary grant to construct a neighborhood medical facility/professional building that could be leased to medical businesses that wanted to expand services to the residents of West Las Vegas as well as provide administration offices for Operation Life.

During the 1984-85 Community Development Block Grant program, the City awarded Operation Life, CDC, \$63,750 as a local match towards the construction of the medical facility. Operation Life, CDC was not awarded Office of Community Services (OCS) discretionary funds; but sought other funding avenues that also were not successful.

On September 30, 1984, Operation Life, CDC, applied and was awarded by the U. S. Department of Housing and Urban Development (HUD) a Section 202 loan reservation (NV39-T841-001). The original reservation was for \$1,148,400 and there has been set aside thirty (30) reservations of Section 8 Certificates. Section 202 is a HUD program that provides direct loans for the provision of new housing and related facilities for the elderly and handicapped.

Operation Life's 202 project will be located at the Northeast corner of Owens Avenue and "F" Street (Site Plan Map, Attachment "A").

HUD 202 program regulations require that a recipient borrower be a single asset entity. Operation Life Community Development Corporation (CDC) incorporated Operation Life Senior Citizen Corporation to serve in that capacity. Operation Life, CDC serves as the sponsoring agency for the project and the applicant for City Block Grant funds.

Operation Life, CDC has requested that the City amend its FY 1984-85 Community Development Block Grant Program and delete the activity Professional Building for the 202 Senior Housing Project. Operation Life, CDC proposes to use the City's Block Grant funds as program support cost for the project (Budget, Attachment "B").

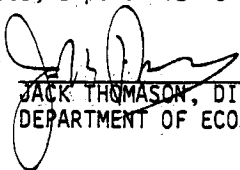
The Department requests that a Public Hearing be reset on November 6, 1985, at 2 p.m. to consider this request.

FISCAL IMPACT

\$63,750 in City FY 1984-85 Community Development Block Grant funds, obligated, but unspent in the FY 1984-85 program.

RECOMMENDATIONS

It is the recommendation of the Office of the City Manager that Council approve this action of resetting the October 16, 1985, 2 p.m. Public Hearing to November 6, 1985, at 2 p.m.


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

IV. (d) B.

EXISTING RESIDENTIAL AREA

FUTURE COMMERCIAL
DEVELOPMENT

EXISTING GAS STATION

ATTACHMENT "A"



CITY COUNCIL MINUTES - OCTOBER 16, 1985

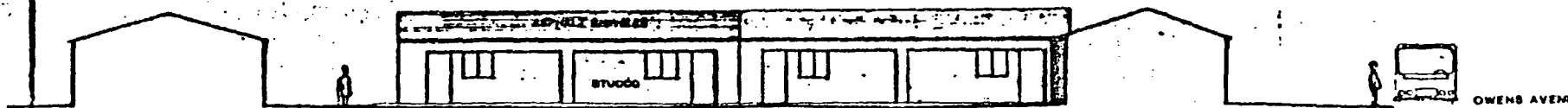
1/20"=1'-0"

SITE PLAN

OWENS AVENUE



PARTIAL NORTH ELEVATION



PARTIAL WEST ELEVATION

0060

OPERATION LIFE

600 West Owens Las Vegas, Nevada 89106 (702) 649-0931

community development corporation

P.O. Box 4397
Las Vegas, Nevada 89127

October 7, 1985

0061

Jack Thomason, Director
Economic and Urban Development
City of Las Vegas
400 East Stewart Avenue
Las Vegas, Nevada 89101

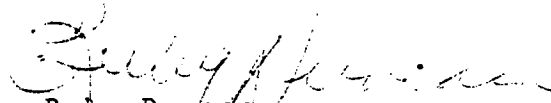
Attention: Ken Williams

Dear Mr. Thomason:

Enclosed please find our total budget for the Section
202 Senior Citizens Project.

If you should need any additional information or if you
have any questions please do not hesitate to contact our
office.

Sincerely,


Ruby Duncan,
President

RD:kh

Encl.

9070	Reimbursable allowable architectural cost not included in architect fees set up by HUD	6,000.
9070	Architect Supervision: Fee for overseeing construction phase, (Amount set up by HUD).	13,400.
9070	Site Engineering.	5,000.
TOTAL 9070		24,400.
9085	Minimum capitol investment: Funds required by HUD. Held in an account by HUD for 3 to 5 years. Returned to Development if project remains viable.	6,000.
TOTAL 9085		6,000.
9086	Security Measures: Energy/Security rolling shutters for all windows facing outside of enclosed compound. Iron work to enclose open ends of courtyard.	12,210.
9086	Equipment and Furnishings: The following equipment and furnishings and tools are needed to furnish and maintain the project after occupancy. HUD Development funds do not provide for this expense, so it must be provided by the sponsors funds. All cost listed are estimates. It is anticipated that the items will be purchased in early/ mid 1986:	
	Power Tools.	8,270.
	(1) Honda 21" Mower	770.
	(1) Gas Weedeater	280.
	(1) Gas Blower	370.
	(1) Area Vacuum	800.
	(1) Gas Hedger	300.
	(1) Power Sewer Cleaner	500.
	(1) Gas Edger	400.
	(3) Apartment Vacuums	600.
	(2) Small Buffers	150.
	(1) Large Buffer	1,300
	(1) Carpet Extractor	2,100
	(1) Power Drill	100
	(1) Power Saw	100
		\$ 8,270.
	Garden Tools.	500.
	(2) Garden Rakes	
	(2) Leaf Rakes	
	(2) Scoop Shovels	
	(2) Square Point Shovels	
	(2) Round Point Shovels	
	(2) Hula Hoes	
	(2) Flat Hoes	
	(2) Lopping Shears	
	(2) Hedge Shears	
	(1) Treepole Saw	
	(2) Hand Pruning Saws	
	(2) Hand Pruners	
	(3) Hand Grass Shears	
	(2) Shop Brooms	
	(2) Street Brooms	
	(2) House Brooms	
	(1) Dust Pan	
	(3) 55-gal. Cans w/lids	

Other Equipment 2,190.

(1) Appliance Dolly	180.
(2) 4-Wheel Dolly	450.
(1) Amp-probe	200.
(1) Wet-n-dry Vacuum	160.
(1) Small Welding Kit	400.
(1) Large Tool Box, Comp.	<u>800.</u>
	\$2190.

Furnishings. 8,160.

(2) Desks & Chairs	900.
(2) File Cabinets	800.
(2) Office Chairs	280.
(2) Chair Pads	100.
Office Supplies	150.
(4) Round Folding Tables	400.
(48) Padded Folding Chairs	730.
(2) Couches	1600.
(9) Arm Chairs	1400.
(2) End Tables	400.
(4) Folding Game Tables	600.
Lamps, Prints	<u>800.</u>
	\$8160.

TOTAL 9086

31,330.

9210

*Travel Expense. 2,020.

Certain persons are required to attend the HUD closing in November. These expenses are to cover plane fares, rooms and meals for the following:

Operation Life Board Member-Renee Diamond
Operation Life Attorney -B.Mahlon Brown
Operation Life President -Ruby Duncan
Operation Life Fiscal Officer-Tomi Ruggiero

a. Round-trip air fare:	
Las Vegas/San Francisco	800.
b. Hotel Rooms -(2) nights	720.
c. Per Diem (2½) days	<u>500.</u>
	2,020.

85/86 TOTAL BUDGET

\$ 63,750.

* Please note change in travel request in our draft of 7/31/85. A request was made for travel expense for 14 people to attend San Francisco Closing. Please note that the same number of individuals will attend closing according to Mike Gifford of the Housing Authority. The Housing Authority will pay for the travel expense. This expenditure will be expensed through the Senior Citizen Corporation and will be covered by a donation by the Housing Authority.

AGENDA DOCUMENTATION

TO:
The City Council

FROM:
RANDALL H. WALKER
DEPUTY CITY MANAGER

SUBJECT: APPROVAL OF A RESOLUTION SUPPORTING THE TRANSFER OF \$15 MILLION IN THE STATE'S
1985 ALLOCATION OF PRIVATE ACTIVITY BONDS TO CLARK COUNTY FOR THE BENEFIT OF
SOUTHWEST GAS.

PURPOSE/BACKGROUND

The Deficit Reduction Act of 1984 limits the amount of tax free "private activity bonds" (which includes economic development revenue bonds) which may be used annually in each state, and authorizes the Governor of each state to allocate that limit among the state and its various local governments. As a result of a proclamation which Governor Bryan signed on July 25, 1984, the State itself, through the Department of Commerce, was allocated \$100,000,000 of Nevada's total \$200,000,000 limit. The remaining \$100,000,000 was apportioned among the various cities and counties in proportion to their population. The Governor's proclamation also authorizes the state, to transfer any part of its allocation to any local government.

In accordance with the Governor's proclamation, Southwest Gas has requested that the State Department of Commerce transfer \$15,000,000 of its allocation to Clark County, to be combined with \$15,000,000 of Clark County's allocation for use by the County to issue \$30,000,000 in economic development revenue bonds for Southwest Gas. Clark County has agreed to issue the bonds, which would be used to finance the construction of certain gas transmission and distribution facilities.

Before agreeing to make the requested transfer, the Department of Commerce has asked for the opinion of the City on this matter, since a portion of the facilities will be built in the City, and City residents will pay rates based in part on the cost of the new facilities.

According to Southwest Gas, financing the proposed improvements through the use of economic development revenue bonds, as opposed to conventional financing will save \$54 million over the life of the bond issue, which will result in proportionally lower utility bills for Clark County and City of Las Vegas residents.

FISCAL IMPACT

None

RECOMMENDATIONS

It is the recommendation of the City Manager that the City Council approve the attached Resolution and authorize the Mayor to execute the same on behalf of the City.


JACK THOMASON, DIRECTOR
DEPT. OF ECONOMIC AND
URBAN DEVELOPMENT

Agenda Item

IV. (d) C.

1 A RESOLUTION ENDORSING THE ISSUANCE OF
2 ECONOMIC DEVELOPMENT REVENUE BONDS FOR CERTAIN PURPOSES
3 BY CLARK COUNTY, NEVADA

4 WHEREAS, Clark County (the "County" herein), a political
5 subdivision of the State of Nevada, is authorized and empowered
6 by the County Economic Development Revenue Bond Law, NRS 244A.669
7 to 244A.763 (the "Act" herein), to finance one or more projects,
8 including any land, building, structure, facility, system, fix-
9 ture, improvement, appurtenance, machinery and equipment, or any
10 combination thereof or any interest therein, used by any corpora-
11 tion (including a public utility) in connection with furnishing
12 gas; and

13 WHEREAS, the County and Southwest Gas Corporation, a
14 California corporation (the "Company" herein), have proposed to
15 enter into an agreement which provides for the financing or
16 refinancing of the cost of construction and installation of certain
17 gas transmission and distribution facilities and related plant,
18 property and equipment which are described in Exhibit "A" hereto
19 (the "Project" herein), all to be owned by the Company and all
20 for use in connection with the furnishing of gas within that por-
21 tion of the Company's retail gas service area which is located
22 in Clark County, Nevada; and

23 WHEREAS, a significant portion of the Project will be
24 constructed within the corporate boundaries of the City of Las
25 Vegas; and

26 WHEREAS, it is proposed that the cost of acquiring,
27 improving and equipping the Project will be paid through the
28 issuance of one or more series of the County's economic develop-
29 ment revenue bonds in an aggregate principal amount of approximately
30 \$30,000,000 (the "Bonds" herein) and that the payment of the
31 Bonds will be provided for by the obligation of the Company; and

32 WHEREAS, the County intends to allocate to the Project

1 \$30,000,000 of Nevada's Private Activity Bond Limit (as defined in
2 section 103(n)(2) of the Internal Revenue Code), of which
3 \$15,000,000 will constitute a portion of the County's share of
4 such Limit and \$15,000,000 will constitute a portion of such
5 Limit which has been allocated to the Department of Commerce, such
6 \$15,000,000 Department of Commerce portion to be transferred to
7 the County by the Director of such Department (pursuant to
8 section 10(c) of the Proclamation and Executive Order by the
9 Governor which is dated July 25, 1984) for allocation to the
10 Project;

11 NOW, THEREFORE, BE IT RESOLVED, by the City Council of
12 the City of Las Vegas, Nevada, as follows:

- 13 1. That the County, for the reasons which are herein-
14 above set forth, is hereby urged and encouraged
15 to approve the issuance of the Bonds to finance
16 the Project; and
- 17 2. That the Director of the Department of Commerce
18 of the State of Nevada is hereby urged and
19 encouraged to allocate and transfer to the County
20 \$15,000,000 of the portion of such Limit which has
21 been allocated to the Department of Commerce, to
22 the end that the County will be able to enter into
23 an agreement with the Company, issue Bonds in an
24 aggregate principal amount of not to exceed
25 \$30,000,000 and thereby assist in the financing

26 . . .
27 . . .
28 . . .
29 . . .
30 . . .
31 . . .
32 . . .

0067

1 of the Project, important benefits of which will
2 inure to the citizens of the City of Las Vegas.

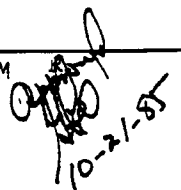
3 PASSED, ADOPTED and APPROVED this 16th day of
4 October, 1985.

5 CITY OF LAS VEGAS, NEVADA

6
7
8 By 
9 RON LURIE, MAYOR PRO-TEM

10 ATTEST:

11
12 
13 Carol Ann Hawley, City Clerk


10-21-85

AGENDA*City of Las Vegas*

October 16, 1985

Page 14

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 & CONTRACTS DIVISION

10:24

*A. AWARD OF BIDS

1. Replacement Carpeting
Department of Design & Development

Lurie -
APPROVED Items A-1
and B-1.
Unanimous
(Nolen excused)

Staff to proceed

*B. AWARD OF ANNUAL CONTRACTS & AGREEMENTS

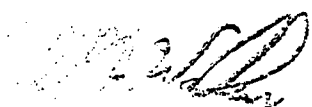
1. Replacement Fire Hydrants
Department of Fire Services
2. Telecommunications System
Department of General Services

APPROVED
See Above

Staff to proceed

Item B.2 STRICKEN
FROM AGENDA per
Staff

ADDED AGENDA ITEM



AGENDA DOCUMENTATION

TO:
The City CouncilFROM:
RANDALL H. WALKER
DEPUTY CITY MANAGERSUBJECT: AGENDA - CITY COUNCIL MEETING - OCTOBER 16, 1985
IV (f) DEPARTMENT OF GENERAL SERVICESPURPOSE/BACKGROUND*A. AWARD OF BIDS

1. <u>BID TITLE:</u>	FURNISHING AND INSTALLING REPLACEMENT CARPET - 10TH FLOOR CITY HALL COMPLEX	<u>BID NUMBER:</u>	86.0800.1
<u>ITEM:</u>	CAPITAL	<u>ESTIMATE:</u>	\$15,000.00
<u>DEPARTMENT:</u>	DESIGN AND DEVELOPMENT	<u>INVITATIONS MAILED:</u>	9
<u>FUNDING:</u>	REVENUE SHARING	<u>RESPONSES RECEIVED:</u>	4

NEED FOR PURCHASE

THIS PURCHASE IS NECESSARY TO COMPLETE CARPET REPLACEMENT ON THE TENTH FLOOR OF THE CITY HALL COMPLEX. THE EXISTING CARPETING HAS BEEN IN CONTINUOUS USE SINCE JUNE 1973, WITH A GUARANTEED USEFUL LIFE OF TEN (10) YEARS.

BID ABSTRACT SUMMARY

HERB LAIKIN CARPETS	LAS VEGAS	NV	\$16,928.40
BRENNAN'S LTD.	LAS VEGAS	NV	\$17,600.00
EMANUEL CORP.	LAS VEGAS	NV	\$18,271.59
ROBERTS ROOF AND FLOOR	LAS VEGAS	NV	\$19,198.00

STAFF RECOMMENDATION OF AWARDTHAT THE LOW BID BE AWARDED TO:

HERB LAIKIN CARPETS	LAS VEGAS	NV	\$16,928.40
---------------------	-----------	----	-------------

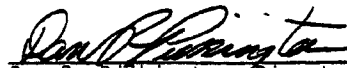
FISCAL IMPACT

FUNDS BUDGETED FOR FISCAL YEAR 85-86. FUNDS ARE AVAILABLE FROM REVENUE SHARING.

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 1
IV (f)

AGENDA DOCUMENTATION

TO:
The City CouncilFROM:
RANDALL H. WALKER
DEPUTY CITY MANAGERSUBJECT: AGENDA - CITY COUNCIL MEETING - OCTOBER 16, 1985
IV (f) DEPARTMENT OF GENERAL SERVICESPURPOSE/BACKGROUND*B. AWARD OF ANNUAL CONTRACTS AND AGREEMENTS

1. <u>BID TITLE:</u>	FIRE HYDRANTS	<u>BID NUMBER:</u>	86.NOV.4
<u>ITEM:</u>	CAPITAL EQUIPMENT	<u>ESTIMATE:</u>	\$1,500.00 UNIT PRICE
		<u>ANNUAL USAGE:</u>	\$27,000.00
<u>DEPARTMENT:</u>	FIRE SERVICES	<u>INVITATIONS MAILED:</u>	17
<u>FUNDING:</u>	INTERNAL SERVICE STORES FUND	<u>RESPONSES RECEIVED:</u>	2

NEED FOR PURCHASE

THIS PURCHASE IS NECESSARY TO PROVIDE REPLACEMENT FIRE HYDRANTS THROUGHOUT THE CITY OF LAS VEGAS WHICH BECOME INOPERABLE AND BEYOND REPAIR.

BID ABSTRACT SUMMARY

STANDARD WHOLESALE SUPPLY	LAS VEGAS NV	\$1,413.00 UNIT PRICE (3 LINE ITEMS)
WATERWORKS EQUIPMENT COMPANY	LAS VEGAS NV	\$2,218.00 UNIT PRICE (3 LINE ITEMS)

STAFF RECOMMENDATION OF AWARDTHAT THE LOW BID BE AWARDED TO:

STANDARD WHOLESALE SUPPLY	LAS VEGAS NV	\$1,413.00 UNIT PRICE (3 LINE ITEMS)
		ESTIMATED ANNUAL USAGE: \$27,000.00

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

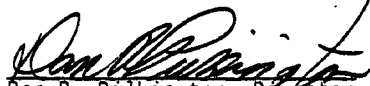
FISCAL IMPACT

FUNDS BUDGETED FOR FISCAL YEAR 85-86. FUNDS ARE AVAILABLE IN THE INTERNAL SERVICE STORES FUND.

RECOMMENDATIONS

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

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


Dan R. Pilkington, Director
Department of General Services

Agenda Item

SECTION B PAGE 1
IV (f)

AGENDA DOCUMENTATION

Date: OCTOBER 9, 1985

TO:
The City CouncilFROM:
RANDALL H. WALKER
DEPUTY CITY MANAGERSUBJECT: AGENDA - CITY COUNCIL MEETING - OCTOBER 16, 1985
IV (f) DEPARTMENT OF GENERAL SERVICESPURPOSE/BACKGROUND*B. AWARD OF ANNUAL CONTRACTS AND AGREEMENTS

2. <u>BID TITLE:</u>	TELECOMMUNICATION SYSTEMS	<u>BID NUMBER:</u>	N/A
<u>ITEM:</u>	SERVICE	<u>ESTIMATE:</u>	\$156,000.00 ANNUALLY
<u>DEPARTMENT:</u>	GENERAL SERVICES	<u>INVITATIONS MAILED:</u>	N/A
<u>FUNDING:</u>	GENERAL FUND	<u>RESPONSES RECEIVED:</u>	N/A

NEED FOR PURCHASE

THIS PURCHASE IS NECESSARY TO REPLACE THE ENTIRE TELECOMMUNICATION SYSTEMS INSTALLED THROUGHOUT THE CITY'S TWENTY-SIX (26) INSTALLATIONS WHICH ARE OBSOLETE DIAL PULSE TYPE.

STAFF RECOMMENDATION

THE CITY ENTER INTO A NEGOTIATED AGREEMENT WITH CENTRAL TELEPHONE COMPANY, LAS VEGAS, NEVADA, FOR FURNISHING THE ENTIRE NEEDS OF THE CITY AS OUTLINED IN THE ATTACHED RENTAL AGREEMENT. CENTRAL TELEPHONE COMPANY IS THE ONLY PUBLIC UTILITY IN CLARK COUNTY CERTIFICATED BY THE PUBLIC SERVICE COMMISSION TO PROVIDE THIS TYPE OF SERVICE.

AUTHORIZE THE DEPARTMENT OF GENERAL SERVICES TO EXTEND THE AGREEMENT AN ADDITIONAL TWELVE (12) MONTHS AT THE END OF EACH TWELVE (12) MONTH PERIOD, IF PRICES CAN BE NEGOTIATED THAT ARE NOT MORE THAN FIVE PERCENT (5%) OF THE CURRENT YEAR PRICES.

FISCAL IMPACT

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

RECOMMENDATIONS

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

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


Dan R. Pilkington, Director
Department of General Services

Agenda Item

SECTION 8 PAGE 2
IV (f)

BUSINESS NETWORK TELECOMMUNICATIONS SERVICE AND EQUIPMENT

This Agreement is made when executed between Central Telephone Company-Nevada, a Delaware corporation ("Centel") having an office at _____ and the City of Las Vegas with administrative offices at _____, Clark County with administrative offices at _____, Las Vegas Metropolitan Police Department with administrative offices at _____, and Las Vegas Valley Water District having administrative offices at _____ (each separately referred to as "Customer" hereafter).

Recitals

Centel is in the business of providing custom-designed assemblies of business network telecommunications service and equipment. Customer wishes to order and obtain from Centel such service and equipment.

In consideration of the promises made herein, the parties agree:

1. Service/Equipment Orders. Upon execution of one or more Service/Equipment Orders substantially in the form of Attachment A ("Order") by Customer and Centel, Centel shall furnish to Customer the service and equipment so ordered. The service and equipment available under this Agreement are set forth separately for each entity. The issuance of any Order shall be in Customer's sole discretion and the acceptance of any order shall be in Centel's sole discretion, provided that the parties shall execute an Order for initial order quantities of service and equipment contemporaneous with the execution of this Agreement.

2. Standard Service Quantity. Upon execution of this Agreement, Customer and Centel will establish the Standard Service Quantity (SSQ). The SSQ is defined as the quantities of service and equipment leased from Centel on a monthly basis and necessary to satisfy the total telecommunications requirements of customer during the first six months after execution of this agreement.

3. Rates and Terms.

3.1 Rates for Centel's service and equipment are set forth for each entity.

3.2 The term of this agreement shall extend for a period of three years (36 months). Within 30 days after the end of each 12 month period, Centel will propose a written addendum to the contract offering the customer a one year extension to the contract and specifying the percentage increase of the unit rates on the SSQ for the additional year. The customer will have six months from the date of receipt to accept the offer.

-2-

4. Applicable Rates, Terms and Conditions.

4.1 Where Centel furnishes service under its tariffs, the terms and conditions of the tariffs shall apply and shall be controlling.

4.2 Where Centel furnishes service other than under its tariff, the terms and conditions of this Agreement shall be controlling.

4.3 Rates, Terms and Conditions of Attachment A are applicable to the City of Las Vegas.

4.4 Rates, Terms and Conditions of Attachment B are applicable to Clark County.

4.5 Rates, Terms and Conditions of Attachment C are applicable to the Las Vegas Metropolitan Police Department.

4.6 Rates, Terms and Conditions of Attachment D are applicable to the Las Vegas Valley Water District.

5. Adjustments to Rates.

5.1 Rates for service set by tariff shall be adjusted in accordance with statutorily required notice.

5.2 Rate increases for services set by this Agreement shall, after 30 days advance notice, be subject to adjustment by Centel on the first day of the month following each anniversary of the date of this Agreement. The level of increase in the rate for a specific service is not limited, provided that the aggregate increase in rates for a given year is limited to a level which when applied to the SSQ does not increase the resulting revenues by more than 5% over the previous year.

5.3 Centel will notify the customer in writing of any change in unit prices thirty (30) days prior to their implementation.

6. Minimum Charges. During the term of this Agreement, Customer agrees to pay, as a minimum charge, 95% of the amount of charges applicable to the SSQ, regardless of the quantity of services provided to customer.

7. Service Additions Or Reductions. Additions or reductions to quantities of service units are permitted during the period of the Agreement at the then current unit rates established in accordance with the Agreement.

8. Additional Service Offerings. In future years, Centel may offer and the customer may seek, additional service offerings. Terms for these services may be added to this Agreement by means of an addendum.

-3-

9. Payment. Centel shall invoice Customer on a monthly basis in advance for flat rate charges and in arrears for usage sensitive or per hour charges. Termination charges will be invoiced upon receipt of Customer's termination notice. Payment of all charges shall be made to Centel as indicated on the invoice. Payments past due shall be subject to a late payment charge of 1-1/2% for each month or portion thereof for which payment is past due, not to exceed the maximum rate permitted by law.

10. Network Maintenance. Centel technicians will perform all required switch maintenance at no additional charge. The technician's qualifications shall include Northern Telecom Inc. training, Centel technical training, field training and experience. Central Offices shall be continually monitored by Centel's Switching Control Center located at 125 Las Vegas Boulevard South, and switching problems shall, in most instances, be rapidly cleared in Centel's switchroom by a qualified technician.

11. Customer Location. 65% or more of Customers' access lines shall continue to be in the Main central office serving area. An existing Customer who moves its primary location within the same central office service area can retain the specified rates without penalty. Non-recurring charges associated with the move would apply. A move of Customer's primary location outside the Main central office serving area will be regarded as a termination (without cause) of service, and the termination charges described herein shall apply.

12. Termination with Cause by Centel. Centel may terminate this Agreement:

(a) If the Customer is in arrears in the payment of any amount due hereunder for more than 60 days. In the event of a dispute concerning any portion of its bill, Customer shall pay the disputed bill and resolve all such disputes thereafter;

(b) If the Customer becomes bankrupt or insolvent;

(c) If the Customer breaches any of its other obligations under this Agreement and such breach continues for ten (10) days after Centel notifies Customer in writing of such breach;

(d) If the Customer prohibits Centel from entering the Customer's premises for maintenance and/or repairs to the equipment.

In the event Centel terminates this Agreement pursuant to Section 12 (a), (c), or (d), Centel shall in addition to any other remedies available at law or equity, receive from the Customer the applicable termination charge set forth in Section 14.

-4-

13. Termination with Cause by Customer. Customer may terminate this Agreement:

(a) If Centel fails to install, test and place in service all of the Customer's installations within the time frame indicated in the Agreement.

(b) If Centel fails to maintain a satisfactory level of uptime service to the Customer on the following basis:

The minimum acceptable level of service for any three consecutive 30 day periods shall be % uptime for the total number of lines and instruments in use by the Customer.

1. Uptime is defined as % on line functioning of the total line/instruments.
2. Uptime shall be adjusted as lines/instruments are either added or subtracted from the original line/instruments.

(c) Centel shall not be held accountable for forces outside its reasonable control which shall include but not be limited to Customer nonpayment, or other Customer nonperformance; force majeure; act of God; storm; power failure; unavoidable accident; riot; civil commotion; cable cuts; criminal activity; act of public enemy; action, inaction, or restriction of government including compliance with tariffing or other requirements of Regulatory Authorities or courts of competent jurisdiction; failure of facilities; unavailability of space for the equipment or wiring; inability to secure access to a premises not in possession of Customer; or shortage of parts or equipment.

14. Termination Charges. Customer acknowledges that Centel is an expansible seller and accordingly will incur damages in the event of breach of this Agreement as a function of the contract price for services under this Agreement. Inasmuch as actual damages sustained by Centel in case of a wrongful breach of this Agreement will be difficult if not impossible to determine, it is agreed that in the event of a termination without cause by the customer, or termination with cause by Centel, customer shall pay a termination charge to Centel equal to 75% of SSQ multiplied by the existing monthly rate for service provided under this agreement at the time of breach, and then multiplied by the number of remaining months in the term of this agreement. This termination charge is not regarded as a penalty by the Customer or Centel.

15. Limitation of Liability.

15.1 CUSTOMER SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, OR CONSEQUENTIAL DAMAGES (INCLUDING WITHOUT LIMITATION LOST PROFITS, DAMAGE TO BUSINESS REPUTATION, LOST OPPORTUNITY, OR COMMERCIAL LOSS OF ANY KIND) RESULTING FROM ANY BREACH OF ITS OBLIGATIONS UNDER THIS AGREEMENT.

15.2 EXCEPT FOR DAMAGES FOR PHYSICAL INJURY TO PERSONS, CENTEL SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES (INCLUDING WITHOUT LIMITATION LOST PROFITS, DAMAGE TO BUSINESS REPUTATION, LOST OPPORTUNITY, OR COMMERCIAL LOSS OF ANY KIND) RESULTING FROM USE OF OR INABILITY TO USE THE SERVICES UNDER THIS AGREEMENT OR PERFORMANCE OF OR BREACH OF THIS AGREEMENT BY CENTEL, ITS AGENTS, OR ITS CONTRACTORS, WHETHER OR NOT CENTEL HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. EXCEPT FOR DAMAGES FOR PHYSICAL INJURY TO PERSONS OR DAMAGE TO TANGIBLE PHYSICAL PROPERTY, THE LIABILITY OF CENTEL FOR ANY OTHER DAMAGES SUFFERED BY CUSTOMER OR OTHERS ARISING FROM THE USE OF OR INABILITY TO USE THE SERVICES UNDER THIS AGREEMENT OR THE PERFORMANCE OR BREACH OF THIS AGREEMENT BY CENTEL, ITS AGENTS, OR ITS CONTRACTORS, SHALL BE LIMITED TO THE LESSER OF (A) THE AMOUNT OF ACTUAL DIRECT DAMAGES INCURRED, OR (B) AN AMOUNT EQUAL TO THE ALLOCABLE CHARGES FOR THE SERVICES FOR PERIOD AFFECTED.

16. Disclaimer Of Third Party Rights. It is not the intention of the parties to this Agreement to create by this writing any rights, including but not limited to rights as third party beneficiaries, in any persons not a party to this Agreement.

17. Equipment and Wiring Location. Customer will be responsible for and provide or arrange for:

- (a) necessary plans to permit engineering and accessible equipment locations;
- (b) separate electric source, circuits and power at its own expense;
- (c) suitable space meeting operating environment requirements;
- (d) heat, air conditioning, light, and security and other operating environmental requirements for necessary Equipment;
- (e) reasonable access for Centel; and
- (f) raceway, conduit, holes and wireway.

Where Customer orders equipment or wiring to be installed at an end user premises, it shall secure any necessary authorizations from persons or entities possessing an interest in the premises.

18. Other Regulations. It is acknowledged that the parties do not construe the provision of the services covered by this Agreement to be subject to federal or state tariff. In the event that federal or state regulatory authorities determine that the services shall be provided under tariff, the parties agree that the terms and rates of this Agreement shall be substantially incorporated in the tariff filing made with such regulatory authorities, which filing shall be subject to approval of such authorities in accordance with law.

19. Non-appropriation. All funds for payment of services, facilities or equipment ordered under this Agreement are subject to the availability of a lawful appropriation for this purpose. In the event of non-appropriation of funds for the items under this Agreement, Customer will terminate this Agreement with cause for those items for which funds have not been appropriated. Written notice will be provided to Centel as soon as possible after non-appropriation occurs.

20. Independent Contractor. The parties agree that no joint venture or partnership between the parties is created by virtue of this Agreement. Neither party shall have the right or power to bind the other and it is expressly understood that Centel is an independent contractor and is not the agent of Customer. Centel is to determine how it will carry out the functions under this Agreement, and subject to the provisions of this Agreement, Customer does not have the right to dictate the manner in which Centel is to carry out those responsibilities.

21. Notice All notices to be given shall be given in writing by personal delivery, by mail with return receipt, or by recognized courier at the addresses specified as follows:

City of Las Vegas

Clark County

Las Vegas Metropolitan Police
Department

Las Vegas Valley Water
District

Centel

Notice shall be effective on receipt.

22. Entire Agreement. This Agreement constitutes the entire Agreement between the parties with respect to the subject matter hereof and supersedes all previous negotiations, proposals, commitments, writings, advertisements, publications and understandings of any nature whatsoever. No waiver, alteration or modification of any of the provisions hereof shall be binding unless made in writing and signed by a duly authorized representatives of the parties sought to be bound thereby.

23. Waiver No waiver by either party of any default, provision, condition, or requirement hereunder shall operate as a waiver of any other subsequent default, provision, condition, or requirement; nor shall any delay in the exercise of any right or remedy hereunder impair the exercise of any such right or remedy accruing to it thereafter.

24. Headings. The various headings in this Agreement are inserted for convenience only, and shall not affect the meaning or interpretation of this Agreement or any section or provision hereof.

25. Security Agreement. Customer acknowledges a security interest in Centel for any and all equipment placed on customer's property, which security interest shall continue throughout the duration of this agreement. Upon breach, Centel may enter upon any premises where the equipment may be located to remove the same with or without prior notice. Customer further agrees to execute necessary UCC Financing Statements in conjunction with this Security Agreement.

26. Severability. Any provision of this Agreement which conflicts with any applicable law or regulation will be deemed null and void only to the extent that it may conflict therewith, and all other provisions of this Agreement will remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed by their duly authorized representatives.

_____(Customer) _____(Centel)

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

_____(Customer)

_____(Centel)

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

_____(Customer)

_____(Centel)

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

_____(Customer)

_____(Centel)

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

CITY OF LAS VEGAS
SUMMARY OF CHARGES

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Network Services	
Individual Contract	\$12,616.00 Monthly
Joint Contract	\$10,202.00 Monthly
Terminal Equipment	
Option A - Purchase	\$57,410.50 Total Cost
Option B - Lease	\$3,031.00 Monthly
Installation Charges	\$20,321.00 Total Cost

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

0081

CITY OF LAS VEGAS
DETAIL OF NETWORK SERVICES

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>MONTHLY CHARGES</u>			
		<u>INDIVIDUAL CONTRACT</u>		<u>JOINT CONTRACT</u>	
		<u>UNIT</u> <u>CHARGE</u>	<u>TOTAL</u>	<u>UNIT</u> <u>CHARGE</u>	<u>TOTAL</u>
Basic Service Charge	1	\$940.00	\$940.00	\$300.00	\$300.00
Line Charges - Main C.O.	548	11.00	6,028.00	8.00	4,384.00
Line Charges - Other C.O.'s	75	11.00	825.00	11.00	825.00
FCC Line Charges	626	6.00	3,756.00	6.00	3,756.00
Electronic Switched Network	626	.50	313.00	.50	313.00
C.O. Charge For Console	1	230.00	230.00	100.00	100.00
C.O. Charge For Elec. Bus. Set	93	3.50	325.50	3.50	325.50
Station Message Detail					
Recording - DataPort	1	100.00	100.00	100.00	100.00
Virtual Facilities Group	1	26.00	26.00	26.00	26.00
Automatic Route Selection	1	72.50	72.50	72.50	72.50
Total Monthly Charge For Network Services			\$12,616.00 =====		\$10,202.50 =====

0082

CITY OF LAS VEGAS
DETAIL OF PURCHASED TERMINAL EQUIPMENT
OPTION A

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>PURCHASE COST</u> <u>UNIT CHARGE</u>	<u>TOTAL</u>
Attendant Console With Power Supply And Battery Back Up	1	\$4,433.00	\$4,433.00
Electronic Business Sets	93	228.00	21,204.00
2500 Set Phones	530	59.95	<u>31,773.50</u>
Total Purchase Cost For Terminal Equipment			\$57,410.50 =====

DETAIL OF LEASED TERMINAL EQUIPMENT
OPTION B

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>MONTHLY CHARGES</u> <u>UNIT CHARGE</u>	<u>TOTAL</u>
Attendant Console With Power Supply And Battery Back Up	1	\$325.00	\$325.00
Electronic Business Sets	93	12.00	1,116.00
2500 Set Phones	530	3.00	<u>1,590.00</u>
Total Monthly Charge For Terminal Equipment			\$3,031.00 =====

0083

CITY OF LAS VEGAS
DETAIL OF INSTALLATION CHARGES

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>INSTALLATION CHARGE/UNIT</u>	<u>TOTAL INSTALLATION</u>
Access Lines	623	\$10.00	\$6,230.00
Wiring And Modular Jacks	623	22.00	13,706.00
Service Order Writing	1	20.00	20.00
Premise Visit	1	5.00	5.00
Central Office Console Installation	1	160.00	160.00
Station Message Detail Recording	1	80.00	80.00
Virtual Facilities Group	1	40.00	40.00
Automatic Route Selection	1	80.00	80.00
Total Installation Charges			\$20,321.00 =====

0084

CITY OF LAS VEGAS
ADDITIONAL EQUIPMENT AND SERVICES AVAILABLE

<u>DESCRIPTION</u>	<u>MONTHLY LEASE</u>	<u>PURCHASE</u>
20 Button Add-On Module For E.B.S.	\$20.00	\$378.45
Speakerphone For E.B.S.	12.00	220.47
Unity III Single Line Feature Phone	6.00	109.60
Speakerphone For Unity III	7.50	150.10
Wall Bracket For E.B.S. Or Unity III	No Charge	5.25
6-Party Conference	20.25	Not Applicable
Music On Hold	105.00	Not Applicable

Optional Maintenance Contract is available to cover inside wire, jacks, and customer owned terminal equipment:

2nd Year - \$17,400.00

0085

EXISTING TELEPHONE
SYSTEM MONTHLY COST

<u>MONTH/YEAR</u>	<u>EQUIPMENT/SERVICE COST</u>	<u>*TOTAL SYSTEM COST</u>
September '84	\$11,211.40	\$15,100.84
October '84	11,258.80	15,407.63
November '84	11,157.15	14,826.78
December '84	11,200.90	14,633.21
January '85	11,251.10	14,628.43
February '85	11,123.50	15,481.09
March '85	11,263.90	15,158.04
April '85	11,272.45	16,303.61
May '85	11,279.70	16,540.20
June '85	11,343.45	17,205.09
July '85	11,378.75	15,459.18
August '85	11,446.10	16,845.60
TOTAL	\$135,187.20	\$187,589.70

Equipment/Service Average Monthly Cost \$11,265.60

*Total Systems Cost includes: Equipment charges, service charges (line costs), directory advertising, installation or system changes, and long distance service cost.

0086

October 16, 1985

Page 15

AGENDA*City of Las Vegas*

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

ITEM

Council Action

Department Action

IV. (g). DEPARTMENT OF PUBLIC WORKSRICHARD D. GOECKE, 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.

10:25 *A. ACCEPTANCE OF RIGHT OF WAY ITEMS

1. Quitclaim Deed

From: The Four Reasons, Inc.,
a Nevada Corp.
To: The City of Las Vegas
For: The SE 1/4 of Section 13,
T20S, R60E, M.D.M. for
thirty feet (30') half-
street dedication on
Bevvie Drive (9-30-85)

Lurie -
APPROVED Items 1,
2 and 3.
Unanimous
(Nolen excused)

Staff to proceed

2. Quitclaim Deed

From: Fred C. Smith and Jean T.
Smith, husband and wife
as joint tenants
To: The City of Las Vegas
For: The SE 1/4 of Section 13,
T20S, R60E, M.D.M. for
thirty feet (30') half-
street dedication on
Bevvie Drive (9-20-85)

APPROVED
See Above

See Above

3. Drainage Easement

From: James B. McCall and
Geraldine E. Silva
To: The City of Las Vegas
For: The NE 1/4 of the NE 1/4
of the NE 1/4 of
Section 27, T20S, R60E,
M.D.B.&M. to alleviate
drainage problems -
Expressway to Vegas Drive
at Lorenzi Blvd. (8-27-85)

APPROVED
See Above

See Above



0087
October 16, 1985

AGENDA*City of Las Vegas*

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

Page 16

ITEM

Council Action

Department Action

IV(g). DEPARTMENT OF PUBLIC WORKS (continued)

10:26

B. APPROVAL OF TRAFFIC AND PARKING ITEMS

1. Parking Meters on Bridger Avenue at Fourth Street.

Recommendation: Meters on the north side of Bridger Ave. west from Fourth St. to two parking spaces beyond the alley be changed to 12 minute meters, subject to Federal Express Corp. paying for the changes.

2. Driveway Variance at 240 Zion Drive.

Recommendation: Approval of Variance.

3. Additional Right-of-Way on Rancho Road.

Recommendation: The purchase of 10 feet of additional right-of-way.

4. Installation of a Yield Sign on Winwood Street at Auburn Avenue.

Recommendation: Approval in order to control Winwood Street approach to Auburn Avenue.

5. Delete Tour Bus Zone at the Golden Gate Hotel and Casino.

Recommendation: Approval and that a No Parking Any Time Zone be established in its place, subject to the Golden Gate Hotel & Casino paying for cost of changes.

6. Installation of a Stop Sign on Stacey Avenue at Winwood Street.

Recommendation: Approval.

7. Installation of a Stop Sign on Wallace Drive at Clarice Avenue.

Recommendation: Approval.

Lurie -
APPROVED Items 1
thru 7 as
recommended.
Unanimous

Staff to proceed



AGENDA DOCUMENTATION

TO:
The City Council

FROM: GRANVILLE M. BOWMAN
DEPUTY CITY MANAGER

SUBJECT: PARKING METERS ON BRIDGER AVENUE AT
FOURTH STREET

PURPOSE/BACKGROUND

Federal Express Corporation has requested that the parking meters on the north side of Bridger Avenue west from Fourth Street to two (2) parking spaces beyond the alley be changed to twelve (12) minute meters to provide improved parking turnover in this area.

The businesses in this area of Bridger Avenue are of the type that do not need long parking times and shortening the parking time allowed will provide more parking for customers.

FISCAL IMPACT

There will be no fiscal impact to the City of Las Vegas.

RECOMMENDATIONS

The Traffic and Parking Commission recommends that the parking meters on the north side of Bridger Avenue west from Fourth Street to two (2) parking spaces beyond the alley be changed to twelve (12) minute meters, providing Federal Express Corporation pays for the changes.


RICHARD GOECKE, DIRECTOR
DEPARTMENT OF PUBLIC WORKS

Agenda Item 10/16/85

IV. (g). B. 1.

AGENDA DOCUMENTATION

0089
Date: October 4, 1985

TO:
The City Council

FROM:
GRANVILLE M. BOWMAN
DEPUTY CITY MANAGER

SUBJECT: DRIVEWAY VARIANCE AT 240 ZION DRIVE

PURPOSE/BACKGROUND

Mr. Jeff Hayden has requested that he be allowed to construct a second driveway to his residence at 240 Zion Drive where only one is allowed, and to allow more than sixty percent (60%) of this front property to be driveway where sixty percent (60%) is the maximum allowed.

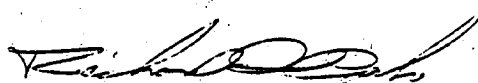
This variance will have no effect on traffic and will allow the vehicles housed at 240 Zion Drive to be parked off-street.

FISCAL IMPACT

There will be no fiscal impact to the City of Las Vegas.

RECOMMENDATIONS

The Traffic and Parking Commission recommends that the driveway variance be granted at 240 Zion Drive. Staff concurs.



RICHARD GOECKE, DIRECTOR
DEPARTMENT OF PUBLIC WORKS

Agenda Item 10/16/85

IV. (g). B. 2.

AGENDA DOCUMENTATION

TO: The City Council

FROM: GRANVILLE M. BOWMAN
DEPUTY CITY MANAGER

SUBJECT: ADDITIONAL RIGHT-OF-WAY
ON RANCHO DRIVE

PURPOSE/BACKGROUND

The Public Works Department is requesting permission to purchase ten (10') of right-of-way along the east side of Rancho Drive between Crescent Drive and Waldman Avenue in order to move the fence in this area back to provide sight distance when entering Rancho Drive from Waldman Avenue.

When Rancho Drive was reconstructed, it was constructed to the full right-of-way width leaving the fence along the east side of Rancho Drive between Crescent Drive and Waldman Avenue just behind the curb, therefore blocking the sight of a driver on Waldman Avenue from seeing approaching vehicles northbound on Rancho Drive. Moving the fence back ten feet (10') will allow vehicles to enter Rancho Drive safely from Waldman Avenue.

FISCAL IMPACT

The City of Las Vegas will purchase the right-of-way and reconstruct the fence.

RECOMMENDATIONS

The Traffic and Parking Commission recommends that ten feet (10') of additional right-of-way be purchased. Staff concurs.



RICHARD GOECKE, DIRECTOR
DEPARTMENT OF PUBLIC WORKS

Agenda Item 10/16/85

IV. (g). B. 3.

City of Las Vegas

CITY COUNCIL MINUTES - OCTOBER 16, 1985

AGENDA DOCUMENTATION

0091
Date: October 4, 1985

TO:
The City Council

FROM:
GRANVILLE M. BOWMAN
DEPUTY CITY MANAGER

SUBJECT: INSTALLATION OF A YIELD SIGN
ON WINWOOD STREET AT AUBORN AVENUE

PURPOSE/BACKGROUND

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

This intersection is presently uncontrolled. Neither stop nor yield signs are warranted. There have been no accidents at this location in the past year and sight distance is adequate. However, due to the number of complaints received regarding this intersection, the Traffic Engineering Division recommended that a yield sign be installed.

FISCAL IMPACT

City of Las Vegas personnel will install the yield sign. Funds are available in the F/Y 1985-86 budget.

RECOMMENDATIONS

The Traffic and Parking Commission recommends that a yield sign be installed to control the Winwood Street approach to Auburn Avenue.



RICHARD GOECKE, DIRECTOR
DEPARTMENT OF PUBLIC WORKS

Agenda Item 10/16/85

IV. (g). B. 4.

City of Las Vegas

CITY COUNCIL MINUTES - OCTOBER 16, 1985

0092

Date: October 4, 1985

AGENDA DOCUMENTATION

TO:
The City Council

FROM:
GRANVILLE M. BOWMAN
DEPUTY CITY MANAGER

SUBJECT: TOUR BUS ZONE AT THE GOLDEN GATE
HOTEL & CASINO

PURPOSE/BACKGROUND

The Golden Gate Casino has requested the removal of the Tour Bus Zone on the east side of Main Street just south of Fremont Street, and that this zone be designated No Parking Any Time.

This request will eliminate tour buses parking in an area where they are not needed. The No Parking Any Time Zone will not affect traffic or parking in the area.

FISCAL IMPACT

There will be no fiscal impact to the City of Las Vegas.

RECOMMENDATIONS

The Traffic and Parking Commission recommends that the Tour Bus Zone be deleted and that a No Parking Any Time Zone be established in its place, providing the Golden Gate Hotel & Casino pays the costs of the changes, and that the City Council authorize the Mayor to sign the Resolution. Staff concurs.


RICHARD GOECKE, DIRECTOR
DEPARTMENT OF PUBLIC WORKS

Agenda Item 10/16/85

IV. (g). B. 5.

AGENDA DOCUMENTATION

TO:
The City CouncilFROM:
GRANVILLE M. BOWMAN
DEPUTY CITY MANAGERSUBJECT: INSTALLATION OF A STOP SIGN
ON STACEY AVENUE AT WINWOOD STREETPURPOSE/BACKGROUND

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

This intersection is presently uncontrolled. A stop sign on the Stacey Avenue approach to Winwood Street is warranted due to a high volume of vehicular and pedestrian traffic and inadequate sight distance. There have been no accidents at this location in the past year.

FISCAL IMPACT

City of Las Vegas personnel will install the stop sign. Funds are available in the F/Y 1985-86 budget.

RECOMMENDATIONS

The Traffic and Parking Commission recommends that a stop sign be installed to control the Stacey Avenue approach to Winwood Street, and that the City Council authorize the Mayor to sign the Resolution. Staff concurs.


RICHARD GOECKE, DIRECTOR
DEPARTMENT OF PUBLIC WORKS

Agenda Item 10/16/85

IV. (g). B. 6.

City of Las Vegas

CITY COUNCIL MINUTES - OCTOBER 16, 1985

0094

Date: October 4, 1985

AGENDA DOCUMENTATION

TO:

The City Council

FROM:

GRANVILLE M. BOWMAN
DEPUTY CITY MANAGER

SUBJECT: INSTALLATION OF A STOP SIGN
ON WALLACE DRIVE AT CLARICE AVENUE

PURPOSE/BACKGROUND

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

This intersection is presently controlled by a stop sign on the southbound approach to Clarice Avenue on Wallace Drive. A stop sign on the northbound approach to Wallace Drive will be warranted when the apartments on Wallace Drive begin to be occupied. There have been no accidents at this location in the past year, however sight distance is inadequate.

FISCAL IMPACT

City of Las Vegas personnel will install the stop sign. Funds are available in the F/Y 1985-86 budget.

RECOMMENDATIONS

The Traffic and Parking Commission recommends that a stop sign be installed to control the Wallace Drive approach to Clarice Avenue, and that the City Council authorize the Mayor to sign the Resolution. Staff concurs.



RICHARD GOECKE, DIRECTOR
DEPARTMENT OF PUBLIC WORKS

Agenda Item 10/16/85

IV. (g). B. 7.

R E S O L U T I O N

0095

WHEREAS, various sections of TITLE 11 of the Las Vegas Municipal Code allow for additions to and corrections of the schedules which are established in the respective sections to be effected by Resolution; and

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

NOW, THEREFORE, be it resolved by the City Council of the City of Las Vegas, Nevada, that the following schedules pertaining to TITLE 11 of the City Code be amended as follows:

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

Wallace Drive at Clarice Avenue

Stacey Avenue at Winwood Street

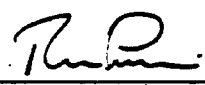
SCHEDULE 17-III be amended to include the following parking prohibited at all times on certain streets:

<u>Street</u>	<u>Side</u>	<u>From</u>	<u>To</u>
Main Street	East	125' south of Fremont	Fremont Street

SCHEDULE 18-VI be amended to delete the following 24-hour daily Tour Bus Zone:

On Main Street beginning forty feet (40') south of Fremont Street and extending along the east curb line eighty-three feet (83') to the south.

PASSED, ADOPTED AND APPROVED THIS 16th day of October, 1985.



RON LURIE, MAYOR PRO-TEM

ATTEST:



CAROL ANN HAWLEY, City Clerk


10-31-85

AGENDA*City of Las Vegas*

October 16, 1985

Page 17

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

ITEM

Council Action

Department Action

IV. (g). DEPARTMENT OF PUBLIC WORKS
(Continued)

C. REPORTS/ACTION

1. Contract Modification Number One
To The Highland Drive Project -
85.3550.3

Lurie -
APPROVED
Unanimous

Staff to proceed

2. Release of Flood Insurance Bond -
FEMA Drainage Restoration and
Repair

Lurie -
APPROVED
Unanimous

Staff to proceed

Chris...

AGENDA DOCUMENTATION

TO: The City Council

FROM: GRANVILLE M. BOWMAN
DEPUTY CITY MANAGER

SUBJECT: CONTRACT MODIFICATION NUMBER ONE TO THE HIGHLAND DRIVE PROJECT - 85.3550.3

PURPOSE/BACKGROUND

Item #1: To help prevent the cutting of newly paved streets, the City Engineer has implemented a program to encourage property owners to install utility laterals to their affected parcels prior to the rebuilding or repaving of streets by Public Works construction projects.

As a result of this program, \$38,521.05 worth of utility laterals were installed in the Highland Drive project which were not covered by bid items. All utility lateral work was prepaid by the property owners.

Item #2: To protect the old existing shallow water main on Highland Drive between Alta Drive and Mineral Avenue, the City Engineer, with Clark County concurrence, directed the contractor to install a geotextile bridge above the pipe to assist in the prevention of future damage to the line and inconvenience to the using public. (See attached drawing for clarification.) Total cost of the installation is \$16,750.65.

The above two items have been recommended as contract modification number one of the Highland Drive project by the Contract Modification Committee and it is requested that the City Council approve it as such.

FISCAL IMPACT

The amount of \$38,521.05 has been paid to the City by the affected property owners for utility lateral installations. Clark County has approved item #2 above for reimbursement of \$16,750.65 from Bond Issue funds.

RECOMMENDATIONS

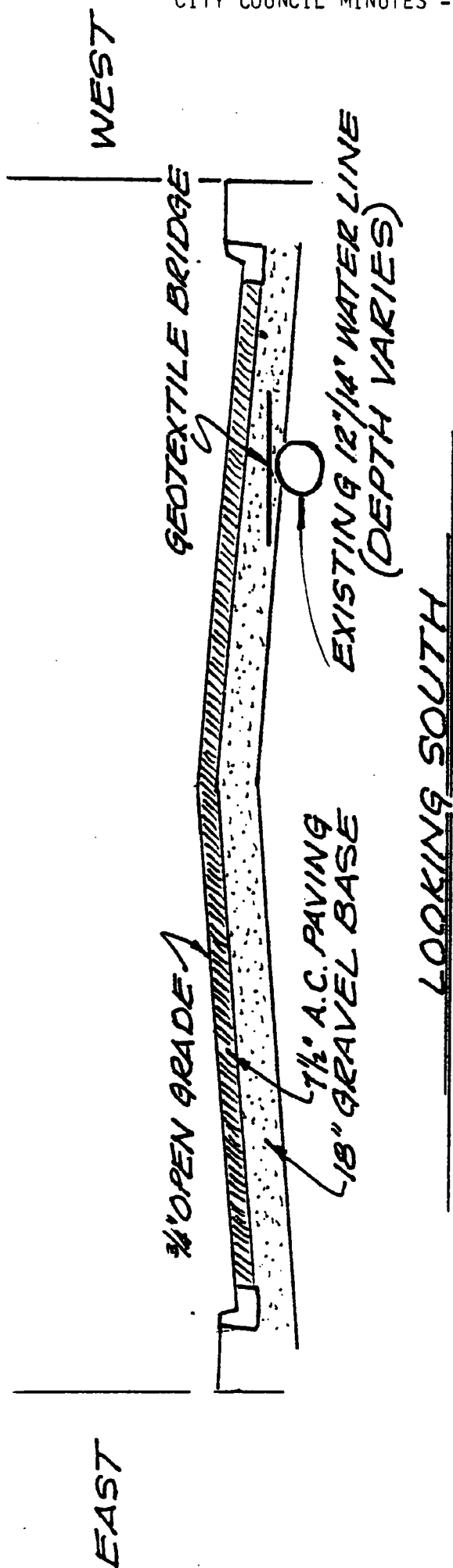
The Director of Public Works recommends approval of Contract Modification Number One by the City Council.


RICHARD D. GOECKE
Director of Public Works

Agenda Item 10/16/85

IV. (g). C. 1.

ITEM #2 OF
CONTRACT MODIFICATION #1



SECTION OF HIGHLAND DRIVE
ALTA DRIVE TO MINERAL AVE.

AGENDA DOCUMENTATION

TO: The City Council

FROM: GRANVILLE M. BOWMAN
DEPUTY CITY MANAGERSUBJECT: RELEASE OF FLOOD INSURANCE BOND -
FEMA DRAINAGE RESTORATION AND REPAIRPURPOSE/BACKGROUND

On May 15, 1985, the City Council awarded the FEMA Drainage Restoration and Repair Contract to J. R. Jacks Construction Company. Presently, the project is substantially complete and the City has accepted maintenance responsibility of the Las Vegas Wash Channel Improvements. The contractor is required to resolve minor punch list items in order for the City to release the contractor from his contract.

J. R. Jacks was required to post a 150-day, \$250,000 Certificate of Deposit made jointly to J. R. Jacks Construction Co. and the City of Las Vegas. This Certificate of Deposit was to insure the City that funds would be available for flood damage to protect the project until the work was substantially completed which happened on August 23, 1985.

Attached is correspondence from G. C. Wallace Inc., the project's consultant engineer, recommending release of the Certificate of Deposit.

FISCAL IMPACT

None.

RECOMMENDATIONS

It is recommended that authorization be given to release the Certificate of Deposit to J. R. Jacks Construction Company.



RICHARD D. GOECKE
DIRECTOR OF PUBLIC WORKS

Agenda Item 10/16/85

IV. (g). C. 2.

Maturity Date:
November 13, 1985

LAS VEGAS MAIN BRANCH
PIONEER CITIZENS BANK
of Nevada P.O. Box 430
Las Vegas, Nevada 89101

No 3482

Las Vegas, NEVADA May 17, 1985

THIS CERTIFIES THAT *J. R. Jacks Construction Co. and The City of Las Vegas* HAS
DEPOSITED IN THIS BANK, NOT SUBJECT TO CHECK *Two Hundred Fifty Thousand and 00/100* DOLLARS
\$ 250,000.00 PAYABLE 180 dys MONTHS AFTER DATE, UPON SURRENDER OF THIS CERTIFICATE PROPERLY
ENDORSED, AT THE ABOVE OFFICE, WITH INTEREST PAYABLE At Maturity AT THE RATE OF 7.40 %
PER ANNUM, SUBJECT TO APPLICABLE PRESENT AND FUTURE STATE AND FEDERAL LAWS AND REGULATIONS.

NOTICE: THIS INSTRUMENT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DISCLOSURE OF PENALTY PROVISIONS
ATTACHED HERETO AND THE TERMS AND CONDITIONS OF THE SIGNATURE CARD EXECUTED CONCURRENTLY HEREWITH.

NO INTEREST AFTER
MATURITY

BY

AUTHORIZED SIGNATURE

AN IMPORTANT NOTICE ABOUT YOUR TIME DEPOSIT CONTRACT

Thank you for renewing Time Deposit Account Number 3481 Represented by a TCD
In the amount of \$ 250,000.00 Due NV 13, 19 85 (Certificate of Deposit, Passbook, Etc.)

You have agreed by renewing this account, to keep these funds upon deposit until the above due date and for the full maturity of any subsequent renewals.

Under Government Regulations your deposit may not be withdrawn prior to maturity, except with our consent which may be given only at the time such request is made. A substantial penalty is required if we grant your request for early withdrawal.

(1) Where a time deposit with an original maturity or required notice period of seven to 31 days, or any portion thereof, is paid before maturity, a depositor shall forfeit an amount equal to the greater of (i) all interest earned on the amount withdrawn from the most recent of the date of deposit, date of maturity, or date on which notice was given, or (ii) all interest that could have been earned on the amount withdrawn during a period equal to one-half the maturity period or the required notice period.

(2) Where a time deposit with an original maturity or required notice period of 32 days to one year, or any portion thereof, is paid before maturity, a depositor shall forfeit an amount at least equal to one month's interest earned, or that could have been earned, on the amount withdrawn at the nominal (simple) interest rate being paid on the deposit, regardless of the length of time the funds withdrawn have remained on deposit.

(3) Where a time deposit with an original maturity or required notice period of more than one year, or any portion thereof, is paid before maturity, the depositor shall forfeit an amount at least equal to three months' interest earned, or that could have been earned, on the amount withdrawn at the nominal (simple) interest rate being paid on the deposit, regardless of the length of time the funds withdrawn have remained on deposit. Any of the above penalties may result in a reduction of the principal sum of the account affected.

*We will honor a request for early withdrawal and we will not assess any penalty if any owner of this deposit dies or is judicially declared to be mentally incompetent.

*If this deposit is in a properly established "IRA" or "Keogh" Plan, we will allow withdrawal within seven days after establishment with forfeiture of all interest earned at the nominal (simple interest) rate being paid on the deposit.

and, under two other circumstances, Federal Regulations allow early withdrawal without penalty from "IRA" or "Keogh" accounts at our discretion. These are disability (other than mental incompetency) or attainment of age 59½ by the depositor. We will exercise our discretion in considering any request for early withdrawal under either of these circumstances.

PIONEER CITIZENS BANK OF NEVADA, Reno, Nevada

DATE May 17, 1985

If you have any questions regarding these Federal Regulations please let us know.

PLEASE KEEP THIS NOTICE WITH YOUR DEPOSIT INSTRUMENT

 **G.C. WALLACE, INC.**
Engineering/Architecture

0101

G. C. WALLACE, P.E.
MICHAEL RADOJEVICH
KAY L. ADAMS, L.S.
GARY J. SPINKELINK
THOMAS COYLE, A.I.A.
JACK H. MITCHELL, P.E.
VAN H. MIERSCH

412.031

October 4, 1985

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

Attention: Mr. Carl P. Malone
City Engineer

Subject: FEMA Drainage Restoration and Repairs

Gentlemen:

As of August 23, 1985, J. R. Jacks Construction Company, Inc. has substantially completed construction of the subject project and has been given "Relief of Maintenance and Responsibility" by the City of Las Vegas for the said project.

Based on requirements imposed by the City of Las Vegas, J. R. Jacks Construction Company, Inc. furnished a One Hundred Eighty Day Certificate of Deposit in the amount of \$250,000.00 to protect the City of Las Vegas for any flood damage to the subject project during the construction phase. Since the project is substantially complete and maintenance and responsibility for the project has been accepted by the City of Las Vegas, G. C. Wallace recommends the City of Las Vegas release the One Hundred Eighty Day Certificate of Deposit.

Should you have any questions regarding this matter, please advise.

Very truly yours,

G. C. WALLACE, INC.

Van H. Miersch

dv

cc: A. L. Bessant, CLV
Greg Anderson, GCW

Concur
Carl P. Malone
10/4/85

October 16, 1985

Page 18

AGENDA*City of Las Vegas*

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

ITEM	Council Action	Department Action
V. GEORGE F. OGILVIE - CITY ATTORNEY		
0:28 A. Approval of Resolution Making Provisional Order to Create Special Improvement District No. 459 (Rigel Avenue)	Lurie - Resolution ADOPTED. Unanimous	Staff to proceed
10:28 B. Recommendation of Suspension of Family Child Care License: Linda Marshall, 221 Moller Circle	No action was taken by the Council due to Ms. Marshall's surrender of her license as of 10/15/85.	
10:31 C. Approval of Amendment to Lease Between City and Nevada Catholic Welfare Bureau to Provide for Installation of Off-Site Improvements By Way of Special Improvement District	Levy - APPROVED Amendment. Unanimous VERBATIM TRANSCRIPT OF ITEM C MADE PART OF FINAL MINUTES.	Staff to proceed

AGENDA DOCUMENTATION

TO: The City Council

FROM: *George F. Ogilvie*
George F. Ogilvie
City Attorney

SUBJECT: Resolution Making a Provisional Order and Notice of Hearing
For Special Improvement District No. 459.

PURPOSE/BACKGROUND

S.I.D. NO.:

459

STEP NO.:

5A - Resolution Making a Provisional
Order

6A - Notice of Public Hearing

IMPROVEMENTS:

Include the installation of street
paving, curbs and gutters, sidewalks,
driveway approaches, street lighting
and sanitary sewer laterals,
together with acquisition of
necessary rights of way therefor.

LOCATION:

Rigel Avenue between Meade Street
and Sirius Street.

FISCAL IMPACT

RECOMMENDATIONS

It is recommended that the City Council take the appropriate
steps to adopt this Resolution.

Agenda Item

V-A

R E S O L U T I O N

A RESOLUTION MAKING A PROVISIONAL ORDER TO THE EFFECT THAT THE WORK OF IMPROVEMENT OF CERTAIN STREETS AND ALLEYS, AND PARTS THEREOF, WITH INTERSECTIONS, WITHIN THE PROPOSED LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 459 SHALL BE DONE:

WHEREAS, the City Council of the City of Las Vegas, in the County of Clark and State of Nevada, pursuant to Chapter 271, Nevada Revised Statutes, and all laws supplemental thereto, has directed the City Engineer to file with the City Clerk, who is also the Clerk of said City Council, certain preliminary plans, assessment plats, typical sections of the contemplated improvements, preliminary estimates of costs and estimates of maximum benefits, all in connection with the proposed installation of certain improvements along certain streets within certain areas of said City, said improvements being more specifically described as follows:

Providing for the grading, gravelling, macadamizing, paving, draining and otherwise improving those certain streets and portions thereof, including street intersections, within the area hereinafter identified in the notice provided for in Section 4 of this Resolution as ASSESSMENT UNIT NO. 1,

Providing for the installation of curbs and gutters along those certain streets and portions thereof within the area hereinafter identified in the notice provided for in Section 4 of this Resolution as ASSESSMENT UNIT NO. 2,

Providing for the installation of a street lighting system and all other facilities incidental thereto along those certain streets and portions thereof within the area hereinafter identified in the notice provided for in Section 4 of this Resolution as ASSESSMENT UNIT NO. 3,

Providing for the installation of sanitary sewer laterals along those certain streets and portions thereof within

1 the area hereinafter identified in the notice provided for in
2 Section 4 of this Resolution as ASSESSMENT UNIT NO. 4,

3 Providing for the installation of driveway approaches
4 along those certain streets and portions thereof within the
5 area hereinafter identified in the notice provided for in
6 Section 4 of this Resolution as ASSESSMENT UNIT NO. 5 and

7 Providing for the installation of sidewalks along
8 those certain streets and portions thereof within the area herein-
9 after identified in the notice provided in Section 4 of this
10 Resolution as ASSESSMENT UNIT NO. 6; and

11 WHEREAS, the City Engineer, on the 11th day of October,
12 1985, filed at the office of said City Clerk, in connection
13 with said improvements and with said City's proposed Las Vegas,
14 Nevada, Special Improvement District No. 459 the following:

15 A. Preliminary plans showing typical sections of the
16 contemplated improvements, the type or types of material, together
17 with the approximate thickness and width, and preliminary estimates
18 of the costs of such improvements.

19 B. Preliminary estimates of the total cost of each
20 type of construction, said estimates being made in a lump sum or
21 by unit prices, and, further, including in said estimates, without
22 limiting the generality of the foregoing, the advertising, ap-
23 praising, engineering, printing and such other expenses as in
24 the judgment of said City Engineer are necessary or essential to
25 the completion of such work of improvement and the payment of the
26 costs thereof.

27 C. Assessment plats showing the areas to be assessed
28 and the amount of maximum benefits estimated to be assessed
29 against each lot or parcel of property within each assessment
30 unit of said Special Improvement District, such estimates as
31 heretofore designated by said City Council being computed, for
32 the respective assessment units, on the bases set forth in Section

1 2 of this Resolution; and

2 WHEREAS, an equitable adjustment will be made for any
3 assessment to be levied against any irregular lot or parcel, so
4 that assessments according to benefits will be equal and uniform;
5 and

6 WHEREAS, said City Council has examined said plans,
7 assessment plats, typical sections of contemplated improvements,
8 preliminary estimates of costs and estimates of maximum benefits,
9 so filed with said City Clerk, and has found, and hereby does
10 declare, the same to be satisfactory in all respects; and

11 WHEREAS, property owned by any public body shall not
12 be assessed in the absence of the consent to the assessment by
13 such public body;

14 NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
15 THE CITY OF LAS VEGAS, NEVADA, at a regular meeting thereof held
16 on the 16th day of October, 1985, that said City Council shall,
17 and hereby does, accept said plans, assessment plats, typical
18 sections of contemplated improvements, preliminary estimates of
19 costs and estimates of maximum benefits to be assessed against
20 each lot or parcel of property in the respective assessment units
21 of said Special Improvement District.

22 BE IT FURTHER RESOLVED that said City Council shall, and
23 hereby does, PROVISIONALLY ORDER THAT:

24 SECTION 1. Those improvements, at an estimated cost of
25 \$150,423, including engineering, legal and incidental expenses,
26 all as more particularly hereinafter set forth and described
27 in said plans herein accepted, reference to which is hereby
28 made and which are available for public examination at the
29 Office of the City Clerk of said City, shall be installed.

30 SECTION 2. Said estimated cost shall be apportioned
31 among the respective assessment units of the proposed Special

32 . . .

1 Improvement District as follows:

	<u>Estimated Amount of Special Assessments</u>
3 ASSESSMENT UNIT NO. 1	\$ 112,525
4 ASSESSMENT UNIT NO. 2	9,149
5 ASSESSMENT UNIT NO. 3	6,487
6 ASSESSMENT UNIT NO. 4	14,378
ASSESSMENT UNIT NO. 5	5,038
ASSESSMENT UNIT NO. 6	<u>2,847</u>
7 TOTAL	\$ 150,423

8 The amounts to be assessed shall be made upon all lots
9 and parcels of property benefitted, proportionately to the
10 benefits received, and shall be assessed against the property
11 abutting said improvements on the following bases:

12 ASSESSMENT UNIT NO. 1 (Street Improvements)

13 Such estimates shall be computed on a front foot
14 basis, i.e., on the basis that each lot or parcel of property
15 to be assessed in the assessment unit shall be assessed a
16 portion of the aggregate dollar amount being levied against the
17 entire assessment unit in the proportion that the frontage of
18 said lot or parcel which abuts the improvement bears to the
19 frontage of all assessable property abutting the improvement
20 in the assessment unit. The cost of paving street intersections
21 shall be included in the total costs being levied against the
22 assessment unit and shall be assessed against each lot or parcel
23 of property within the assessment unit on the aforesaid front
24 foot basis.

25 ASSESSMENT UNIT NO. 2 (Curbs and Gutters)

26 Such estimates shall be computed on a front foot
27 basis, i.e., on the basis that each lot or parcel of property
28 to be assessed in the assessment unit shall be assessed a
29 portion of the aggregate dollar amount being levied against the
30 entire assessment unit in the proportion that the frontage of
31 said lot or parcel which abuts the improvement bears to the
32 frontage of all assessable property abutting the improvement

1 in the assessment unit.

2 ASSESSMENT UNIT NO. 3 (Street Lighting)

3 Such estimates shall be computed on a front foot
4 basis, i.e., on the basis that each lot or parcel of property
5 to be assessed in the assessment unit shall be assessed a
6 portion of the aggregate dollar amount being levied against the
7 entire assessment unit in the proportion that the frontage of
8 said lot or parcel which abuts the improvement bears to the
9 frontage of all assessable property abutting the improvement
10 in the assessment unit.

11 ASSESSMENT UNIT NO. 4 (Sanitary Sewer Laterals)

12 Such estimates shall be computed on the basis that
13 each lot or parcel of property to be assessed in the assessment
14 unit shall be assessed a portion of the aggregate dollar amount
15 being levied against the entire assessment unit in the proportion
16 that the number, length and size of the sewer laterals installed
17 to serve said lot or parcel bears to the total number and aggregate
18 length and size of all of the sewer laterals installed to serve
19 all assessable property in the assessment unit.

20 ASSESSMENT UNIT NO. 5 (Driveway Approaches)

21 Such estimates shall be computed on the basis that each
22 lot or parcel of property to be assessed in the assessment unit
23 shall be assessed a portion of the aggregate dollar amount being
24 levied against the entire assessment unit in the proportion
25 that the number, length and width of the driveway approaches
26 installed to serve said lot or parcel bears to the total number
27 and aggregate length and width of all of the driveway approaches
28 installed to serve all assessable property in the assessment unit.

29 ASSESSMENT UNIT NO. 6 (Sidewalks)

30 Such estimates shall be computed on a front foot basis,
31 i.e., on the basis that each lot or parcel of property to be
32 assessed in the assessment unit shall be assessed a portion of

1 the aggregate dollar amount being levied against the entire
2 assessment unit in the proportion that the frontage of said
3 lot or parcel which abuts the improvement bears to the frontage
4 of all assessable property abutting the improvement in the
5 assessment unit.

6 In each assessment unit, an equitable adjustment
7 will be made for any assessment levied against any irregular lot
8 or parcel, so that the assessments according to benefits are
9 equal and uniform. The portion of the costs to be assessed
10 against, and the maximum benefits estimated to be conferred
11 upon, each lot or parcel of property shall be as stated in the
12 aforesaid assessment plat. Regardless of the basis used for
13 apportioning the assessments, in the case of a wedge, "V" or
14 other irregularly shaped lot or parcel, the amount apportioned
15 thereto shall be in proportion to the special benefits to be
16 derived thereby.

17 SECTION 3. The area comprising said streets to be
18 improved and said property to be assessed (i.e., all of said
19 assessment units), shall be designated "Las Vegas, Nevada, Special
20 Improvement District No. 459."

21 SECTION 4. On Wednesday, the 6th day of November, 1985,
22 at the hour of 2:00 o'clock p.m., in the Council Chambers in the
23 Las Vegas City Hall Complex, 400 East Stewart Avenue, Las Vegas,
24 Nevada, or at any time prior to said date and time at the Office
25 of said City Clerk at said City Hall, the owners of the property
26 to be assessed, or any other person interested in any thereof,
27 may file written protests or objections and may appear before
28 said City Council at said time and place and be heard as to the
29 propriety and advisability of making such improvements, as
30 to the cost thereof, as to the manner of payment therefor and as
31 to the amount thereof to be assessed against the property to
32 be so improved. Twenty (20) days' notice in writing of such

1 time and place shall be given to such property owners, which shall
2 be served by said City Clerk by mailing a copy of such notice,
3 postage prepaid as first-class mail, to the last known address
4 of each last known owner of property within each assessment
5 unit whose property will be assessed for the costs of such
6 improvements, such names and addresses of such property owners
7 being those appearing on the local property assessment rolls for
8 general (ad valorem) taxes on file in the Office of the County
9 Assessor of Clark County, Nevada, wherein said property is
10 located. Notice shall also be given by the City Engineer of said
11 City by posting a copy of such notice in three public places
12 at or near the site of the proposed work within each assessment
13 unit at least twenty (20) days prior to said hearing. Proof of
14 such mailing and posting shall be made by the affidavit of said
15 City Clerk or of said City Engineer, as the case may be, such
16 proof to be filed with said City Clerk; provided, however, that
17 the fact that the person to whom any such notice is addressed
18 does not receive the same shall not invalidate or affect the
19 legality of the notice given thereby and shall not invalidate or
20 affect the legality of any assessment nor any other of the
21 proceedings hereunder. Notice of the time and place of such
22 hearing shall also be given by publishing a copy of such notice
23 in the Las Vegas Sun, a newspaper published and of general
24 circulation within said City, once each week for three consecutive
25 weeks, by three weekly insertions, the first such publication to
26 be at least fifteen (15) days prior to the date of the protest
27 hearing. Not less than fourteen (14) days shall intervene between
28 the first publication and the last publication. Such service
29 by publication shall be verified by the affidavit of the pub-
30 lisher of said newspaper and filed with said City Clerk. Said
31 notice shall be in substantially the following form:

32 . . .

1 NOTICE OF HEARING ON THE IMPROVEMENT OF CERTAIN STREETS AND ALLEYS
2 AND PARTS THEREOF, AND PROPOSED ASSESSMENTS WITHIN THE PROPOSED
3 LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 459.

4 NOTICE IS HEREBY GIVEN to the property owners within
5 the proposed Las Vegas, Nevada, Special Improvement District
6 No. 459 and to all other interested persons that:

7 The City Council of the City of Las Vegas, Nevada,
8 has provisionally ordered that certain improvements be installed
9 along certain streets within those certain areas of said City
10 hereinafter more specifically described as follows:

11 ASSESSMENT UNIT NO. 1 (Street Improvements)

12 The improvement shall consist of the installation of
13 street paving along that certain street and portions thereof,
14 within said City, as more particularly described as follows:

15 RIGEL AVENUE (60 feet wide): Along both sides thereof
16 from Meade Street southerly to Sirius Street.

17 ASSESSMENT UNIT NO. 2 (Curbs and Gutters)

18 The improvement shall consist of the installation of
19 standard "L" type curb and gutters along that certain street
20 and portions thereof, within said City, as more particularly
21 described as follows:

22 RIGEL AVENUE (60 feet wide): Along both sides thereof
23 from Meade Street southerly to Sirius Street.

24 ASSESSMENT UNIT NO. 3 (Street Lighting)

25 The improvement shall consist of the installation of
26 street lights and appurtenances along that certain street and
27 portions thereof, within said City, as more particularly described
28 as follows:

29 RIGEL AVENUE (60 feet wide): Along the east thereof from
30 Meade Street southerly to Sirius Street.

31 ASSESSMENT UNIT NO. 4 (Sanitary Sewer Laterals)

32 The improvement shall consist of the installation of
sanitary sewer laterals extending from the sanitary sewer

1 collecting lines to the front property lines of the properties
2 along that certain street and portions thereof, within said City,
3 as more particularly described as follows:

4 RIGEL AVENUE (60 feet wide): Along both sides thereof
5 from Meade Street southerly to Sirius Street.

6 ASSESSMENT UNIT NO. 5 (Driveway Approaches)

7 The improvement shall include the installation of
8 standard commercial driveway approaches along that certain street
9 and portions thereof, within said City, as more particularly
10 described as follows:

11 RIGEL AVENUE (60 feet wide): Along both sides thereof from
12 Meade Street southerly to Sirius Street.

13 ASSESSMENT UNIT NO. 6 (Sidewalks)

14 The improvement shall consist of the installation of
15 standard sidewalks 5 feet in width along that certain street and
16 portions thereof, within said City, as more particularly
17 described as follows:

18 RIGEL AVENUE (60 feet wide): Along both sides thereof from
19 Meade Street southerly to Sirius Street.

20 Except as shown on the plans and specifications as
21 filed in the Office of the City Clerk of said City, the improve-
22 ments are more particularly described as follows:

23 ASSESSMENT UNIT NO. 1 (Street Improvements)

24 The street paving shall consist of 3 inches of asphaltic
25 concrete pavement (including bituminous fog seal), 4 inches of
26 Type II aggregate base, 6 inches of Type I aggregate sub-base
27 and drainage facilities; together with the installation, removal
28 and relocation of any and all utilities and any and all appurten-
29 ances which are deemed necessary to complete same, as more
30 particularly shown by the plats, diagrams and plans of the work
31 and of the locality to be improved to be filed with said City
32 Clerk.

1 ASSESSMENT UNIT NO. 2 (Curbs and Gutters)

2 The curbs and gutters shall be standard Portland cement
3 "L" type; together with the installation, removal and relocation
4 of any and all utilities and any and all appurtenances with are
5 deemed necessary to complete same, as more particularly shown
6 by the plats, diagrams and plans of the work and of the locality
7 to be improved to be filed with said City Clerk.

8 ASSESSMENT UNIT NO. 3 (Street lighting)

9 The street lighting system shall consist of 100 watt
10 high pressure sodium vapor luminaires, steel lighting standards
11 on concrete bases and underground circuits; together with the
12 installation , removal and relocation of any and all utilities
13 and any and all appurtenances which are deemed necessary to
14 complete same, as more particularly shown by the plats, diagrams
15 and plans of the work and of the locality to be improved to be
16 filed with said City Clerk.

17 ASSESSMENT UNIT NO. 4 (Sanitary Sewer Laterals)

18 The sanitary sewer laterals shall consist of 4 inch to
19 6 inch, as requested by the owners of the respective lots or
20 parcels of property, polyvinyl chloride sewer laterals from the
21 8 inch sewer collection lines to the front property lines;
22 together with the installation, removal and relocation of any
23 and all utilities and any and all appurtenances which are deemed
24 necessary to complete same, as more particularly shown by the
25 plats, diagrams and plans of the work and of the locality to be
26 improved to be filed with said City Clerk.

27 ASSESSMENT UNIT NO. 5 (Driveway Approaches)

28 The driveway approaches shall be 6 inch concrete slabs
29 over an 8 inch minimum Type II gravel base reinforced with #3
30 rebar; together with the installation, removal and relocation of
31 any and all utilities and any and all appurtenances which are
32 deemed necessary to complete same, as more particularly shown

1 by the plats, diagrams and plans of the work and of the locality
2 to be improved to be filed with said City Clerk.

3 ASSESSMENT UNIT NO. 6 (Sidewalks)

4 The sidewalks shall be 4 inch concrete slabs over a 5
5 inch minimum Type II gravel base; together with the installation,
6 removal and relocation of any and all utilities and any and all
7 appurtenances which are deemed necessary to complete same, as
8 more particularly shown by the plats, diagrams and plans of the
9 work and of the locality to be improved to be filed with said
10 City Clerk.

11 All of the plats, diagrams and plans on file in the
12 Office of said City Clerk with respect to said described assess-
13 ment units are deemed by the City Engineer of said City and by
14 said City to be essential to the construction of said improvements.

15 It is estimated that the estimated total cost of said
16 improvements, to wit, \$150,423, shall be apportioned as follows:

	<u>Estimated Amount of Special Assessments</u>
18 ASSESSMENT UNIT NO. 1	\$ 112,525
19 ASSESSMENT UNIT NO. 2	9,149
20 ASSESSMENT UNIT NO. 3	6,487
21 ASSESSMENT UNIT NO. 4	14,378
22 ASSESSMENT UNIT NO. 5	5,038
23 ASSESSMENT UNIT NO. 6	<u>2,847</u>
24 TOTAL	\$ 150,423

25 The amounts to be assessed shall be made upon all lots
26 and parcels of property benefitted proportionately to the benefits
27 received and shall be assessed against the property abutting said
28 improvements on the following bases:

29 ASSESSMENT UNIT NO. 1 (Street Improvements)

30 Such estimates shall be computed on a front foot
31 basis, i.e., on the basis that each lot or parcel of property
32 to be assessed in the assessment unit shall be assessed a
portion of the aggregate dollar amount being levied against the
entire assessment unit in the proportion that the frontage of

1 said lot or parcel which abuts the improvement bears to the
2 frontage of all assessable property abutting the improvement
3 in the assessment unit. The cost of paving street intersections
4 shall be included in the total costs being levied against the
5 assessment unit and shall be assessed against each lot or parcel
6 of property within the assessment unit on the aforesaid front
7 foot basis.

8 ASSESSMENT UNIT NO. 2 (Curbs and Gutters)

9 Such estimates shall be computed on a front foot
10 basis, i.e., on the basis that each lot or parcel of property
11 to be assessed in the assessment unit shall be assessed a
12 portion of the aggregate dollar amount being levied against the
13 entire assessment unit in the proportion that the frontage of
14 said lot or parcel which abuts the improvement bears to the
15 frontage of all assessable property abutting the improvement
16 in the assessment unit.

17 ASSESSMENT UNIT NO. 3 (Street Lighting)

18 Such estimates shall be computed on a front foot
19 basis, i.e., on the basis that each lot or parcel of property
20 to be assessed in the assessment unit shall be assessed a
21 portion of the aggregate dollar amount being levied against the
22 entire assessment unit in the proportion that the frontage of
23 said lot or parcel which abuts the improvement bears to the
24 frontage of all assessable property abutting the improvement
25 in the assessment unit.

26 ASSESSMENT UNIT NO. 4 (Sanitary Sewer Laterals)

27 Such estimates shall be computed on the basis that
28 each lot or parcel of property to be assessed in the assessment
29 unit shall be assessed a portion of the aggregate dollar amount
30 being levied against the entire assessment unit in the proportion
31 that the number, length and size of the sewer laterals installed
32 to serve said lot or parcel bears to the total number and aggregate

1 length and size of all of the sewer laterals installed to serve
2 all assessable property in the assessment unit.

3 ASSESSMENT UNIT NO. 5 (Driveway Approaches)

4 Such estimates shall be computed on the basis that each
5 lot or parcel of property to be assessed in the assessment unit
6 shall be assessed a portion of the aggregate dollar amount being
7 levied against the entire assessment unit in the proportion
8 that the number, length and width of the driveway approaches
9 installed to serve said lot or parcel bears to the total number
10 and aggregate length and width of all of the driveway approaches
11 installed to serve all assessable property in the assessment unit.

12 ASSESSMENT UNIT NO. 6 (Sidewalks)

13 Such estimates shall be computed on a front foot basis,
14 i.e., on the basis that each lot or parcel of property to be
15 assessed in the assessment unit shall be assessed a portion of
16 the aggregate dollar amount being levied against the entire
17 assessment unit in the proportion that the frontage of said
18 lot or parcel which abuts the improvement bears to the frontage
19 of all assessable property abutting the improvement in the
20 assessment unit.

21 In each assessment unit, an equitable adjustment will
22 be made for any assessment levied against any irregular lot or
23 parcel, so that the assessments according to benefits are equal
24 and uniform. The portion of the costs to be assessed against,
25 and the maximum amount of benefits estimated to be conferred
26 upon, each lot or parcel of property shall be as stated in the
27 aforesaid assessment plat.

28 Regardless of the basis used for apportioning the
29 assessments, in the case of a wedge, "V" or other irregularly
30 shaped lot or parcel, the amount apportioned thereto shall be
31 in proportion to the special benefits derived thereby.

32 The areas to be assessed within the respective assess-

1 ment units which said City Council proposes to so have improved
2 are as follows:

3 ASSESSMENT UNIT NO. 1

4 Each lot or parcel of real property lying and being
5 situate in the City of Las Vegas, County of Clark, State of
6 Nevada, and being a portion of the South Half (S 1/2) of Section
7 8, Township 21 South, Range 61 East, M.D.M., which abuts Rigel
8 Avenue (60 feet wide), or portions thereof, along both sides
9 thereof from the south right of way line of Meade Street (50
10 feet wide) southerly to the north right of way line of Sirius
11 Street (50 feet wide).

12 ASSESSMENT UNIT NO. 2

13 Each lot or parcel of real property lying and being
14 situate in the City of Las Vegas, County of Clark, State of
15 Nevada, and being a portion of the South Half (S 1/2) of Section
16 8, Township 21 South, Range 61 East, M.D.M., which abuts Rigel
17 Avenue (60 feet wide), or portions thereof, along both sides
18 thereof from the south right of way line of Meade Street (50
19 feet wide) southerly to the north right of way line of Sirius
20 Street (50 feet wide).

21 ASSESSMENT UNIT NO. 3

22 Each lot or parcel of real property lying and being
23 situate in the City of Las Vegas, County of Clark, State of
24 Nevada, and being a portion of the South Half (S 1/2) of Section
25 8, Township 21 South, Range 61 East, M.D.M., which abuts Rigel
26 Avenue (60 feet wide), or portions thereof, along both sides
27 thereof from the south right of way line of Meade Street (50
28 feet wide) southerly to the north right of way line of Sirius
29 Street (50 feet wide).

30 ASSESSMENT UNIT NO. 4

31 Each lot or parcel of real property lying and being
32 situate in the City of Las Vegas, County of Clark, State of

1 Nevada, and being a portion of the South Half (S 1/2) of Section
2 8, Township 21 South, Range 61 East, M.D.M., which abuts Rigel
3 Avenue (60 feet wide), or portions thereof, along both sides
4 thereof from the south right of way line of Meade Street (50
5 feet wide) southerly to the north right of way line of Sirius
6 Street (50 feet wide).

7 ASSESSMENT UNIT NO. 5

8 Each lot or parcel of real property lying and being
9 situate in the City of Las Vegas, County of Clark, State of
10 Nevada, and being a portion of the South Half (S 1/2) of Section
11 8, Township 21 South, Range 61 East, M.D.M., which abuts Rigel
12 Avenue (60 feet wide), or portions thereof, along both sides
13 thereof from the south right of way line of Meade Street (50
14 feet wide) southerly to the north right of way line of Sirius
15 Street (50 feet wide).

16 ASSESSMENT UNIT NO. 6

17 Each lot or parcel of real property lying and being
18 situate in the City of Las Vegas, County of Clark, State of
19 Nevada, and being a portion of the South Half (S 1/2) of Section
20 8, Township 21 South, Range 61 East, M.D.M., which abuts Rigel
21 Avenue (60 feet wide), or portions thereof, along both sides
22 thereof from the south right of way line of Meade Street (50
23 feet wide) southerly to the north right of way line of Sirius
24 Street (50 feet wide).

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

27 All persons interested are hereby advised that the plans,
28 plats, typical sections, preliminary estimates of the total cost,
29 the description of the property to be assessed, the portion of the
30 cost to be assessed thereagainst and the maximum amount of
31 benefits estimated to be conferred upon each lot or parcel of
32 property with respect to the respective assessment units are on

1 file in the Office of said City Clerk and may be inspected by
2 any property owner or other interested person during regular
3 office hours.

4 On Wednesday, the 6th day of November, 1985, at 2:00
5 o'clock p.m., at the Council Chambers in the Las Vegas City Hall
6 Complex, 400 East Stewart Avenue, Las Vegas, Nevada, or at any
7 time prior to said date and time, at the Office of said City
8 Clerk at said City Hall, the owners of the property to be assessed,
9 or any other person interested in any thereof, may file written
10 protests or objections and may appear before said City council
11 at said time and place and be heard as to the propriety and
12 advisability of making such improvements, as to the costs thereof,
13 as to the manner of the payment therefor and as to the amount
14 thereof to be assessed against the property to be so improved.

15 Said City Council requests that any property owner
16 or other interested person who wishes to make any protest or
17 objection make such protest or objection in writing at the Office
18 of said City Clerk at least three days before the time set for
19 such hearing. Any person who files a written protest or objection
20 at the time of or prior to such hearing as aforesaid shall have
21 the right within thirty (30) days after said City Council has
22 finally passed upon such protest or objection to commence an
23 action or suit in any court of competent jurisdiction to correct
24 or set aside such determination, but thereafter all actions or
25 suits attacking the validity of the proceedings and the amount
26 of benefits shall be perpetually barred. If the owners of
27 more than one-half of the frontage to be assessed for the improve-
28 ments to be installed in Assessment Unit No. 1, Assessment Unit
29 No. 2, Assessment Unit No. 3 or Assessment Unit No. 6 shall file
30 written objections thereto, the particular improvement for that
31 particular assessment unit shall not be installed. The sanitary
32 sewer laterals to be installed in Assessment Unit No. 4 and the

1 driveway approaches to be installed in Assessment Unit No. 5
2 will be installed to serve each particular lot or parcel at the
3 location and in the number, size and type as specified by the
4 owner thereof, and no sewer lateral or driveway approach will be
5 installed to serve any lot or parcel without the approval of
6 the owner thereof.

7 After such hearing, said City Council shall make a
8 determination as to the advisability of so improving said streets
9 and parts thereof, shall determine the kind and character of
10 such improvements so to be made and shall enter into a contract
11 with the responsible bidder which submits the lowest bid for
12 the doing of such work and the furnishing of all necessary
13 materials, in response to a duly advertised invitation for con-
14 struction bids.

15 After the making of such contract, said City Council
16 shall determine what portion of the cost of such work, including
17 incidentals, shall be paid by the property specially benefitted,
18 and the assessments shall be levied in accordance with the laws
19 of the State of Nevada. In no event shall the assessments
20 exceed the estimated benefits to the property assessed. Said
21 City Council shall provide that the assessments may be payable
22 without interest or demand, at the election of the owner, or in
23 ten substantially equal annual installments of principal. Said
24 City Council shall also provide the time and terms of payment
25 of such assessments and the rate of interest per annum upon
26 deferred payments thereof, which rate shall not exceed more
27 than 1% the 'Bond Buyer's' Index of 20 Municipal Bonds which was
28 most recently published before the date on which the ordinance
29 levying the assessments is adopted, and shall fix penalties to be
30 collected upon delinquent payments.

31 . . .

32 . . .

1 By order of the City Council of the City of Las Vegas,
2 Nevada.

3 Dated this 16th day of October, 1985.
4

5
6 CAROL ANN HAWLEY, City Clerk

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

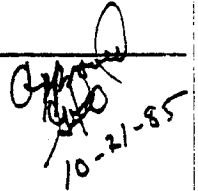
1 SECTION 5. That said City Clerk is hereby authorized
2 to advertise for bids on the contemplated work by advertising
3 at least once a week for three (3) consecutive weeks by three (3)
4 weekly insertions in said Las Vegas Sun; provided that not less
5 than fourteen (14) days shall intervene between the first publica-
6 tion and the last publication; provided that the last publication
7 shall be at least five (5) days prior to the receipt of bids;
8 and provided that no contract shall be made or awarded until after
9 the aforesaid hearing.

10 INTRODUCED, PASSED, AND ADOPTED this 16th day of October,
11 1985.

12
13 
14 RON LURIE, MAYOR PRO-TEM

15 ATTEST:

16
17 
18 CAROL ANN HAWLEY, City Clerk


10-21-85

AGENDA DOCUMENTATION

Date: October 11, 1985

TO:
The City Council

FROM: *Teresita L. Labastida*
Teresita L. Labastida
Deputy City Attorney

SUBJECT:

Recommendation for Suspension of Family Child Care Home License:
Linda Marshall, 221 Moller Circle

PURPOSE/BACKGROUND

The Child Welfare Board, at its last regular meeting, recommended the suspension of a family child care home license issued to Linda Marshall, 221 Moller Circle, because of Mrs. Marshall's failure to maintain liability insurance pursuant to Las Vegas Municipal Code 6.24.138. The Board also ordered the immediate suspension of Mrs. Marshall's license on the basis that her failure to maintain adequate liability insurance constitutes an immediate threat to the health, safety, well-being and general welfare of the children who receive care at Mrs. Marshall's premises.

In addition to the Recommendation for Suspension, Order of Immediate Suspension, and Order Approving Recommendation for Suspension, are copies of the following:

1. Inspection Report dated April 19, 1985;
2. Inspection Report - Comment Section dated August 7, 1985;
3. Letter of Proposed Disciplinary Action dated September 11, 1985;
4. Official Notification of Disciplinary Action before the Child Welfare Board dated September 20, 1985;
5. Letter confirming Notification of Rescheduled Meeting dated September 25, 1985; and
6. Agenda Documentation prepared for the Child Welfare Board.

FISCAL IMPACT

NONE

RECOMMENDATIONS

It is recommended that the City Council set a hearing on the Recommendation for Suspension.

DISPOSITION

Approved ☐
Disapproved ☐
Held ☐

Status Due: _____

Agenda Item

TRANSCRIPT - CITY COUNCIL MEETING - OCTOBER 16, 1985 - 10:00 A.M.
V. GEORGE F. OGILVIE - CITY ATTORNEY. ITEM B. RECOMMENDATION OF SUSPENSION OF
FAMILY CHILD CARE LICENSE: LINDA MARSHALL, 221 MOLLER CIRCLE.

0124

PAGE 1

MAYOR BRIARE:

Is this recommendation for suspension of a child care -- that's just to set a hearing date?

DEPUTY CITY ATTORNEY
JOHN ROETHEL:

Mr. Mayor, Councilmen, with regard to Item No. 2, we've been advised that Miss Marshall surrendered her license to the City yesterday, so it's no longer necessary for the Council to take action on this item.

MAYOR BRIARE:

So we just drop it.

DEPUTY CITY ATTORNEY
JOHN ROETHEL:

Yes, sir.

MAYOR BRIARE:

If there's no objection.

COUNCILMAN LEVY:

Will she have to -- will she be issued a new license if she should come back?

DEPUTY CITY ATTORNEY
JOHN ROETHEL:

I presume so. Mr. Cahill -- yes. She surrendered her license, so, in effect, she does not have a license. If she were to come in again she would be applying for a new license. There isn't anything we can take action on because she no longer has a license.

MAYOR BRIARE:

Any further comments?

COUNCILMAN NOLEN:

My concern would be that if we follow the recommendation of the Child Welfare Board and it would officially show as a suspension, that could be brought in in any future license application; whereas, she surrendered her license, now she can come back and make application, say she has never had her license suspended. It seems like perhaps that may have been an effort to get around this suspension.

DEPUTY CITY ATTORNEY
JOHN ROETHEL:

It's my understanding that the record would show that the Child Welfare Board under the authority granted to them pursuant to their emergency powers did suspend her license and subject to later review by this Council, so the record would show that from the time the Child Welfare Board acted until the day she surrendered her license, I believe was yesterday or Monday, that she was in a suspended category.

COUNCILMAN NOLEN:

That's just if they had a problem with it.

MAYOR BRIARE:

Any other comments?

TRANSCRIPT - CITY COUNCIL MEETING - OCTOBER 16, 1985 - 10:00 A.M.
V. GEORGE F. OGILVIE - CITY ATTORNEY. ITEM B. RECOMMENDATION OF SUSPENSION OF
FAMILY CHILD CARE LICENSE: LINDA MARSHALL, 221 MOLLER CIRCLE. PAGE 2

COUNCILMAN BUNKER: Isn't it also true that if she had purchased the required liability insurance that her license would have been reinstated?

DEPUTY CITY ATTORNEY
JOHN ROETHEL: That's my understanding.

COUNCILMAN BUNKER: She had no other violation, except that she did not secure the required insurance, so why should we penalize her, try to penalize her, if she wants to come back in and reapply and buy the required insurance?

COUNCILMAN NOLEN: Just want the record to be clear.

MAYOR BRIARE: Any other comments?

END OF DISCUSSION

1 THE CITY COUNCIL
2 OF THE CITY OF LAS VEGAS, NEVADA
3
4

5 IN THE MATTER OF)
6 THE CHILD WELFARE BOARD)
7 ON BEHALF OF THE CITY OF)
8 LAS VEGAS, NEVADA,)
9 Petitioner,)
10 v.) RECOMMENDATION
11 LINDA MARSHALL,) FOR
12 Respondent.) SUSPENSION
13

14 COMES NOW the Petitioner, the Child Welfare Board of
15 the City of Las Vegas, Nevada, and makes this Recommendation for
16 Suspension of License against Respondent, Linda Marshall, as
17 follows:

- 18 1. That the Respondent is the holder of a license
19 issued by the City of Las Vegas. The said license, No.
20 N02-863-9-00989 permits the operation of a family child care
21 home for four children during the days.
- 22 2. That said license is issued to the premises at
23 221 Moller Circle.
- 24 3. That LVMC Section 6.24.138 requires that each
25 facility maintain liability insurance coverage and that a cer-
26 tificate of insurance be furnished to the Department of Business
27 Activity.
- 28 4. That in April 1985, the records of the Department
29 of Business Activity showed that the Respondent's liability
30 insurance would expire that month.
- 31 5. That on approximately August 7, 1985, investigation
32 by the Department of Business Activity showed that Respondent had

1 not obtained liability insurance.

2 6. That on approximately September 11, 1985, the
3 Department of Business Activity sent by certified mail a letter
4 notifying Respondent that a certificate of insurance must be
5 filed in the Department of Business Activity by September 19, 1985
6 and that if Respondent failed to do so, the matter would be
7 placed on the agenda of the next regular monthly Child Welfare
8 Board meeting.

9 7. That on October 1, 1985, the matter came before
10 the Child Welfare Board with Respondent having failed to appear,
11 the Child Welfare Board immediately ordered the suspension of
12 Respondent's license pursuant to LVMC Section 6.24.116.

13 8. That the acts set forth above constitute good
14 cause for disciplinary action pursuant to LVMC Section 6.24.116.

15 WHEREFORE, the Child Welfare Board respectfully requests
16 the City Council as follows:

17 1. To accept this Recommendation and order a hearing
18 held either before said Council or before a Hearing Examiner
19 appointed by said Council to take disciplinary action against
20 the Respondent.

21 2. Following such disciplinary hearing, to suspend
22 Respondent's license until such time proof of insurance has
23 been submitted.

24 3. For such other relief as the Council deems proper.

25 DATED this 8th day of October, 1985.

26

27

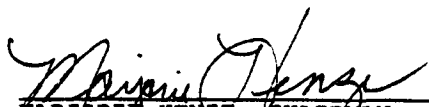
28

29 ATTEST:

30

31

32


MARJORIE HENZE, CHAIRMAN
CHILD WELFARE BOARD


JERRY CAHILL, DIRECTOR
DEPARTMENT OF BUSINESS ACTIVITY

0128

1 RECEIPT OF COPY of the foregoing RECOMMENDATION FOR
2 SUSPENSION is hereby acknowledged this 9 day of October,
3 1985.

4
5 Linda Marshall
6 LINDA MARSHALL
7 221 Moller Circle
8 Las Vegas, Nevada 89102
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

1 THE CHILD WELFARE BOARD
2 OF THE CITY OF LAS VEGAS, NEVADA
3
4
5

6 IN THE MATTER OF)
7 THE CHILD WELFARE BOARD)
8 ON BEHALF OF THE CITY OF)
9 LAS VEGAS, NEVADA,)

10 Petitioner,)

11 v.)

12 LINDA MARSHALL,)

13 Respondent.)

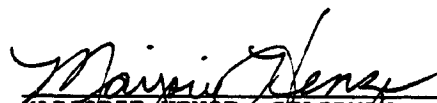
ORDER OF
IMMEDIATE SUSPENSION

14 The above-entitled matter having come on for hearing
15 before the Child Welfare Board on the 1st day of October, 1985
16 and Respondent, duly served with Notice, having failed to appear
17 in person, and the Board, after examining the records and documents
18 on file in the above-entitled matter, hearing oral argument and
19 being fully advised, having determined that the Respondent's
20 failure to provide adequate liability insurance with respect to
21 the licensed premises constitutes an immediate threat to the
22 health, safety, well-being and general welfare of the children
23 who receive care at the Respondent's facility which requires the
24 immediate suspension of the Respondent's family child care
25 license and good cause appearing therefor,

26 IT IS HEREBY ORDERED that the family child care
27 license issued by the City of Las Vegas to Linda Marshall at
28
29
30
31
32

1 the premises of 221 Moller Circle is hereby immediately suspended
2 pending a hearing before the City Council.

3 DATED this 8th day of October, 1985.

4
5 
6 MARJORIE NENZE, CHAIRMAN

7 ATTEST:

8 
9 Jerry J. Cahill, Director
10 Department of Business Activity

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

0131

1 RECEIPT OF COPY of the foregoing ORDER OF IMMEDIATE
2 SUSPENSION is hereby acknowledged this 9 day of October, 1985.

3
4 Linda Marshall
5 LINDA MARSHALL
6 221 Moller Circle
7 Las Vegas, Nevada 89102
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

THE CITY COUNCIL
OF THE CITY OF LAS VEGAS, NEVADA

1	In the Matter of:	)	
2		)	
3	THE CHILD WELFARE BOARD on	)	
4	behalf of The City of Las	)	
5	Vegas, Nevada,	)	ORDER APPROVING
6	Petitioner,	)	RECOMMENDATION FOR
7	v.	)	SUSPENSION AND
8	LINDA MARSHALL,	)	<u>NOTICE OF HEARING</u>
9	Respondent.	)	

TO: LINDA MARSHALL
221 Moller Circle
Las Vegas, Nevada 89107

The Recommendation for Suspension of the Child Welfare Board of the City of Las Vegas, Nevada, against the above-named Respondent, dated October 8, 1985, a copy of which is attached hereto, having come before the City Council of the City of Las Vegas, Nevada, at its regular meeting held on the 16th day of October, 1985, and the Council being satisfied that probable grounds exist for disciplinary action against the Respondent as alleged in the said Recommendation for Suspension:

IT IS HEREBY ORDERED that the issuance of said Recommendation for Suspension and hearing thereon is hereby approved, and the Order of Immediate Suspension shall remain in effect.

YOU ARE HEREBY NOTIFIED that said hearing will be held before the City Council of the City of Las Vegas, Nevada, at the Council Chambers, City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, on the ____ day of _____, 1985, beginning at the hour of ____ o'clock, ____m., upon the charges in the Recommendation for Suspension served upon you. You may present any relevant evidence and you will be given full opportunity to cross-examine all witnesses testifying against you.

YOU ARE FURTHER NOTIFIED that your failure to file an answer or to appear at the hearing shall constitute an admission of all matters and facts contained in the Recommendation for Suspension as provided by Las Vegas Municipal Code 6.88.100.

THE CITY COUNCIL OF THE
CITY OF LAS VEGAS, NEVADA

CAROL ANN HAWLEY, CITY CLERK

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

INSPECTION REPORT - FAMILY CHILD CARE HOME

FACILITY: Linda Marshall X DISCREPANCY/COMMENT DATE/TIME 4-19-85
 ADDRESS: 221 Mollen Circle Y MEETS STANDARDS LIMIT: DAYS NIGHTS
 NA NOT APPLICABLE BEFORE/AFTER SCHOOL

1. Employee information current: a. Police card expiration date <u>12-9-85</u> b. Health card expiration date <u>12-9-85</u> c. Household composition <u>C.C.</u> d. "Back-up" person <u>Bongham</u> 2. Children's information current: a. Health forms complete <u>✓</u> b. Registration cards complete <u>✓</u> c. Attendance accurately recorded <u>✓</u> d. Field trip permission <u>No field trips</u> e. Written policy statement <u>✓</u> 3. License & health permit posted <u>yes</u> 4. Expiration date of liability coverage <u>C.C.C.C. 4/85</u> 5. Monthly activities planned <u>yes</u> 6. Written clean, evacuation plan posted, primary & alternate recorded <u>yes</u> 7. How are nutritional needs of children being met? <u>lunch & snacks</u> 8. Electrical outlets covered <u>yes</u> 9. Medications: a. Properly stored/inaccessible to children <u>yes</u> b. Written permission <u>yes</u> c. First aid <u>yes</u> d. Supplies available/properly stored <u>yes</u> e. Training <u>yes</u> f. Chart posted <u>yes</u> 10. Cleaning agents/poisons inaccessible <u>top shelf hall closet</u> 11. Number/ages of children present: <u>1</u> <u>Miss Gay 12/18/84</u> 12. Disposable cups available <u>yes</u> 13. Working telephone/list of emergency numbers <u>yes</u>	14. Fire extinguisher mounted <u>yes</u> 15. Date of last service <u>1-85</u> 16. Smoke detector installed <u>yes (2)</u> 17. Cleanliness/condition of home: a. Kitchen <u>✓</u> b. Play areas <u>✓</u> c. Toilets <u>✓</u> d. Sleep rooms <u>✓</u> e. Furniture <u>✓</u> 18. Drapes in sleep room flame retardant <u>mini-blinds</u> 19. Potty chair/step stool available <u>yes</u> 20. Paper towels available/soap dispenser full <u>yes</u> 21. Means of unlocking bathroom readily available <u>yes</u> 22. Number & types of beds, etc. for: a. Cribbers <u>2 playpens, 1 mat</u> b. Overnights <u>N/A</u> c. Linens available & laundered weekly <u>yes</u> 23. Adequate supply of toys/equipment for: a. Indoor play <u>books, toys, game</u> b. Outdoor play <u>bike, horse, truck</u> 24. Outdoor play area: a. Fenced <u>yes</u> b. Free of hazards <u>x (debris)</u> c. Swimming pool fenced with self-closing gate <u>N/A</u> d. Shading available <u>yes</u> 25. Fireplace screened <u>yes</u> 26. Pets properly licensed/immunized <u>N/A</u> 27. Written approval for religious training <u>N/A</u> 28. Discipline <u>sitting on a chair, remove from area</u>
--	---

COMMENTS: 1. make sure children stay away from the back corner of the yard (debris in the area)

I ACKNOWLEDGE RECEIPT OF A COPY OF THIS REPORT AND CORRECTIVE ACTION WILL BE TAKEN ON ITEMS REQUIRING CORRECTIVE ACTION.

REPORT PREPARED BY: Amara Palmieri Linda Marshall
 SIGNATURE
 LICENSEE OR PERSON IN CHARGE

NAME: Linda Marshall

DATE: Aug. 7, 1985

ADDRESS: 221 Miller Circle

PAGE 2 of 2

Follow-up

Inspector spoke with Linda Marshall on August 7 date. Mrs. Marshall stated that she is no longer carrying for Ross Co. Mrs. Marshall has not obtained liability insurance.

Inspector reminded Mrs. Marshall that she must secure a liability policy.

Inspector called Linda Marshall on August 7 date. Mrs. Marshall stated she has not obtained liability insurance.

Inspector told Mrs. Marshall that she must obtain liability insurance until she gets a liability insurance policy. Mrs. Marshall was told that she would have to appear at the Child Welfare Board Meeting. She does not have a liability insurance policy.

I ACKNOWLEDGE RECEIPT OF COPY OF THIS REPORT AND CORRECTIVE ACTION WILL BE TAKEN ON ITEMS REQUIRING CORRECTIVE ACTION

REPORT PREPARED BY: [Signature]

SIGNATURE
LICENSEE OR PERSON IN CHARGE

Date: Sept. 20, 1985

AGENDA DOCUMENTATION

TO:

CHILD WELFARE BOARD

FROM:

- DEPT. OF BUSINESS ACTIVITY

SUBJECT:

CHILD WELFARE BOARD MEETING -- SEPTEMBER 25, 1985
ITEM FOR DISCUSSION AND POSSIBLE BOARD ACTION

Item "5.b." relates to the family child care home license issued to Linda Marshall, 221 Moller Circle, 4 children days:

Review of Ms. Marshall's file reveals that her liability insurance coverage expired in April 1985.

On September 11, 1985, the attached letter was sent to Ms. Marshall advising that if proof of insurance was not furnished by September 19th, this matter would be submitted to the Child Welfare Board for possible suspension and/or revocation of her license.

Marjorie Hether

Marjorie Hether, Chief
Privilege License Division

Agenda Item

5. b.

MAYOR BILL BRIARE

COUNCILMEN

RON LURIE

AL LEVY

BOB NOLEN

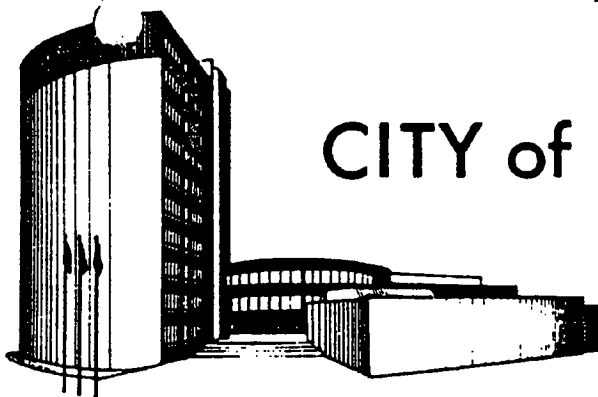
W. WAYNE BUNKER

CITY ATTORNEY

GEORGE F. OGILVIE

CITY MANAGER

ASHLEY HALL



CITY of LAS VEGAS

September 11, 1985

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Linda Marshall
 221 Moller Circle
 Las Vegas, Nevada 89107

Dear Mrs. Marshall:

Our records indicate that the liability insurance for your facility expired on April 4, 1985 and as of August 7, 1985 a new policy had not yet been obtained.

Please supply to this office by September 19, 1985, a certificate of insurance as proof that the liability insurance is now in force. If proof hasn't been submitted by the above date, the matter will be placed on the agenda for the September 25, 1985 Child Welfare Board meeting for action as provided under Las Vegas Municipal Code Section 6.24.114, which states:

"Suspension and revocation-Noncompliance with provisions. The failure or refusal of any licensee to comply with any provision of this Code or of State law shall be sufficient cause for the suspension or revocation of his license by the Board of City Commissioners, either upon its own motion or upon recommendation of the Child Welfare Board. Every licensee shall be deemed to have accepted his license subject to such power of suspension or revocation."

Sincerely,

Jerry J. Cahill, Director
 Department of Business Activity

By: Elizabeth Newburn
 Elizabeth Newburn
 Care Facility Specialist

JJC:EN:sp



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

DATE: 9/20/85
12:35 p.m.

RECEIVED BY:

*Letter left in
mail box as there was
no one home at the
time of delivery*

HAND DELIVER

September 20, 1985

Linda Marshall
221 Moller Circle
Las Vegas, Nevada 89107

Re: Family Child Care Home
License # N02-863-9-00989

Dear Ms. Marshall:

Please accept this letter as official notification that a report regarding your failure to obtain liability insurance as required by ordinance will be submitted to the Child Welfare Board for discussion and possible action against your above-referenced license.

The meeting will be held on Wednesday, September 25, 1985, at 3:30 p.m., in the Council Chambers at City Hall, 400 E. Stewart Avenue.

It will be necessary for you to attend this meeting.

If you have any questions regarding this matter, please contact me at 386-6281.

Sincerely,

Jerry J. Cahill, Director
Department of Business Activity

By:

Marjorie Hether
Marjorie Hether, Chief
Privilege License Division

JJC:MH:s



MAYOR BILL BRIARE

COUNCILMEN

RON LURIE

AL LEVY

BOB NOLEN

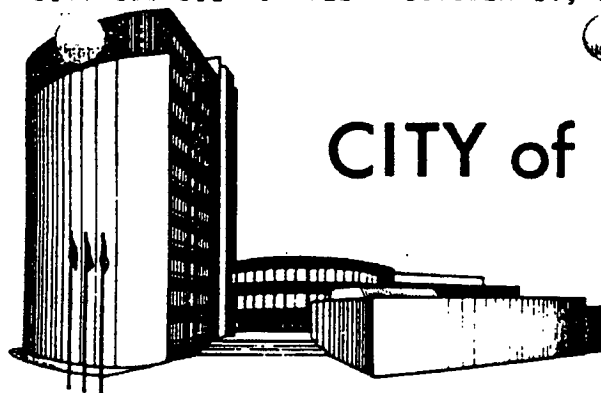
W. WAYNE BUNKER

CITY ATTORNEY

GEORGE F. OGILVIE

CITY MANAGER

ASHLEY HALL



CITY of LAS VEGAS

September 25, 1985

Linda Marshall
221 Moller Circle
Las Vegas, NV 89107

Dear Ms. Marshall:

This will confirm verbal information given to you regarding the cancellation of today's Child Welfare Board meeting.

Please be advised the meeting has been rescheduled for Tuesday, October 1, 1985, at 3:30 p.m. in the Council Chambers at City Hall, 400 East Stewart Avenue.

You must be present at this rescheduled meeting when the Board will review and discuss possible action against your license.

Sincerely,

Jerry J. Cahill, Director
Department of Business Activity

By: *Marjorie Hether*
Marjorie Hether, Chief
Privilege License Division

JJC:MH:sp



AGENDA DOCUMENTATION

Date: **0140**
October 10, 1985

TO: The City Council

FROM: *George F. Ogilvie*
George F. Ogilvie
City Attorney

SUBJECT:

Amendment to Lease between City and Nevada Catholic Welfare Bureau to provide for installation of off-site improvements by way of Special Improvement District

PURPOSE/BACKGROUND

At its meeting which was held on Wednesday, October 2, 1985, the City Council agreed to waive, for the time being, the installation of the off-site improvements along 30th Street with respect to the real property which the City leases to the Nevada Catholic Welfare Bureau, subject to Catholic Welfare's agreeing to participate in a special improvement district for the installation of the necessary off-site improvements in the entire area which surrounds that property.

Since the property in question is owned by the City, rather than Catholic Welfare, and as such is not assessable in the proposed special improvement district, the standard Assessment District Agreement cannot be used to satisfy that condition. Accordingly, the vehicle which I have chosen in order to accommodate the City Council's desires is an amendment to the existing lease. The Amendment to Lease which is before you effects the necessary changes in the lease and includes the provisions by which Catholic Welfare would be bound in the special improvement district proceedings if it were the owner of the property.

FISCAL IMPACT

NONE

RECOMMENDATIONS

It is recommended that the City Council approve the Amendment to Lease which is described above and that the Mayor be authorized to execute the same on behalf of the City.

DISPOSITION

Approved ☐
Disaporoved ☐
Held ☐

Status Due: _____

Agenda Item

TRANSCRIPT - LAS VEGAS CITY COUNCIL MEETING - OCTOBER 16, 1985
ITEM V-C - AMENDMENT TO LEASE - CLV & NEVADA CATHOLIC WELFARE BUREAU AS
RELATES TO INSTALLATION OF OFF-SITE IMPROVEMENTS BY WAY OF S.I.D.

Page 1

MAYOR BRIARE: Item C.

DEP. CITY ATTY. ROETHEL: Item C involves an Amendment to a Lease between the City and Nevada Catholic Welfare Bureau regarding off-site improvements. When this item was before the Council on October 2, the Council agreed to waive the installation of off-site improvements on the real property adjoining the area where the leased premises is.

COUNCILMAN LEVY: October 2 -- what date?

DEP. CITY ATTY. ROETHEL: Nineteen Eighty-Five.

COUNCILMAN LURIE: At the last meeting.

COUNCILMAN LEVY: Go on.

DEP. CITY ATTY. ROETHEL: Because of the fact that the City is the property owner of this property, we can't ask the tenant to enter into a special improvement district. That's not the way special improvement -- the owner has to be the one to enter into the special improvement district. So what we've brought before you today is an amendment to the lease between the City and Nevada Catholic Welfare Bureau which will basically provide that when the special improvement district goes through, that their rent will increase to pay for the costs of the off-site improvements that would be assessed against the adjoining property owners, which in this case would be the City. So it's just -- it accomplishes what this Council asked us to do at the last meeting, only we had to do it legally by way of a lease amendment.

COUNCILMAN LEVY: MOVE FOR APPROVAL.

MAYOR BRIARE: Comments on the motion? Cast your votes. Post. THE MOTION'S APPROVED. Does that conclude your agenda, Mr. Roethel?

DEP. CITY ATTY. ROETHEL: Yes, Your Honor.

AMENDMENT TO LEASE

THIS AMENDMENT TO LEASE, made and entered into this
16th day of October, 1985, by and between the CITY OF LAS
VEGAS, a municipal corporation of the State of Nevada (hereinafter
referred to as "LAS VEGAS"), and NEVADA CATHOLIC WELFARE BUREAU,
a Nevada non-profit corporation (hereinafter referred to as
"CATHOLIC WELFARE"), LAS VEGAS and CATHOLIC WELFARE being herein-
after sometimes referred to singly as a Party and collectively
as the Parties,

W I T N E S S E T H:

WHEREAS, the Parties have heretofore, on the 20th day
of May, 1981, made and entered into that certain lease (the
"Lease" herein) which provides for the lease by CATHOLIC WELFARE
of certain real property which is owned by LAS VEGAS and is
described with particularity in the Lease; and

WHEREAS, Paragraph VII of the Lease provides, among
other things, that CATHOLIC WELFARE will construct and install
all necessary off-site improvements with respect to the leased
premises which are requested by LAS VEGAS, including without
limitation street paving, street lighting, sidewalks and curbs
and gutters; and

WHEREAS, CATHOLIC WELFARE proposes to construct a
storage facility on the leased premises and, unless the installa-
tion of said off-site improvements is waived by LAS VEGAS for
the time being, will be required to install said off-site
improvements before being permitted to construct such storage
facility, and, for LAS VEGAS to require CATHOLIC WELFARE to
install said off-site improvements at this time, would create a
financial hardship for CATHOLIC WELFARE; and

WHEREAS, the development of the area which surrounds the

1 leased premises and the off-site improvements with respect thereto
2 have not reached a point which would require, for the sake of
3 compatibility, the installation at the present time of the off-
4 site improvements which may be required of CATHOLIC WELFARE
5 pursuant to said Paragraph VII; and

6 WHEREAS, LAS VEGAS intends to create a special improve-
7 ment district for the purposes of installing the necessary off-
8 site improvements in the entire area in which the leased premises
9 are situate, including the off-site improvements with respect to
10 the leased premises, and of defraying the entire cost and expense
11 thereof by special assessments, according to the benefits, and
12 CATHOLIC WELFARE desires to pay that portion of the cost and
13 expense of installing, pursuant to such special improvement
14 district, said off-site improvements in the entire area which is
15 attributable to the installation of the off-site improvements
16 with respect to the leased premises; and

17 WHEREAS, LAS VEGAS is willing to waive, for the present
18 time, the installation of said off-site improvements with respect
19 to the leased premises in consideration of CATHOLIC WELFARE's
20 executing an appropriate agreement pursuant to which its desire
21 as aforesaid is documented, and the Parties desire to amend the
22 Lease to so provide;

23 NOW, THEREFORE, for and in consideration of the premises,
24 of the mutual promises and agreements which are hereinafter
25 contained and of other good and valuable considerations, the
26 receipt and sufficiency of which is hereby acknowledged by both
27 Parties, the Parties do hereby agree as follows:

28 1. Paragraph VII of the Lease is hereby amended to
29 read as follows:

30 VII.

31 IMPROVEMENTS

32 1. CATHOLIC WELFARE agrees to construct a building

1 or structure on the leased premises for the purpose
2 of operating a senior citizens center which shall
3 conform to all building codes in effect within the
4 corporate boundaries of LAS VEGAS. CATHOLIC WELFARE
5 further agrees to install and maintain, at its own
6 expense, all necessary connections to public utility
7 lines and to pay all expenses which are incurred
8 in the use of said utilities.

9 2. CATHOLIC WELFARE hereby acknowledges that it
10 has the responsibility of installing, or paying
11 for the installation of, the necessary off-site
12 improvements with respect to the leased premises
13 which are requested by LAS VEGAS, including without
14 limitation street paving, street lighting, sidewalks
15 and curbs and gutters and, in this connection, hereby
16 consents and agrees;

17 (a) To the inclusion of the leased premises
18 in any special improvement district which LAS
19 VEGAS may create for the purpose of installing
20 the necessary off-site improvements in the entire
21 area in which the leased premises are situate
22 and of defraying the entire cost and expense
23 thereof by special assessments, according to the
24 benefits; and

25 (b) Upon the creation of such special improvement
26 district, to pay to the City, in the manner and at
27 the time or times which are provided in subpara-
28 graph 3 of this Paragraph VII, an amount which is
29 equal to that portion of the cost and expense
30 of installing said off-site improvements in such
31 entire area which would be assessed against the
32 leased premises, were they in private ownership.

1 3. Any amount which CATHOLIC WELFARE is obligated to
2 pay to LAS VEGAS pursuant to subparagraph 2(b) above
3 shall be due and payable, without interest, at the office
4 of the City Treasurer of LAS VEGAS within thirty (30)
5 days after the receipt by CATHOLIC WELFARE of written
6 notice that the special assessments in such special
7 improvement district have been levied, or all or any
8 part of such amount may, at the election of CATHOLIC
9 WELFARE, be paid thereafter in ten substantially equal
10 annual installments of principal until said amount is
11 paid in full, together with the interest on the unpaid
12 and deferred installments of such amount from the date
13 of CATHOLIC WELFARE's receipt of said written notice at
14 a rate or rates per annum which shall not exceed by
15 more than one percent (1%) the Bond Buyers Index of 20
16 Municipal Bonds which was most recently published
17 before the date on which the special assessments in
18 such special improvement district are levied.

19 2. Except as it is hereinabove expressly amended, the
20 Lease, and each of the provisions thereof, shall remain and be in
21 full force and effect.

22 IN WITNESS WHEREOF, the Parties have caused this
23
24
25
26
27
28
29
30
31
32

0146

1 Amendment to Lease to be executed by their duly authorized repre-
2 sentatives the day and year first above written.

3 CITY OF LAS VEGAS

4
5 By William H. Briare
6 WILLIAM H. BRIARE, MAYOR

7 ATTEST:

8 Carol A. Hawley
9 CAROL ANN HAWLEY, CITY CLERK

11-26-85
HAWLEY

10
11 NEVADA CATHOLIC WELFARE BUREAU, INC.

12
13 By John L. Thorndal
14 JOHN L. THORNDAL, PRESIDENT

15 ATTEST:

16 G. Thomas Miller
17 G. THOMAS MILLER, EXECUTIVE DIRECTOR

October 16, 1985

Page 19

AGENDA*City of Las Vegas*

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

ITEM

Council Action

Department Action

VI. REPORTS FROM RECOMMENDING COMMITTEES

10:32

- A. BILL NO. 85-45 - ANNEXATION NO. A-4-85(A),
PROPERTY LOCATED ON THE WEST SIDE OF RANCHO
DRIVE, NORTH OF TROPICAL PARKWAY; PETITIONED
BY: BLAINE EQUIPMENT COMPANY, INC.; ACREAGE:
APPROXIMATELY 13.01 ACRES; ZONED: R-E AND
H-2 (ROI TO M-1)(COUNTY CLASSIFICATION) N-U
AND C-2 (ROI TO C-2)(CITY EQUIVALENT).
Committee: Councilmen Lurie and Nolen

First Publication: SUN - 10/3/85

Committee Recommendation:

Adoption at the 10/16/85 City Council
meeting.

Lurie -
Second Reading and
Bill ADOPTED.
Unanimous

Clerk to proceed
with second
publication

10:33

- B. BILL NO. 85-46 - ANNEXATION NO. A-6-85(A),
PROPERTY LOCATED ON THE SOUTHWEST CORNER OF
CORAN LANE AND SYCAMORE TRAIL; PETITIONED BY:
ROBERT V. JONES; ACREAGE: APPROXIMATELY 0.63
ACRES; ZONED H-2 (COUNTY CLASSIFICATION) C-2
(CITY EQUIVALENT).
Committee: Councilmen Lurie and Nolen

First Publication: SUN - 10/3/85

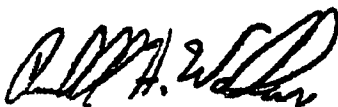
Committee Recommendation:

Adoption at the 10/16/85 City Council
meeting.

Lurie -
Second Reading and
Bill ADOPTED.
Unanimous

Clerk to proceed
with second
publication.

APPROVED AGENDA ITEM



AGENDA DOCUMENTATION

TO: The City Council

FROM: Val Steed
Deputy City Attorney *Val Steed*

SUBJECT: Bill No. 85-45
Annexation No. A-4-85(A)

PURPOSE/BACKGROUND

The proposed ordinance annexes certain real property located on the west side of Rancho Drive, north of Tropical Parkway. The annexation process has now been completed in accordance with the NRS and the final date of annexation (October 25, 1985) is set by this ordinance.

The following is pertinent information:

Annexation No.:	A-4-85(A)
Property Located:	On the west side of Rancho Drive, north of Tropical Parkway
Petitioned By:	Blaine Equipment Co., Inc. 4600 W. Tropicana P.O. Box 15125 Las Vegas, Nevada 89114
Acreage:	Approximately 13.0 acres
Zoned:	R-E and H-2 (ROI to M-1) (County classification) N-U and C-2 (ROI to C-2) (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

Date: September 5, 1985

AGENDA DOCUMENTATION

TO:
The City Council

FROM: Val Steed
Deputy City Attorney *Val Steed*

SUBJECT: Bill No. 85-46
Annexation No. A-6-85(A)

PURPOSE/BACKGROUND

The proposed ordinance annexes certain real property located on the southwest corner of Coran Lane and Sycamore Trail. The annexation process has now been completed in accordance with the NRS and the final date of annexation (October 25, 1985) is set by this ordinance.

The following is pertinent information:

Annexation No.:	A-6-85(A)
Property Located:	On the southwest corner of Coran Lane and Sycamore Trail
Petitioned By:	Robert V. Jones 637 E. Sahara Avenue Suite B Las Vegas, Nevada 89104
Acreage:	Approximately 0.63 acres
Zoned:	H-2 (County classification) C-2 (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*City of Las Vegas*

October 16, 1985

Page 20

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

ITEM

Council Action

Department Action

VI. REPORTS FROM RECOMMENDING COMMITTEES (Cont'd)

10:34

C. BILL NO. 85-47 - REPEALS TITLE 2, CHAPTER 2.30, CIVIL DEFENSE AND AMENDS TITLE 2 BY ADDING A NEW CHAPTER ENTITLED OFFICE OF EMERGENCY OPERATIONS AND DEFINES THE DUTIES THEREOF.

Committee: Councilmen Lurie and Nolen

First Publication: SUN - 10/3/85

Committee Recommendation:

Adoption at the 10/16/85 City Council meeting.

Lurie -
Second Reading and
Bill ADOPTED.
Unanimous

Clerk to proceed
with second
publication.

10:36

D. BILL NO. 85-48 - AUTHORIZES THE DIRECTOR OF BUSINESS ACTIVITY TO APPROVE APPLICATIONS FOR SALES OF FIREWORKS AT RETAIL BY CHARITABLE ORGANIZATIONS; SETS FORTH REQUIRED ACTION BY DIRECTOR, GROUNDS OF DENIAL OF APPLICATIONS AND APPEAL PROCEDURES.

Committee: Councilmen Lurie and Nolen

First Publication: SUN - 10/3/85

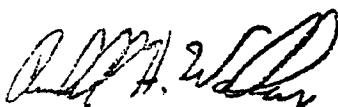
Committee Recommendation:

Adoption at the 10/16/85 City Council meeting.

Lurie -
Second Reading and
Bill ADOPTED.
Unanimous

Clerk to proceed
with second
publication.

APPROVED AGENDA ITEM



AGENDA DOCUMENTATION

TO: The City Council

FROM: *Charles A. Trexler*
DEPUTY CITY ATTORNEY

SUBJECT: Bill No. 85-47 -- Repeals Title 2, Chapter 30, Civil Defense, and amends Title 2 by adding a new chapter entitled Office of Emergency Operations and defines the duties thereof

PURPOSE/BACKGROUND

The present Civil Defense Chapter 2.30 was adopted in 1958 and there have been no revisions to the Chapter since its adoption. This bill will update this Chapter and will bring our Code into accord with State (NRS Chapter 414, Emergency Management) and Federal law and with current terminology and practice. This bill will repeal the existing Civil Defense Chapter and adopt a new Chapter entitled Office of Emergency Operations. This change is a redesignation of the same organization existing in the City pursuant to Chapter 2.30.

The ordinance provisions redefine the duties in the Civil Defense Chapter. The ordinance does not create any new positions but is an overlay responsibility using existing positions in the City.

Currently, the Department of Fire Services is in the process of making application for reimbursement, on a matching fund basis, from a grant given by the State Division of Emergency Management for monies expended on local emergency management planning. As part of this process, the updating of the Civil Defense Chapter is necessary for making application for reimbursement.

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 - C

City of Las Vegas

CITY COUNCIL MINUTES - OCTOBER 16, 1985

0152

Date: September 9, 1985

AGENDA DOCUMENTATION

TO:
The City Council

FROM: Robert Yeaggin
Robert Yeaggin
Deputy City Attorney

SUBJECT: Bill No. 85-48 Authorizes Director of Business Activity to approve applications for sales of fireworks at retail by charitable organizations sets forth required action by Director, grounds of denial of applications and appeal procedures.

PURPOSE/BACKGROUND

This bill authorizes the Director of the Department of Business Activity to receive applications from charitable organizations to sell fireworks and act on them without the necessity of bringing each application before the Council. New language is added to Chapter 9.28 of the Municipal Code that sets out the grounds for denying these applications. An appeal procedure is also provided for those who are unhappy with a determination by the Director.

The bill also provides that the Chief of the Department of Fire Services may approve fireworks for use or sale within the City and permit the sale and firing for exhibition purposes of fireworks that are otherwise prohibited in the City. The existing language in Chapter 9.28 provides that either the Chief or the Council may grant such approvals or permissions.

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 - D

AGENDA*City of Las Vegas*

October 16, 1985

Page 21

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

ITEM

Council Action

Department Action

VI. REPORTS FROM RECOMMENDING COMMITTEES (Cont'd)

10:36

- E. BILL NO. 85-49 - SUBSTITUTES THE DIRECTOR OF PUBLIC WORKS FOR THE DIRECTOR OF DESIGN AND DEVELOPMENT ON THE TRAFFIC AND PARKING COMMISSION.

Committee: Councilmen Lurie and Nolen

First Publication: SUN - 10/3/85

Committee Recommendation:

Adoption at the 10/16/85 City Council meeting.

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

10:36

- F. BILL NO. 85-50 - SUBSTITUTES THE NEVADA WORK ZONE TRAFFIC CONTROL HANDBOOK FOR THE STREET BARRICADING AND CHANNELIZATION MANUAL FOR TEMPORARY TRAFFIC CONTROL AS THE CITY'S STANDARD FOR STREET BARRICADING.

Committee: Councilmen Lurie and Nolen

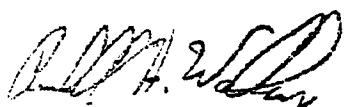
First Publication: SUN - 10/3/85

Committee Recommendation:

Adoption at the 10/16/85 City Council meeting.

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

APPROVED AGENDA ITEM



AGENDA DOCUMENTATION

Date: September 9, 198

TO:
The City Council

FROM: *George F. Ogilvie*
George F. Ogilvie
City Attorney

SUBJECT:

Bill 85-49: Substitutes the Director of Public Works for the Director of Design and Development on the Traffic and Parking Commission.

PURPOSE/BACKGROUND

Due to the recent reassignment of the traffic engineering function from the Department of Design and Development to the Department of Public Works, it is appropriate that the section of the City Code which establishes the Traffic and Parking Commission be amended to substitute the Director of Public Works for the Director of Design and Development as a member of that Commission.

Bill 85-49 accomplishes that objective.

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.

DISPOSITION

Approved ☐
Disaporoved ☐
Held ☐

Status Due: _____

Agenda Item

VI - E

AGENDA DOCUMENTATION

Date September 9, 1985

TO: The City Council

FROM: *George F. Ogilvie*
George F. Ogilvie
City Attorney

SUBJECT:

Bill 85-50: Substitutes the Nevada Work Zone Traffic Control Handbook for the Street Barricading and Channelization Manual for Temporary Traffic Control as the City's standard for street barricading.

PURPOSE/BACKGROUND

The street barricading manual which the City presently uses as the standard for erecting barricades to channel traffic around construction areas is the Nevada Work Zone Traffic Control Handbook, 1985 Edition. Bill No. 85-50 substitutes that handbook for the manual which was previously in use by the City.

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.

DISPOSITION

Approved ☐
Disapproved ☐
Held ☐

Status Due: _____

Agenda Item

AGENDA*City of Las Vegas*

October 16, 1985

Page 22

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

ITEM

Council Action

Department Action

VI. REPORTS FROM RECOMMENDING COMMITTEES (Cont'd)

10:37

G. BILL NO. 85-51 - PROVIDES FOR INCREASES IN
THE PRIMA FACIE SPEED LIMITS IN FIVE MILE
PER HOUR INCREMENTS.

Committee: Councilmen Lurie and Nolen

First Publication: SUN - 10/3/85

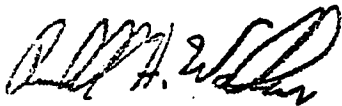
Committee Recommendation:

Adoption at the 10/16/85 City Council
meeting.

Lurie -
Second Reading and
Bill ADOPTED.
Unanimous

Clerk to proceed
with second
publication.

APPROVED AGENDA ITEM



AGENDA DOCUMENTATION

Date: September 9, 198

TO:
The City Council

FROM: *George F. Gilvie*
George F. Gilvie
City Attorney

SUBJECT:

Bill 85-51: Provides for increases in the prima facie speed limits in five miles per hour increments.

PURPOSE/BACKGROUND

Section 11.16.070 of the City Code presently provides for increases in the prima facie speed limits in 10 miles per hour increments, as opposed to the five miles per hour increments which are mandated by the Manual on Uniform Traffic Control Devices. In order to conform the City Code to said Manual, Bill No. 85-51 amends the section in question to provide for increases in the prima facie speed limits in five miles per hour increments.

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.

DISPOSITION

Approved ☐
Disapproved ☐
Held ☐

Status Due: _____

Agenda Item

AFFIDAVIT OF POSTING

(Posting required under the provisions of NRS CHAPTER 241)

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 24th day of September, 1985, at the hour of 2:15 pm there were posted copies of a NOTICE, the attached of which is a true and correct copy, of an INFORMATION MEETING before various RECOMMENDING COMMITTEES relative to proposed ordinances, to be held at the hour of 4 pm on Monday, September 30th, 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

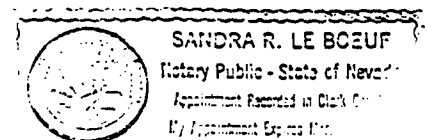
City Clerk
DEPARTMENT

Subscribed and sworn to before me this

24th day of September, 1985

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

My Commission expires: 3-15-86



AFFIDAVIT OF MAILING

(Mailing required under the provisions of NRS CHAPTER 241)

STATE OF NEVADA)

) ss

COUNTY OF CLARK)

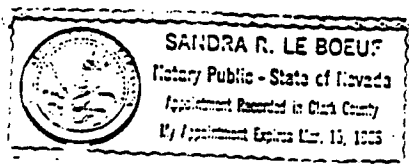
Bonnie Perry, an employee of the City of Las Vegas, Nevada being first duly sworn, deposes and says that on the 23rd day of September, 1985, a copy of a NOTICE OF INFORMATION MEETING before various RECOMMENDING COMMITTEES relative to proposed ordinances, to be held at the hour of 4pm, on Monday, September 30, 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).

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

Subscribed and sworn to before me this

23rd day of September, 1985Sandra R. Le Boeuf

NOTARY PUBLIC in and for said County and State.

My Commission expires: 3-15-86.

September 18, 1985

N O T I C E

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, September 30, 1985, in the City Manager's Conference Room, 10th Floor, City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

- A. BILL NO. 85-45 - ANNEXATION NO. A-4-85(A), PROPERTY LOCATED ON THE WEST SIDE OF RANCHO DRIVE, NORTH OF TROPICAL PARKWAY; PETITIONED BY: BLAINE EQUIPMENT CO., INC.; ACREAGE: APPROXIMATELY 13.0 ACRES; ZONED: R-E AND H-2 (ROI TO M-1) (COUNTY CLASSIFICATION) N-U AND C-2 (ROI TO C-2) (CITY EQUIVALENT).
Committee: Councilmen Lurie and Nolen
- B. BILL NO. 85-46 - ANNEXATION NO. A-6-85(A), PROPERTY LOCATED ON THE SOUTHWEST CORNER OF CORAN LANE AND SYCAMORE TRAIL; PETITIONED BY: ROBERT V. JONES; ACREAGE: APPROXIMATELY 0.63 ACRES; ZONED: H-2 (COUNTY CLASSIFICATION) C-2 (CITY EQUIVALENT).
Committee: Councilmen Lurie and Nolen
- C. BILL NO. 85-47 - REPEALS TITLE 2, CHAPTER 2.30, CIVIL DEFENSE AND AMENDS TITLE 2 BY ADDING A NEW CHAPTER ENTITLED OFFICE OF EMERGENCY OPERATIONS AND DEFINES THE DUTIES THEREOF.
Committee: Councilmen Lurie and Nolen
- D. BILL NO. 85-48 - AUTHORIZES THE DIRECTOR OF BUSINESS ACTIVITY TO APPROVE APPLICATIONS FOR SALES OF FIREWORKS AT RETAIL BY CHARITABLE ORGANIZATIONS; SETS FORTH REQUIRED ACTION BY DIRECTOR, GROUNDS OF DENIAL OF APPLICATIONS, AND APPEAL PROCEDURES.
Committee: Councilmen Lurie and Nolen
- E. BILL NO. 85-49 - SUBSTITUTES THE DIRECTOR OF PUBLIC WORKS FOR THE DIRECTOR OF DESIGN AND DEVELOPMENT ON THE TRAFFIC AND PARKING COMMISSION.
Committee: Councilmen Lurie and Nolen
- F. BILL NO. 85-50 - SUBSTITUTES THE NEVADA WORK ZONE TRAFFIC CONTROL HANDBOOK FOR THE STREET BARRICADING AND CHANNELIZATION MANUAL FOR TEMPORARY TRAFFIC CONTROL AS THE CITY'S STANDARD FOR STREET BARRICADING.
Committee: Councilmen Lurie and Nolen

- G. BILL NO. 85-51 - PROVIDES FOR INCREASES IN THE PRIMA FACIE SPEED LIMITS IN FIVE MILE PER HOUR INCREMENTS.

Committee: Councilmen Lurie and Nolen

ANY AND 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.

CITY OF LAS VEGAS

Date

0162

INTER-OFFICE MEMORANDUM

September 30, 1985

TO: FILE

FROM:

CAROL ANN HAWLEY
CITY CLERK

SUBJECT:

Recommending Committee Meeting
September 30, 1985COPIES TO: Agenda Blue Books 10/2/85 & 10/16/85
City Attorney
Community Planning & Development
Fire Services
Business Activity
Public Works
Building & SafetyMEETING HELD: City Manager's Conference Room, City Hall, Las Vegas,
Nevada, beginning at 4:00 P.M. and adjourning at 4:06 P.M.
on Monday, September 30, 1985.ATTENDANCE: Councilman Ron Lurie
Councilman Bob Nolen
City Manager Ashley Hall
Deputy City Manager Granville Bowman
City Attorney George Ogilvie
City Clerk Carol Ann Hawley
Deputy City Clerk Sandra LeBoeuf
Jerry Cahill, Director, Business Activity
John Bartels, Traffic Engineering
Rex Shelburne, Fire Services
Deputy City Attorney Teresita Labastida

- A. BILL NO. 85-45 - ANNEXATION NO. A-4-85(A), PROPERTY LOCATED ON THE WEST SIDE OF RANCHO DRIVE, NORTH OF TROPICAL PARKWAY; PETITIONED BY: BLAINE EQUIPMENT CO., INC.; ACREAGE: APPROXIMATELY 13.01 ACRES; ZONED: R-E AND H-2 (ROI TO M-1)(COUNTY CLASSIFICATION) N-U AND C-2 (ROI TO C-2)(CITY EQUIVALENT).

Committee: Councilmen Lurie and Nolen

No one appeared in opposition to this Bill. Committee recommended adoption at the 10/16/85 City Council meeting.

- B. BILL NO. 85-46 - ANNEXATION NO. A-6-85(A), PROPERTY LOCATED ON THE SOUTHEAST CORNER OF CORAN LANE AND SYCAMORE TRAIL; PETITIONED BY: ROBERT V. JONES; ACREAGE: APPROXIMATELY 0.63 ACRES; ZONED: H-2 (COUNTY CLASSIFICATION) C-2 (CITY EQUIVALENT).

Committee: Councilmen Lurie and Nolen

No one appeared in opposition to this Bill. Committee recommended adoption at the 10/16/85 City Council meeting.

- C. BILL NO. 85-47 - REPEALS TITLE 2, CHAPTER 2.30, CIVIL DEFENSE AND AMENDS TITLE 2 BY ADDING A NEW CHAPTER ENTITLED OFFICE OF EMERGENCY OPERATIONS AND DEFINES THE DUTIES THEREOF.

Committee: Councilmen Lurie and Nolen

No one appeared in opposition to this Bill. Committee recommended adoption at the 10/16/85 City Council meeting.

- D. BILL NO. 85-48 - AUTHORIZES THE DIRECTOR OF BUSINESS ACTIVITY TO APPROVE APPLICATIONS FOR SALES OF FIREWORKS AT RETAIL BY CHARITABLE ORGANIZATIONS; SETS FORTH REQUIRED ACTION BY DIRECTOR, GROUNDS OF DENIAL OF APPLICATIONS, AND APPEAL PROCEDURES.

Committee: Councilmen Lurie and Nolen

No one appeared in opposition to this Bill. Committee recommended adoption at the 10/16/85 City Council meeting.

- E. BILL NO. 85-49 - SUBSTITUTES THE DIRECTOR OF PUBLIC WORKS FOR THE DIRECTOR OF DESIGN AND DEVELOPMENT ON THE TRAFFIC AND PARKING COMMISSION.

Committee: Councilmen Lurie and Nolen

No one appeared in opposition to this Bill. Committee recommended adoption at the 10/16/85 City Council meeting.

- F. BILL NO. 85-50 - SUBSTITUTES THE NEVADA WORK ZONE TRAFFIC CONTROL HANDBOOK FOR THE STREET BARRICADING AND CHANNELIZATION MANUAL FOR TEMPORARY TRAFFIC CONTROL AS THE CITY'S STANDARD FOR STREET BARRICADING.

Committee: Councilmen Lurie and Nolen

No one appeared in opposition to this Bill. Committee recommended adoption at the 10/16/85 City Council meeting.

- G. BILL NO. 85-51 - PROVIDES FOR INCREASES IN THE PRIMA FACIE SPEED LIMITS IN FIVE MILE PER HOUR INCREMENTS.

Committee: Councilmen Lurie and Nolen

No one appeared in opposition to this Bill. Committee recommended adoption at the 10/16/85 City Council meeting.

AGENDA*City of Las Vegas*

October 16, 1985

Page 23

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

ITEM

Council Action

Department Action

VII. BOARDS AND COMMISSIONS

10:38

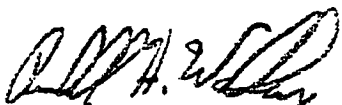
A. SENIOR CITIZENS LAW PROJECT ADVISORY BOARD
3-Year Term

1. Ruth Cooper - Term expires 5/7/86
(Resigned)

Lurie -
Motion to concur
in the Mayor's
appointment of
William C. Vincent,
105 Palm Lane,
carried by
unanimous vote.

Clerk to notify

APPROVED AGENDA ITEM



INTER-OFFICE MEMORANDUM

October 2, 1985

TO:

CAROL ANN HAWLEY
CITY CLERK, CITY OF LAS VEGAS

FROM:

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

SUBJECT:

RECOMMENDATION

COPIES TO:

The Senior Citizens Law Project Advisory Board recommends that the City Council consider William C. Vincent, 105 Palm Lane, Las Vegas, Nevada, for the Senior Citizens Law Project Advisory Board to replace Ruth Cooper, who resigned effective May 18, 1985.

RED:sk
Attachments

Senior Citizens Law Project

0166

400 E. STEWART AVENUE
LAS VEGAS, NEVADA 89101
(702) 386-6597

RICHARD E. DONALDSON
DIRECTOR

May 22, 1985

MEMO TO: SENIOR CITIZENS LAW PROJECT
ADVISORY BOARD MEMBERS

Ruth Cooper has tendered her resignation effective May 18, 1985 because of personal reasons. I know that she has some medical difficulties, and as a gesture of appreciation for her efforts toward the Board, I request your permission to purchase a plaque acknowledging her efforts on behalf of the senior community and the Senior Citizens Law Project Advisory Board.

Please call me at your earliest convenience to tell me of your feelings.

Sincerely yours,



Richard E. Donaldson, Esq.
Executive Director

RED:sk



May 18, 1985

Mrs. Suzanne Ernst
Deputy Director

SOUTHERN NEVADA DIVISION OF AGING SERVICES
1050 E. Flamingo - Suite 242
State Mail Room Complex
Las Vegas, Nevada 89158

Dear Suzanne:

Due to personal reasons, please accept my resignation as a member of the Senior Citizens Law Project Advisory Board, effective at once.

It has been a great education, and with much pleasure to have worked with such a fine, caring group of people; and I will hold dear my association with each of you.

I wish the Senior Citizens Law Project Advisory Board continued success in all their endeavors.

I will always be a senior citizen advocate, and will try to attend some of your meetings as one of the public.

God grant each of you Good Health and Prosperity.

I truly Love you.

Sincerely,
Ruth Lee Cooper
Ruth Lee Cooper
5000 W. Alta Dr. #352
Las Vegas, Nevada
878-5081

PLEASE HAVE THIS DONE
BY A WEEK AGO THURSDAY:

Richard,
For your info.
Suzanne



AGENDA*City of Las Vegas*

October 16, 1985

Page 24

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		
---	--	--

10:39 A. Bill No. 85-52 -- Annexation No. A-7-85(A)		
---	--	--

Property Located:	On the southwest corner of Maverick Street and Whispering Sands Drive	
-------------------	---	--

Petitioned by:	James R. & Patti Jo Aldrich	
----------------	-----------------------------	--

Acreage:	Approximately 2.52 acres	
----------	--------------------------	--

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

Sponsored by:	Councilman Ron Lurie	
---------------	----------------------	--

First Reading and Referred - Lurie & Levy	
--	--

Recommending Committee Agenda, 10/28/85, 4 P.M.	
--	--

MORNING SESSION ADJOURNED AT 10:35 A.M.	
--	--

AGENDA*City of Las Vegas*

October 16, 1985

Page 25

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

ITEM

Council Action

Department Action

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

2:13

- A. PUBLIC HEARING TO CONSIDER AMENDING THE
CITY OF LAS VEGAS' FY 1985-86 COMMUNITY
DEVELOPMENT BLOCK GRANT PROGRAM.

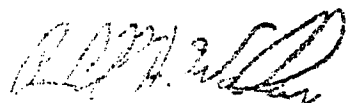
Public Hearing
Held.

Lurie -
Motion to reprogram
\$27,390 for HELP
carried unanimously.

Staff to proceed

Ken Williams and
Mary Hause of
HELP appeared.

APPROVED AGENDA ITEM



Date: October 16, 1985

AGENDA DOCUMENTATION

TO: The City Council

FROM: RANDALL H. WALKER
DEPUTY CITY MANAGER

SUBJECT: PUBLIC HEARING TO CONSIDER AMENDING THE CITY OF LAS VEGAS' 1985-86 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

PURPOSE/BACKGROUND

In accordance with HUD's September 23, 1983 Community Development Block Grant (CDBG) Regulations, Section 570.301(4)(b), the Las Vegas City Council has requested a Public Hearing be held to afford the affected citizens an opportunity to comment on a proposed change in the City of Las Vegas' FY 1985-86 Community Development Block Grant program and Final Statement (application).

HELP of Southern Nevada has requested the City amend its FY 1985-86 Community Development Block Grant Program to include the funding of the rehabilitation of its new site location at 1020 South Main Street. The HELP request meets HUD's eligibility test identified in Section 570.201(c), public facilities and improvements and 570.202(a)(4), rehabilitation and preservation activities.

HELP of Southern Nevada, is a non-profit organization providing a variety of public assistance programs that directly serve the needs of low and moderate income persons. City Block Grant assistance would aid HELP rehabilitate their new facility in a expeditious manner so as to lessen the temporary interruption in their normal delivery service.

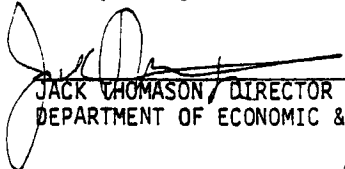
The Department requests authorization to execute, for the Mayor's signature and process all required program documents to HUD related to your final action.

FISCAL IMPACT

Reprogramming of \$27,390 of FY 1984-85 City Community Development Block Grant (10th year program) unobligated funds to the City's FY 1985-86 Community Development Block Grant Final Statement (Budget Letter, Attachment "A").

RECOMMENDATIONS

It is the recommendation of the Office of the City Manager that Council approve this action.


JACK THOMASON, DIRECTOR
DEPARTMENT OF ECONOMIC & URBAN DEVELOPMENT

Agenda Item

IX. A

**HELP of Southern Nevada**

212 East Mesquite Avenue • Las Vegas, Nevada 89101 • 702/382-5260 • 702/382-HELP

October 7, 1985

Jack Thomason, Director
Department of Economic &
Urban Development
City of Las Vegas
400 E. Stewart Avenue
Las Vegas, Nevada 89101

Dear Mr. Thomason:

In response to Miss Winnifred Jackson's requested justification on items included in our block grant request, I would like to elaborate on the programs, services, and needs of HELP of Southern Nevada.

HELP of Southern Nevada is a community service non-profit agency serving Southern Nevada since 1969. Last year we serviced approximately 50,000 individuals through our various programs: Emergency Services, Information & Referral, Volunteer Recruitment & Placement, Community Alternative Sentencing, and the Energy Education Office.

To help you understand the scope of the services we deliver, I would like to tell you a little bit about each program and how our requested items will be used to rehabilitate the Tam Building to meet the client's needs.

Emergency Services: Emergency Services provides basic assistance in the areas of food, shelter, clothing, emergency telephone calls, client advocacy, and financial assistance. Through this program, we assist young families, senior citizens, disabled veterans, transients, mental health out-patients, and the newly released prisoners.

Information & Referral: This program provides direct service to both the walk-in clients, the phone-in client, and various community and governmental agencies in the Southern Nevada area. Through this program, we match the needs of the client with the best available service agency.

Community Alternative Sentencing: All clients involved with this program have been convicted of a crime and sentenced by the court to perform community service for a non-profit Southern Nevada agency. Many times these clients are not willing participants in the program or have desperate basic needs such as lack of food, lack of shelter, or lack of effective drug treatment.

Community Energy Programs: Community Energy Program provides service in the areas of education regarding conservation, federal income tax energy credits, local utility programs, low-income energy assistance programs, and educational programming for schools, senior citizens, and neighborhoods.

Jack Thomason

October 7, 1985

-2-

Volunteer Recruitment & Placement: This program recruits community volunteers for most non-profit and governmental agencies located in the Southern Nevada area. We provide a conference room and training facilities free of charge for the convenience of low-income and community agency groups.

The Tam Building is a two story structure located in a fairly rundown area of the city. We are renting a portion of the second story of this building and will be sharing it with four independent businesses. Currently the layout of the offices has been such that extensive renovation is necessary to adapt the existing offices to meet the needs of our clients. The lighting in each room is restricted to two or three overhead ceiling fixtures. As our programs require confidential interviewing and paperwork, it has been necessary to partition off cubicles in most of the offices and therefore to install overhead fluorescent lights for the comfort of the clients and the interviewer.

Handicapped Lift: Entrance to the 2nd floor of the Tam Building is accessible only by way of two extremely steep staircases, one inside the building and one double tier staircase outside the building. Our federal grant requires that we provide access for handicapped persons. Also, approximately 20% of our clientele are in wheelchairs. We investigated donations and/or installation of an elevator. The cost would have exceeded \$40,000.00 and would have been a permanent part of the building structure. We now are involved in the process of purchasing a portable handicapped seated lift which will attach to the handrail of the inside staircase. As this is portable, it will be owned by the HELP Center and will not be a permanent structural addition to the Tam Building.

Cabinets and Kitchen area: Currently there are no storage areas within the Tam Building. In order to effectively administer to our clients, we need cabinetry to house records, forms, commodities, clothing, telephone equipment, confidential files, wheelchairs, crutches, walkers, canes, eye glasses, and various assorted items. Also, our current facility has a full working kitchen which has been used for community trainings held during lunch hours and breakfasts. Many times our clients require baby formula, rinsing the baby bottles, juice for small children, or possibly a bowl of soup for a client who has not eaten for three days. While we do not operate a soup kitchen, we do not turn our backs on a client in need of food. There is not a grocery store or convenience store within two miles, therefore it is necessary that to serve our clients, some commodities must be stored. Cabinetry requested in the budget will satisfy this need.

Jack Thomason

October 7, 1985

-3-

The offices are equipped with carpeting and maintenance of the building was designed with that in mind. Some of the carpeting is badly stained and torn. Renovation to the building also has necessitated removal of some of the carpeting to install partitions and electrical wiring. Failure to replace the carpeting would prove to be a safety hazard. Also, the majority of our clients are families, handicapped, and small infants. These infants are many times placed on the floor and carpeting provides a cleaner and safer surface for all involved. Our maintenance agreement with the Tam Building covers only the outside carpeted hallways and bathrooms. We are responsible for the maintenance of each office. We have a vacuum cleaner provided to us by United Way and our staff members are responsible for the maintenance of their own office. It would not be feasible to attempt this type of staff maintenance with linoleum or tile floor.

Security Locks: The federal government requires our files to be confidential. Also, the offices are situated off a common hall shared by other businesses and their clients. In the past, while at our present location, the HELP Center has been burglarized and vandalized four times in the last 8 months. Our insurance provider has required this agency to have security locks including a dead bolt on each office door and an alarm system in the administrative area. All of these items will be installed in such a way that if we leave the office at the end of our lease, we will remove the locking device from each dead bolt and the motion detector system and take these with us to our new location.

Through our Emergency Services program, we serve as a mailing address to many of our homeless clients. If this service is curtailed, our clients would have to receive their veterans disability checks, social security checks, unemployment checks, food stamps, public assistance, and other mail through the general delivery system of the U.S. Postal Service. All general delivery mail must be picked up in person at the Circus Circus Post Office. To a handicapped client, this imposes a tremendous hardship. The Tam Building does not have direct office mail delivery. All mail is delivered to a mail box adhered to the outside of the building, and therefore, totally unprotected. A post office box is necessary to provide continuation of this most important service.

Jack Thomason

October 7, 1985

-4-

Currently, our facility is laid out in a manner in which a worker in a high risk interview with an abusive or hostile client can be easily reached and overheard if voice levels reach a loud state. Most of the clients serviced through the Community Alternative Sentencing program and the Emergency Services program are in a desperate situation and may react very negatively if their wishes are not met immediately. Through the CAS program it is important to remember that each of these clients have already committed some serious crime. The layout of the Tam Building isolates workers behind closed doors in some cases as far as 100 yards from the administrative offices. An intercom system would allow a worker to signal for help if the situation arose. Also, in the case of the handicapped client, if an emergency occurred during an interview, the worker would not have to leave the client unattended while she sought help.

The federal government requires confidentiality during the client interview and of all program records. Currently, the Tam Building has large windows facing East in the office designated for Emergency Services, Information & Referral. Coverings and/or window tint is needed to allow client comfort from the heat of the day, the glare, and to prohibit people on the street from acknowledging those receiving services from the agency.

I hope this information will be sufficient to clarify any questions you have concerning our proposed renovations. Please do not hesitate to call on me if you need additional information.

Yours truly,

Jacqueline Matthews
Jacqueline Matthews
Director of Administration

JM/dlr

cc: Winnifred Jackson
Ashley Hall
Mary Hausch, Board President

HELP RECOMMENDED BUDGET
FY 1985-86Eligible Activities

Advertising	\$ 4,000.00
Telephone	1,800.00
Partitions	4,800.00
Painting	400.00
Move	1,000.00
Printing	1,830.00
Security	600.00
Windows	1,000.00
Mail - P. O. Box	300.00
Kitchen	2,000.00
Intercom	500.00
Handicapped Lift	5,000.00
Cabinets	2,200.00
Lighting	960.00
Carpeting	<u>1,000.00</u>
TOTAL	<u>\$27,390.00</u>

AGENDA*City of Las Vegas*

October 16, 1985

Page 26

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

ITEM

Council Action

Department Action

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

2:16

- B. VAC-9-85 - Petition of Vacation submitted by MA-BO-HA, Inc. to vacate a portion of Mesquite Avenue, sixty feet (60') in width, generally located east of Main Street and north of Stewart Avenue, and a portion of the north/south alley (20' in width), east of Main Street between Bonanza Road and Mesquite Avenue.

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

1. Dedication and construction of an east/west alley connecting with the remaining portion of the existing north/south alley.
2. Closure of the Mesquite Avenue intersection with Main Street by installing curb and gutter and sidewalk.
3. Reservation of a storm drain sewer easement as required by the Department of Public Works.

Staff Recommendation: APPROVAL

PROTESTS: 0

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

Clerk to notify and Planning to proceed.

James Leland, Baughman & Turner Engineers appeared on behalf of application.

No one appeared in opposition.



TO: The City Council
RE: Public Hearing Agenda Item
October 16, 1985 City Council Agenda Item

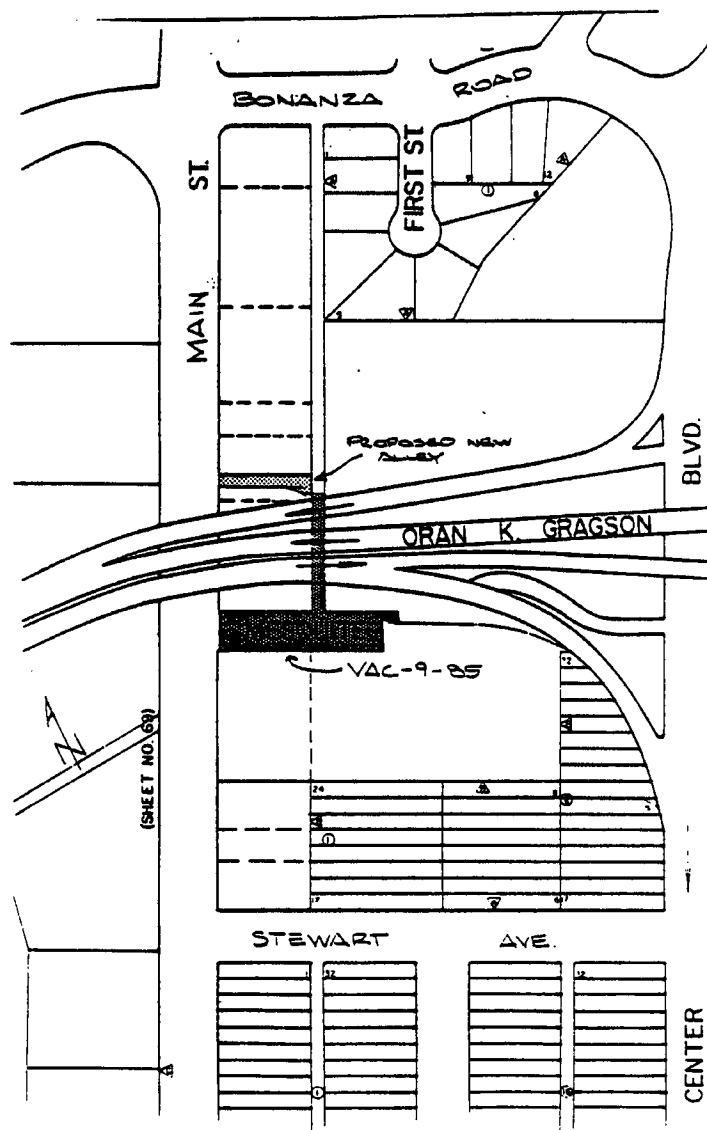
B. VAC-9-85 - MA-BO-HA, INC.

The request is to vacate a portion of Mesquite Avenue and the south end of an alley northeast of Stewart and Main Street. The vacation was considered in part at the time a variance for a recreational vehicle facility was approved on the adjoining property for the California Hotel and Casino. It has been determined this remaining short segment of Mesquite is no longer needed for vehicular purposes and the southerly portion of the alley can be vacated if the alley is realigned to Main Street. The applicant is in agreement to realigning the alley.

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

PROTESTS: 0



NOTICE

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

A portion of Mesquite Avenue, sixty feet (60') in width, generally located east of Main Street and north of Stewart Avenue, and a portion of the north/south alley (20' in width), east of Main Street between Bonanza Road and Mesquite Avenue

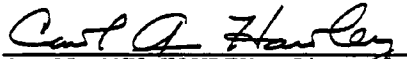
SUBJECT TO

1. Dedication and construction of an east/west alley connecting with the remaining portion of the existing north/south alley;
2. Closure of the Mesquite Avenue intersection with Main Street by installing curb and gutter and sidewalk;
3. Reservation of a storm drain sewer easement as required by the Department of Public Works.
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;
5. Reservation of easements for the facilities of the various utility companies, together with reasonable ingress thereto and egress therefrom;
6. Conformance to code requirements and design standards of all City departments;
7. Vacation shall not be recorded until all of the above conditions have been met.

A PUBLIC HEARING on said petition and recommendation of the Planning Commission will be held on the 16th day of October, 1985, at the hour of 2:00 p.m., in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, County of Clark, State of Nevada.

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

THIS NOTICE is given pursuant to an Order made by the City Council of the City of Las Vegas, Nevada, at a regular meeting thereof held on the 2nd day of October, 1985.


CAROL ANN HAWLEY, City Clerk

AGENDA*City of Las Vegas*

October 16, 1985

Page 27

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

ITEM

Council Action

Department Action

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

2:17

- C. VAC-10-85 - Petition of Vacation submitted by MCKINLEY MAYES to vacate portions of "G" Street and Morgan Avenue, generally located south of Washington Avenue and east of "H" Street.

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

1. The vacation be amended to 5.0 feet on Morgan Avenue and "G" Street and retain a 20 foot property line radius corner at the interesection of Washington Avenue and "G" Street and a 15 foot property line radius corner at the intersection of "G" Street and Morgan Avenue.

Staff Recommendation: APPROVAL, subject to amending the vacation from 12.5 feet to 5 feet.

PROTESTS: 0

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

Clerk to notify and Planning to proceed.

No one appeared in favor or in opposition.

To: The City Council
 RE: Public Hearing Agenda Item
 October 16, 1985 City Council Agenda Item

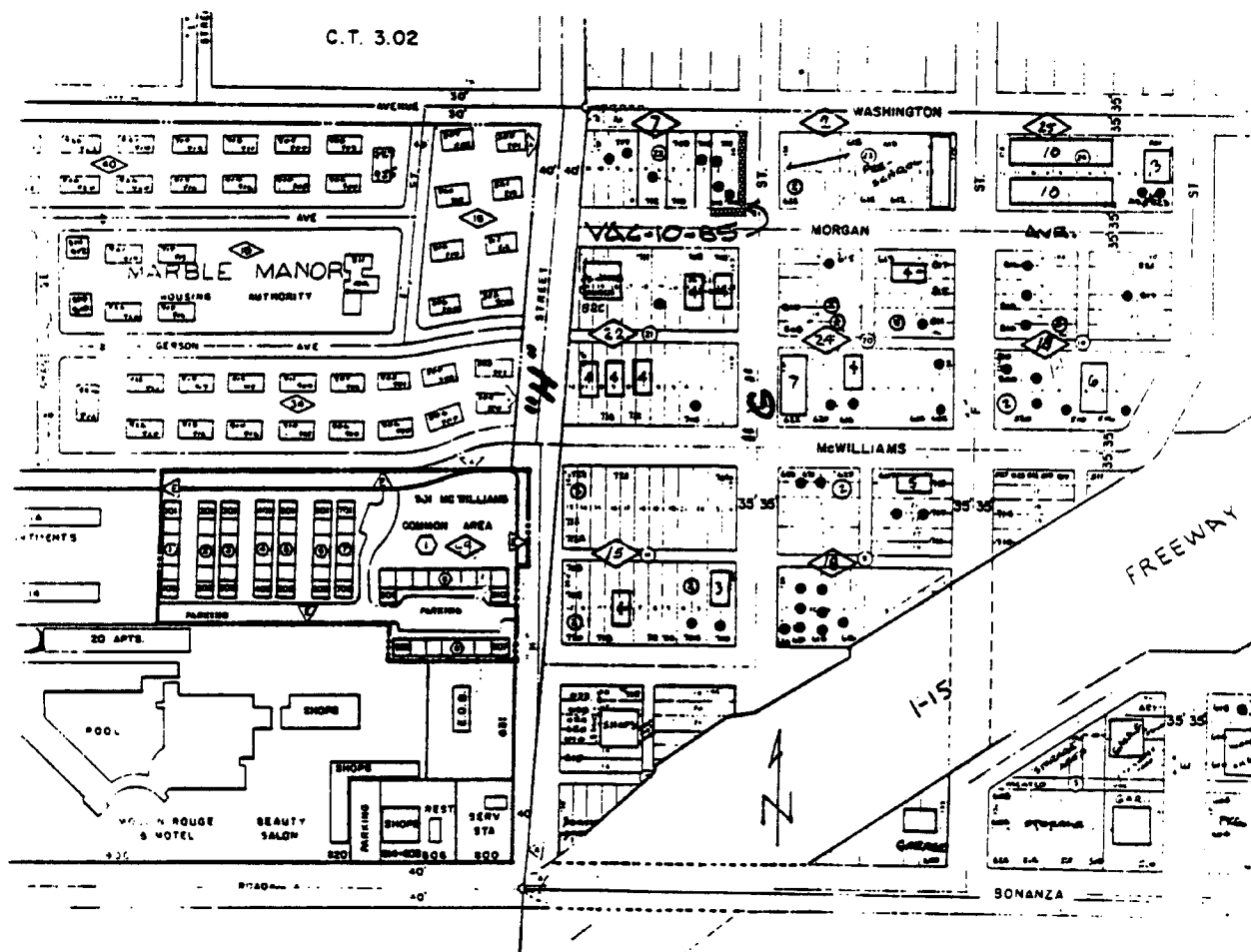
C. VAC-10-85 - MCKINLEY MAYES

The request is to vacate 12.5 feet of right-of-way along "G" Street and Morgan adjacent to the property at the northwest corner of this intersection. There is 70 feet of right-of-way existing on the streets in this general area and only a 37' wide street section is improved. The applicant wishes to obtain the right-of-way to expand his property to provide additional back-out space area for his parking spaces. Staff conducted a study of this area and determined that due to the multi-family zoning, 60 feet of right-of-way should be retained and consequently recommended the application be amended from 12.5 feet to 5 feet. Further, staff indicated the applicant may be assisted through an encroachment agreement regarding his parking situation.

Planning Commission Recommendation: APPROVAL, subject to amending the request from 12.5 feet to 5 feet.

Staff Recommendation: APPROVAL, subject to amending the vacation from 12.5 feet to 5 feet

PROTESTS: 0



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

Portions of "G" Street and Morgan Avenue, generally located south of Washington Avenue and east of "H" Street

SUBJECT TO

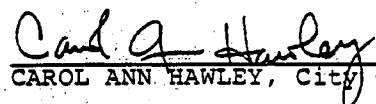
1. The vacation be amended to 5.0 feet on Morgan Avenue and "G" Street and retain a 20 foot property line radius corner at the intersection of Washington Avenue and "G" Street and a 15 foot property line radius corner at the intersection of "G" Street and Morgan Avenue.
2. If the Order of Vacation is 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;
3. Reservation of easements for the facilities of the various utility companies, together with reasonable ingress thereto and egress therefrom;
4. Conformance to code requirements and design standards of all City departments;
5. Vacation shall not be recorded until all of the above conditions have been met.

A PUBLIC HEARING on said petition and recommendation of the Planning Commission will be held on the 16th day of October, 1985, at the hour of 2:00 p.m., in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, County of Clark, State of Nevada.

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

0183

THIS NOTICE is given pursuant to an Order made by the
City Council of the City of Las Vegas, Nevada, at a regular
meeting thereof held on the 2nd day of October, 1985.


CAROL ANN HAWLEY, City Clerk

AGENDA*City of Las Vegas*

October 16, 1985

Page 28

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

ITEM

Council Action

Department Action

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

- 2:17 D. VAC-12-85 - Petition of Vacation submitted by BONANZA HOLDINGS, LTD., to vacate U. S. Government Reservations, generally located east of Santa Margarita Street and south of Del Rey Avenue.

Planning Commission unanimously voted to recommend APPROVAL.

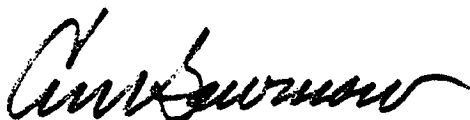
Staff Recommendation: APPROVAL

PROTESTS: 0

Lurie -
APPROVED
Unanimous

Clerk to notify
and Planning to
proceed.

No one appeared
in favor or in
opposition.



To: The City Council
 Re: Public Hearing Agenda Item
 October 16, 1985 City Council Agenda Item

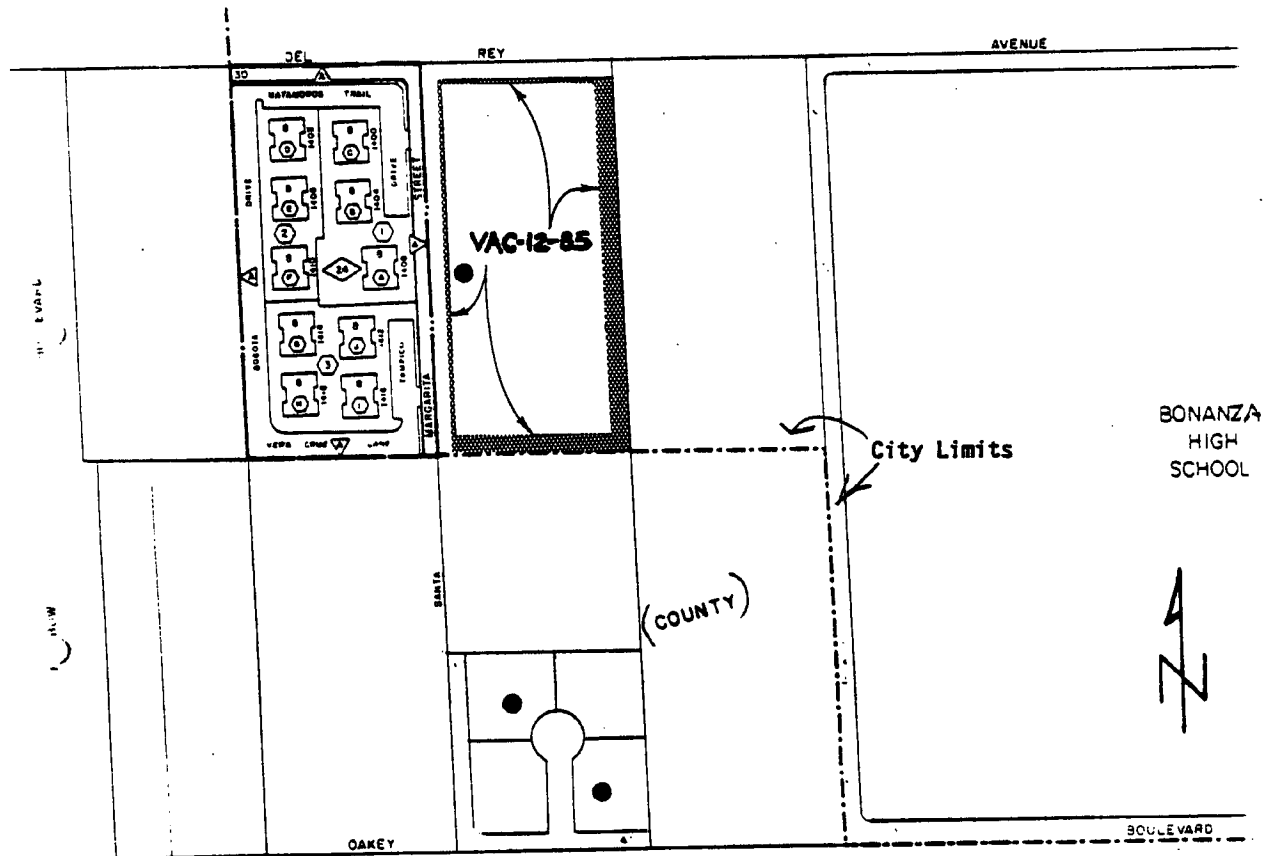
D. VAC-12-85 - BONANZA HOLDINGS, LTD.

The request is to vacate Government Patent Reservations which are no longer needed for vehicular use on this five acre site. The patent reservations are on property located at the southeast corner of Del Rey Avenue and Santa Margarita Street. There is an application to rezone this property from N-U to R-PD18 which is Item X. J. 4 on your agenda. You may wish to hold this item and consider it with the zoning application.

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

PROTESTS: 0



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

U.S. Government Patent Reservations, generally located east of Santa Margarita Street and south of Del Rey Avenue

SUBJECT TO

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

A PUBLIC HEARING on said petition and recommendation of the Planning Commission will be held on the 16th day of October, 1985, at the hour of 2:00 p.m., in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, County of Clark, State of Nevada.

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

THIS NOTICE is given pursuant to an Order made by the City Council of the City of Las Vegas, Nevada, at a regular meeting thereof held on the 2nd day of October, 1985.


CAROL ANN HAWLEY, City Clerk

October 16, 1985

Page 29

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

ITEM

Council Action

Department Action

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

2:18 E. V-97-85 - APPEAL filed by CHARLES A. GERLING to the action of the Board of Zoning Adjustment in APPROVING the application of HERBERT FREY, TRUSTEE for a Variance to allow the manufacturing of clothing with more than seven employees engaged in the production of activity where a maximum of seven persons is permitted on property located at 501 North Eastern Avenue, in Zoning District R-1 (under Resolution of Intent to C-1).

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

1. Conformance to the plot plan.
2. Conformance to the conditions of Z-43-81.
3. A maximum of twelve (12) employees.
4. Standard conditions 2 through 8.

Staff Recommendation: DENIAL, insufficient justification for this request.

PROTESTS: 26

Lurie -
APPEAL Granted, thus
DENYING VARIANCE.
Unanimous

Clerk to notify

Charles A. Gerling
appellant, appeared

The applicant was
not present.

NOTE: Councilman
Nolen directed
Planning staff
to check on this
property to make
sure landscaping
was completed
and appearance
maintained.

Confermed

To: The City Council
Re: Public Hearing Agenda Item
October 16, 1985 City Council Agenda

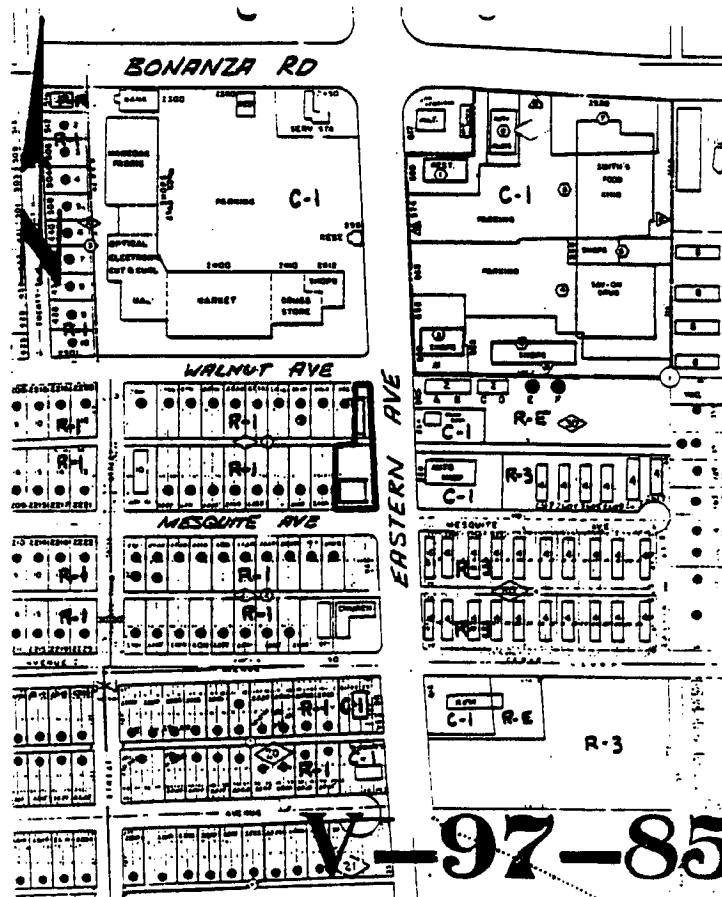
E. V-97-85 - APPEAL BY CHARLES A. GERLING ON VARIANCE APPLICATION BY HERBERT FREY, TRUSTEE

This is an appeal by a protestant to the action of the Board of Zoning Adjustment in approving a variance to allow the manufacturing of clothing for more than 7 employees engaged in the production activity where a maximum of 7 persons is permitted at 501 N. Eastern Avenue in a C-1 zone. There are two commercial buildings on the property that are located on the west side of Eastern between Walnut Avenue and Mesquite Avenue that are bisected by an alley and have a common parking area. There is a video store located in the building to the north and the proposed clothing manufacturing operation will occupy approximately half the larger building on the south portion of the property. The applicant stated that his operation consists of custom-fit clothing which includes making uniforms for various businesses which will involve up to 12 persons at various times in this assembly work. At the Board of Zoning Adjustment meeting, staff pointed out there are only 18 parking spaces for the two commercial buildings and allowing more than 7 persons to be engaged in this operation would create a parking problem and result in patron or employees parking on the adjoining residential streets. Also, there is no parking on Eastern Avenue and it is unknown what type of business will occupy the other half of the building where this operation will be conducted and how much parking will be needed for it.

Board of Zoning Adjustment Decision: APPROVAL

Staff Recommendation: DENIAL, insufficient justification for this request

PROTESTS: 26 (1 appeared at meeting with petition with 26 signatures)



To: The city clerk's office

0189

Subject: - ZONING VARIANCE

V-97-85

I, Charles A. Herling do hereby
appeal the Zoning Variance as
approved by the ^{Zoning} Commission on Sept. 26

Sincerely,
Charles A. Herling
2306 E. Walnut Ave.
Las Vegas,
Nv. 89101

RL 388-0252

CITY CLERK
OCT 1 10 54 AM '85
RECEIVED

VICE-CHAIRMAN SORENSEN: V-97-85, application of Herbert Frey, Trustee, for a variance to allow the manufacturing of clothing with more than seven employees engaged in the production activity where a maximum of seven persons is permitted on property located at 501 North Eastern Avenue, in Zoning District R-1 (under Resolution of Intent to C-1).

RICK WILLIAMS:

Okay, this property does lie on the west side of Eastern just a little bit south of Bonanza, about a quarter of a mile. The Planning Commission adopted a resolution, some years ago, in which they recognized that businesses involving a sewing activity could be operated in a C-1 Zone. However, to keep it consistent with other types C-1 uses that are permitted as a matter of right and to control the magnitude of the impact that this type of use would have on those approved uses, they restricted also these types of businesses to a maximum of seven employees. We tried to get the applicant to indicate to us some type of a maximum number of employees and he was somewhat reluctant to do that. What staff feels is that what we have here is a production activity that really belongs in an industrial area. It's an industrial use. Even with seven employees, it would have somewhat of a severe impact on the available parking in this complex. He's only using this portion of the building. This portion here would remain available for lease, as would these buildings here remain available for lease. The only parking that's available on-site for all this -- all of these buildings is right here and there's 18 parking spaces. By the time you start loading up the employees and customers of this one business into this parking place -- parking lot and then you add the other uses that will undoubtedly will eventually come about, we're really going to have a severe parking problem. What's obviously going to happen is they're going to start overflowing into these two streets here which are all R-1 developed single-family residential. Staff really is concerned with what's going to happen here in the future and there is no parking on Eastern Avenue that's available to this site either. So the only overflow parking's going to go into the residential area. Those employees do have to park somewhere. We really feel that there certainly are no extraordinary circumstances, nothing unusual about the property that would warrant a variance such as this; and, therefore, we recommend DENIAL.

TRANSCRIPT - BOARD OF ZONING ADJUSTMENT MEETING - SEPTEMBER 26, 1985
ITEM 17 - V-97-85 - HERBERT FREY, TRUSTEE

PAGE 2

VICE-CHAIRMAN SORENSEN: Would you please step forward, state your name and address.

MICHAEL PANCERO: Michael Pancero, 3135 Industrial Road.

VICE-CHAIRMAN SORENSEN: This is a public hearing. Commissioners?

COMMISSIONER BUGBEE: Well, number one, how many people are you going to have there?

MICHAEL PANCERO: The number of employees are going to fluctuate. I'd like to clarify a little bit on the business itself. He's more of a tailor, custom type fit business. He does retail his product. He collects a sales tax. He's not wholesaling. Most of his clients, he meets. He fits them at their location and does assemble at this location. Although, he does need over 7 employees at times to get out certain contracts that he does make. This does not necessarily make him industrial. He doesn't have trucking outfits coming in to deliver stuff. He uses UPS like any other commercial business. He doesn't have stamp out machines. He does have sewing machines. He's not causing any pollution or noise pollution type thing. The need for additional employees is because everything is custom fit. Each garment that is made is made for a person.

COMMISSIONER BUGBEE: What is your normal employee requirements? You said you have exceptions, but what was your normal, 4, 3, 4 seamstresses?

MICHAEL PANCERO: Five of the people that are in the business -- it's more of a family business -- are family themselves. Everybody at times pitches in. I'd say he has 12 people that he could have working in there. Although he's working in a 1500 foot work area, each person, you know, one does sleeves, one does buttons or one puts a pocket on and there's two people that cut and they're using hand shears and not stamping these things out.

COMMISSIONER BUGBEE: Well, staff's main concern I think, as I understand it, is the parking problem and how many people are going to be in cars.

MICHAEL PANCERO: Right. I understand this. We have a floor plan that we set up which provides for the employees on the inside and on the outside, we have a proposal for additional parking. On the inside, there's two restrooms,

- MICHAEL PANCERO: one of them is handicapped. There's the smoke system. The exit, emergency lighting, the whole bit. On the outside, we can get an additional 2,000 square feet in parking. I'd like to show you in here that if we eliminate this planter here, we can get an additional 3 more -- if we eliminate this planting space here, this planter, we can get an additional 3 more spaces and this area has already been asphalted. We can pick up an additional 4 spaces and on this end of the building, the owner from this building can park down here which would relieve the parking in this area and in his lease, he's been restricted to 7 parking stalls. He and his family come in one -- and he works out of a van which is mostly on the road. There's 13 stalls for the one building that is left, not counting the smaller building which has 6. We can get the 3 additional, the 4 on the side, the one on Walnut. I don't think he's that big of a business to put him -- to classify him as an industrial type business.
- VICE-CHAIRMAN SORENSEN: Could I ask for a clarification? I understood you to say that most of the tailoring would be done at the site of the individual's homes.
- MICHAEL PANCERO: No, no. That he will assemble at this location. What I was pointing out was his clients that he deals with, he goes to them. They might have 30 people, 100 people, that need to be fitted. Well he meets them at their location and does all their fitting.
- VICE-CHAIRMAN SORENSEN: That's what I'm saying.
- MICHAEL PANCERO: What I was pointing that out is, he does sell people -- for people off the street. However, he doesn't have a lot of clients that are going to be using the parking lot.
- VICE-CHAIRMAN SORENSEN: So in effect, he has a retail area within this store.
- MICHAEL PANCERO: Yes, he does, in the front.
- VICE-CHAIRMAN SORENSEN: Any other questions? Is there anyone in opposition to this application? Please come forward and state your name and address.
- CHARLES GERLING: My name is Charles Gerling. I live at 2306 East Walnut Avenue and myself -- well, my neighbors have asked me to come here this evening, present this petition. It has been signed by all of the residents and/or homeowners on the two streets, Mesquite and Walnut, in this area.

- CHARLES GERLING: Now, I'd like to mention one thing. They have a new business on the corner of Walnut and Eastern, two businesses in fact. One of them is a video tape store. The other one is a appliance store. Already we have had police citing people for parking on the north side of Walnut where no parking is permitted. The parking area on the Walnut side is -- possibly room for two maybe three cars. On the other manufacturing that they want, I don't see -- we're going to have one heck of a mess of people parking, cluttering up the street. Right now, we've got police down there all the time picking up winos. I've noticed a couple at this manufacturing store in the last few days, sleeping there overnight and we are definitely against this. In fact, we would like to see it go back to residential because somebody has gotten a bunch of worms here.
- MICHAEL PANCERO: Excuse me.
- VICE-CHAIRMAN SORENSEN: Would you like to respond to that?
- MICHAEL PANCERO: Yes, I would. This building is presently into construction. Some of the tenants that are in there are under a 30 day temporary occupancy. There has been construction type traffic down there. The parking lot has -- just paved a week and a half, two weeks ago and it's not even striped yet. This building did set idle for about two or three years before we took it over and it's come a long way from what it was and now, this weekend, the parking lot will be striped and the parking lot can be put into use. I don't think their complaint, because of the traffic during the construction, is valid, especially since the parking lot was not usable and actually isn't going to be usable until next week.
- CHARLES GERLING: I would like to ask the Commission to possibly have somebody evaluate this from the City. Take a look at in and anytime of the day, you'll see cars parked illegally and if they start parking on Eastern Avenue, there's going to be a lot of accidents and there's no place to park except in front of our homes.
- COMMISSIONER BUGBEE: The video tape store or something you talked about, Mr. Gerling, on Walnut, you have nothing to do with that do you?
- MICHAEL PANCERO: They are one of our tenants, yes.
- COMMISSIONER BUGBEE: Your tenants.

TRANSCRIPT - BOARD OF ZONING ADJUSTMENT MEETING - SEPTEMBER 26, 1985
ITEM 17 - V-97-85 - HERBERT FREY, TRUSTEE

PAGE 5

CHARLES GERLING: He's talking about that parking area too. Now see, they've already got two businesses in there. He's coming along with a factory and lord knows, he won't even say how many people he's going to hire. We don't have the room. There's too many buildings across the street where -- Lucky's or in that other shopping area that are empty with lots of parking places that are begging for somebody to take over.

VICE-CHAIRMAN SORENSEN: Now, let me see if I understand. In this building, you have not only your operation, but also the video and the appliance store and you're all using the same parking area?

MICHAEL PANCERO: This smaller building is the video center here and there's an appliance center here. The tailor shop is in this area.

VICE-CHAIRMAN SORENSEN: They're all using that major parking area there?

MICHAEL PANCERO: This parking lot, like I said, was a week and a half ago that it was paved. It's not even striped yet. So the parking lot really hasn't even been put into use.

VICE-CHAIRMAN SORENSEN: It has 18 spaces, did you tell me?

MICHAEL PANCERO: It has 18 now the way that it's laid out.

CHARLES GERLING: They must be motorcycles.

VICE-CHAIRMAN SORENSEN: Alright. If there are no other -- there's one other protests?

COMMISSIONER ASHWORTH: Might I ask a question of staff. Do they have the permit to build the building and for the uses to which they're being put now? The question here is the manufacturing of clothing. They can manufacture clothing there now if they had no more than 7 people in it, is that correct?

RICK WILLIAMS: That's correct.

COMMISSIONER ASHWORTH: So what the variance is, is to allow them to have more than 7 people in it, but we don't know how many more. Could we put a limit on the number of people? I think it's a valid problem, as far as the parking. What is the maximum number of people that could be put in there with the parking that is available if 12 of the people are from the family? I think that's -- I think the question is, not that they could be denied to manufacture clothing. They can manufacture clothing there now. The question that -- before us is how many people can they have in the building to manufacture the clothing and that

COMMISSIONER ASHWORTH: is -- presently they can have up to 7 and beyond that they would have to have a variance and the man said they would have as many as 12 there at a time, is that correct?

MICHAEL PANCERO: Yes.

COMMISSIONER ASHWORTH: No more than 12?

MICHAEL PANCERO: It may vary. He may have 14 there and next week have 7. It depends on the contracts that are appropriated.

CHARLES GERLING: Or there could be --

MICHAEL PANCERO: The amount of work that he needs to have done.

CHARLES GERLING: There could be as many as 50.

MICHAEL PANCERO: No, there would not be as many 50. There is a restriction in his lease that he keep the 7 stalls.

COMMISSIONER BUGBEE: Keep what?

MICHAEL PANCERO: That he keep the 7 stalls. That he have 7 stalls that he may use and the rest of them to be kept empty. If he has 12 employees there, then they would have to pool or something because the stalls would not be there.

COMMISSIONER MYERS: Or else they would park on the streets in front of these people's houses.

CHARLES GERLING: Yes, absolutely.

VICE-CHAIRMAN SORENSEN: Are you in protest?

RHONDA PANCERO: No. I want to just make a statement.

VICE-CHAIRMAN SORENSEN: Alright. So state your name and address.

RHONDA PANCERO: Rhonda Pancero, 3135 Industrial Road. There's two things that I want to point out. Number one is that how can you judge that these cars are from this business? And number two is that most of these seamstresses that would be working there, additional employees, are minimum wage and don't have their own transportation. So that's something that I think should be taken into consideration.

- COMMISSIONER BUGBEE: You must be one of the family that we we're talking about.
- RHONDA PANCERO: No, I'm not one of the -- he's my husband. We're not in this business. We have --
- CHARLES GERLING: May I mention something? In the past week or so, there's -- he said there's going to be no large vehicles. There has been a large truck that's taken up half -- almost half of that parking spot where they're going to put the factory. Now, I don't know how much longer it's going to stay there, but I'm telling you, I wish somebody would look at it and they could see for themselves, there's no parking space.
- MICHAEL PANCERO: The truck that he's talking about is a construction piece that is going to leave when the building is finished. We still have landscaping to do. Like I said, the building is still under construction. These people have not even seen the benefit of the parking lot yet.
- CHARLES GERLING: I can see how small it is.
- VICE-CHAIRMAN SORENSEN: Okay. Anyone else? Alright, let's close the hearing.
- RICK WILLIAMS: I will point out one thing. The applicant has indicated that he has paved a portion of the property on the south side. I'm afraid he's created a problem for himself in that that landscaping was required as part of the zoning action which allowed a commercial use next to a residential area and it was meant to provide somewhat of an aesthetic buffer to the people that live over here. The fact is, he cannot pave that and it must be landscaping and we can't final the building unless we see that that's installed or, of course, he could seek relief from the Planning Commission from that condition.
- MICHAEL PANCERO: It is our intention to seek that relief also.
- VICE-CHAIRMAN SORENSEN: Can I have a motion?
- COMMISSIONER MYERS: I'LL MOVE TO APPROVE THE APPLICATION WITH A MAXIMUM OF 12 EMPLOYEES.
- RICK WILLIAMS: We would also recommend: Conformance to the plot plan that's been submitted. Conformance to the conditions of Z-43-81, which was the original zoning action; and standard conditions 2 through 8.

COMMISSIONER MYERS: WITH STAFF'S STIPULATIONS.

COMMISSIONER BUGBEE: That means you got to put back the landscaping.

COMMISSIONER MYERS: Or get a variance.

VICE-CHAIRMAN SORENSEN: Okay. The application has been APPROVED. (Motion carried unanimously with Juniel excused.)

END OF DISCUSSION

/s/

MAYOR BILL BRIARE

COUNCILMEN

RON LURIE

AL LEVY

BOB NOLEN

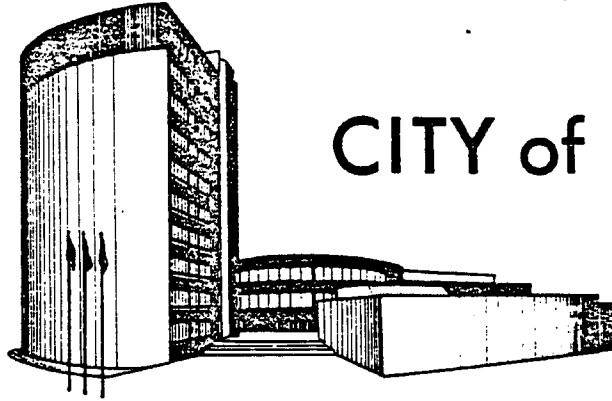
W. WAYNE BUNKER

CITY ATTORNEY

GEORGE F. OGILVIE

CITY MANAGER

ASHLEY HALL



CITY of LAS VEGAS

NOTICE OF PUBLIC HEARING

OCTOBER 16, 1985

NOTICE IS HEREBY GIVEN THAT on Wednesday, October 16, 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-97-85 APPEAL filed by CHARLES A. GERLING to the action of the Board of Zoning Adjustment in APPROVING the application of HERBERT FREY, TRUSTEE for a Variance to allow the manufacturing of clothing with more than seven employees engaged in the production activity where a maximum of seven persons is permitted on property located at 501 North Eastern Avenue, in Zoning District R-1 (under Resolution of Intent to C-1).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS LOT 22
THROUGH 27, BLOCK 1 OF BOULDER DAM HOMESITE ADDITION
TRACT 4.

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

CAROL ANN HAWLEY
CITY CLERK



AGENDA*City of Las Vegas*

October 16, 1985

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

Page 30

ITEM	Council Action	Department Action
X. <u>COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT</u> <u>HAROLD P. FOSTER, DIRECTOR</u> The items listed below, where appropriate, have been reviewed by the various City departments including sanitary sewer, storm drainage, Department of Design and Development, Fire and Building, and their comments and/or recommendations and requirements incorporated into the action. All zoning items shall conform to the following general conditions: 1. Conformance to the plot plan and elevations; 2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license; 3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy, whichever occurs first; 4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets. (Excluding single family development.); 5. Satisfaction of City Code requirements and design standards of all City departments; 6. Approval of the parking and driveway plans by the Traffic Engineer.		

AGENDA*City of Las Vegas*

October 16, 1985

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

Page 31

ITEM**Council Action****Department Action**

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

7. Repair any damage to the existing street improvements resulting from this development as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.

8. Provision of fire hydrants and water flow as required by the Department of Fire Services.

All subdivision items shall conform to the following general conditions:

Tentative Maps:

1. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map, or an extension of time up to one year, is not granted for the tentative map, a new tentative map must be filed.
2. Street names to be provided in accord with the City's Street Name Policy.
3. Subject to all conditions of City departments and State Subdivision Statutes.

Final Maps:

1. Conformance with the tentative map.

All Vacations shall conform to the following general conditions:

1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom.

AGENDA*City of Las Vegas*

October 16, 1985

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

Page 32

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.

AGENDA*City of Las Vegas*

October 16, 1985

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

Page 33

ITEM

Council Action

Department Action

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

- * CONSENT ITEMS - ITEMS A, B, C, D, AND E may be acted upon in one motion.

Staff recommends APPROVAL of all items. The Planning Commission has recommended approval of Items A, B and C (subdivision maps).

2:26 *A. TENTATIVE MAP1. Rosewood Estates Unit #4

Property generally located on the southeast corner of Oran K. Gragson Highway and Alexander Road, N-U Zone (under Resolution of Intent to R-PD6).

Owner/Subdivider: Chism Homes, Inc.

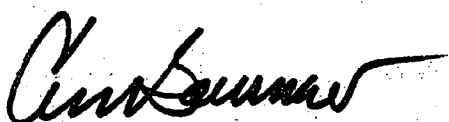
No. of Acres: 13.35 No. of Lots: 56

Subject to the following conditions:

1. Conformance to the conditions of approval for Z-35-81.
2. No vehicular access to Alexander Road or the Oran K. Gragson Highway from the abutting lots.
3. A waiver is permitted for roll-type curb and gutter (24") and for sidewalk on one side (the low side) of the interior streets.
4. If a wall is constructed on an exterior boundary street, the CC&Rs shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.

Lurie -
APPROVED Items A-1, B-1, C-1, C-2, D-1, E-1, E-2 and E-3 as recommended, subject to conditions. Unanimous

Clerk to notify and Planning to proceed.



To: The City Council
Re: Community Planning and Development Agenda Item
October 16, 1985 City Council Agenda Item

X.

*A. TENTATIVE MAP

1. Rosewood Estates #4

A tentative map was approved on this property previously and it expired because there was more than a one year period from the last recorded final map. This new map is the same as approved before and includes a waiver request for roll-type curb and gutter that was approved for this entire development. A portion of the subdivision has already developed and this tentative map is for the remainder of the land in this project.

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

AGENDA*City of Las Vegas*

October 16, 1985

CITY COUNCIL

Page 34

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM**Council Action****Department Action****X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)*****B. FINAL MAP****1. Rosewood Estates Unit #4**

Property generally located on the southeast corner of Oran K. Gragson Highway and Alexander Road, N-U Zone (under Resolution of Intent to R-PD6).

Owner/Subdivider: Chism Homes, Inc.

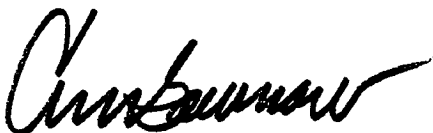
No. of Acres: 13.35 No. of Lots: 56

Subject to the following condition:

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

Lurie -
APPROVED Items A-1,
B-1, C-1, C-2, D-1,
E-1, E-2 and E-3
as recommended,
subject to
conditions.
Unanimous

Clerk to notify
and Planning to
proceed.



To: The City Council
Re: Community Planning and Development Agenda Item
October 16, 1985 City Council Agenda

X.

*B. FINAL MAP

1. Rosewood Estates #4

This final map is for the entire area of the tentative map under the previous item (X.A.1.). The map conforms to the tentative map.

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

AGENDA*City of Las Vegas*

October 16, 1985

Page 35

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

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

*C. REVERSIONARY MAPS

1. Tankel's Addition No. 2, Blocks 5, 6, 9
and 10

Property generally located on the northwest
corner of Bonanza Road and Wardelle Street,
R-E Zone.

Owner: David M. Gubler, Et Al

No. of Acres: 14± No. of Lots: 1

2. Tankel's North Addition No. 2, Block 11

Property generally located on the north side
of Bonanza Road and east side of McKnight
Street, R-E Zone.

Owner/Subdivider: David M. Gubler, Et Al

No. of Acres: 3± No. of Lots: 1

Lurie -
APPROVED Items A-1,
B-1, C-1, C-2, D-1,
E-1, E-2 and E-3
as recommended,
subject to
conditions.
Unanimous

Clerk to notify
and Planning to
proceed.



To: The City Council
Re: Community Planning and Development Agenda Item
October 16, 1985 City Council Agenda

X.

*C. REVERSIONARY MAP

1. Tankel's Addition No. 2, Blocks 5, 6, 9 and 10

2. Tankel's Addition No. 2, Block 11

The two reversionary maps are to revert the lots and blocks in this old subdivision back to acreage. The streets have already been vacated adjacent to most of the lots. Multi-family zoning was approved on this property for a condominium project, however, the resolution has expired.

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

AGENDA*City of Las Vegas*

October 16, 1985

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

Page 36

ITEM

Council Action

Department Action

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

1. Location:	2300 W. Charleston
Use:	Offsites
Builder:	Grove Construction
Surety Co.:	Fireman's Fund
Amount:	\$14,500
Bond No.:	SC6407050 (CLV #7-84)

Lurie -
APPROVED Items A-1,
B-1, C-1, C-2, D-1,
E-1, E-2 and E-3
as recommended,
subject to
conditions.
Unanimous

Clerk to notify &
Planning to proceed

Ann Gorman

To: The City Council
Re: Community Planning and Development Agenda Item

X.

*D. RELEASE OF BOND

1. Grove Construction - 2300 W. Charleston Boulevard

The offsite improvements at this location have been completed, inspected and accepted. Therefore, it is in order to release the bond for this work.

Staff Recommendation: APPROVAL

AGENDA*City of Las Vegas*

October 16, 1985

Page 37

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

ITEM	Council Action	Department Action
X. <u>COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)</u>		
*E. <u>ACCEPTANCE OF SUBDIVISION IMPROVEMENTS</u>		
1. <u>Metropolitan's Alta Meadows #2</u>		
Property generally located south of Alta Drive, east of Rainbow Boulevard, 7.7 acres, 50 lots, R-CL Zone.	Lurie - APPROVED Items A-1, B-1, C-1, C-2, D-1, E-1, E-2 and E-3 as recommended, subject to conditions. Unanimous	Staff to proceed
2. <u>Capistrano Village</u>		
Property generally located south of Charleston Boulevard, east of Rainbow Boulevard, 3.8 acres, 78 units, R-PD21 Zone.		
3. <u>Miramonte Estates North Unit #4</u>		
Property generally located north of Alexander Road, east of Lorenzi Boulevard, 10.57 acres, 45 lots, R-1 Zone.		

Ann Summers

To: The City Council
Re: Community Planning and Development Agenda Item
October 16, 1985 City Council Agenda Item

X.

*E. ACCEPTANCE OF SUBDIVISION IMPROVEMENTS

1. Metropolitan's Alta Meadows #2
2. Capistrano Village
3. Miramonte Estates North Unit #4

All offsite improvements for these subdivisions have been completed in accordance with the agreements and all City requirements. The improvements can be accepted subject to completion of the improvements correction list.

Staff Recommendation: APPROVAL - subject to completion of the improvements correction list

AGENDA*City of Las Vegas*

October 16, 1985

Page 38

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

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

2:28

F. PLOT PLAN REVIEW1. Z-62-75 - RANDEL CORPORATION

Request for a Plot Plan Review of property generally located on the north side of Washington Avenue between Rancho Drive and Robin Street, R-1 Zone (under Resolution of Intent to C-1).

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

1. Conformance to the plot plan and elevations.
2. Approval of a Special Use Permit for the residential use.

Staff Recommendation: APPROVAL

Levy -
APPROVED as recommended by Planning Commission and staff and subject to all conditions.
Unanimous

Clerk to notify and Planning to proceed.

William F. Curran, Randel Corp., appeared on behalf of request.



To: The City Council
Re: Community Planning and Development Agenda Item
October 16, 1985 City Council Agenda

X.

F. PLOT PLAN REVIEW

1. Z-62-75 - RANDEL CORPORATION

The Plot Plan Review involves a 40 acre parcel on the north side of Washington between Rancho Drive and Robin Street in a C-1 zone. Initially, the applicant proposed an office complex and then the development was revised for a large retail factory outlet store on this property. The applicant is now proposing to convert the entire site to an elderly care facility with a nursing home, a rehabilitation facility and several types of residential housing including villas, share-in units, and congregate housing. Each type of housing is designed to accommodate a different level of health care for its elderly residents. An application for a Use Permit was approved at the September 26th Board of Zoning Adjustment meeting to allow the residential use in this C-1 zone. An original condition of approval on the zoning of this property limited all buildings to one story. The new proposal is to construct two and three story share-in buildings, a three story congregate housing facility and a two story nursing home. The development involved in this Plot Plan Review consists of approximately 60 percent of the site which will be the first phase and will be located on the southeast portion.

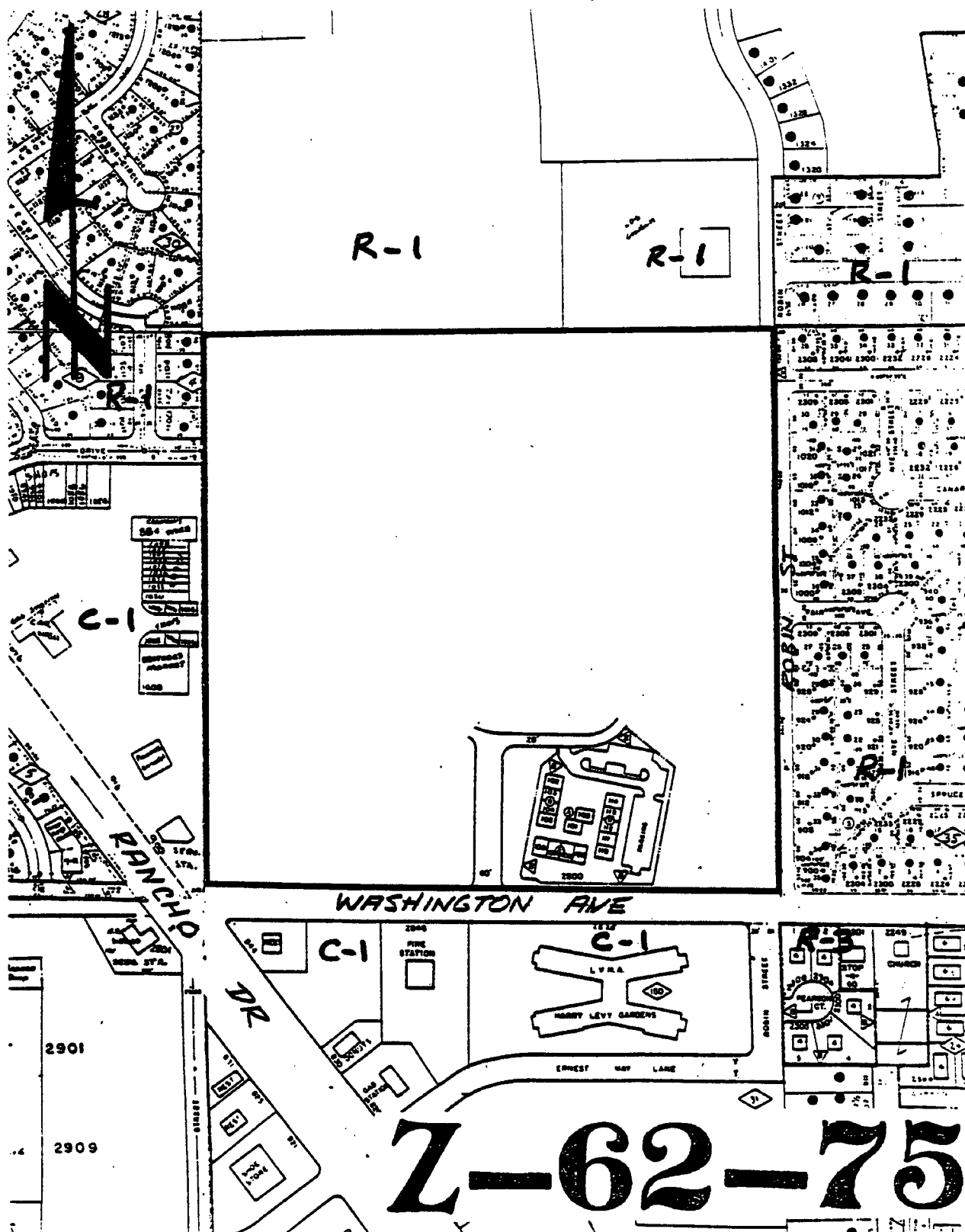
The applicant has designed this project to be compatible with the surrounding area. The two and three story buildings are mostly on the center portion of the property, nearly 400 feet away from the R-1 which fronts on Robin Street to the east. There will be one story units in this development between Robin Street and the two and three story buildings. Additionally, the applicant is proposing an 8 foot wall along Robin that will be set back approximately 25 feet and dense landscaping planted between the fence and the sidewalk area. The wall will provide an aesthetic screen as well as security for the residents in the elderly project. To the south of Washington is a four story senior citizens project that is owned by the Housing Authority. To the west is a shopping center and to the northwest is R-1 in the Twin Lakes Subdivision. To the north is vacant R-1. The surrounding property owners were not notified on this Plot Plan Review, however, they were notified of this development on the Use Permit and there were no protests.

Planning Commission Recommendation: APPROVAL - subject to a use permit being approved for the residential use

Staff Recommendation: APPROVAL - subject to a use permit being approved

SEE ATTACHED LOCATION MAP

X. F. 1. Z-62-75 - PLOT PLAN REVIEW



AGENDA*City of Las Vegas*

October 16, 1985

Page 39

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

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

F. PLOT PLAN REVIEW

2. Z-108-63(6) - WESTERN DEVCOR, INC.

Request for a Plot Plan Review of property generally located on the north side of Sahara Avenue between Rancho Drive and Paseo Del Prado, R-1 Zone (under Resolution of Intent to C-1).

Planning Commission voted (5-1) to recommend APPROVAL, subject to the following conditions:

1. The east parking structure be limited to 3 stories and a maximum height of 22½ feet above finished grade at the center portion of the structure. The finished grade shall be measured from the residential property grade to the north.
2. Each phase of construction shall be reviewed by Staff to evaluate the traffic conditions on Paseo Del Prado.
3. The trees to the north of the parking structures shall be installed on the top of the elevated berm and shall be of a minimum 36 inch box size.
4. No exterior lighting be allowed on the north side of the parking structures and all lighting on the office building be directed away from the residential area to the north.
5. The block wall along the north property line shall be a minimum height of six feet (6') measured from finished grade on the south side of the wall.
6. Non-glare tinted glass shall be used on the office building windows.

Nolen -
APPROVED, subject to:

1. Recommendations of the Planning Commission.

2. Phase I and II traffic improvements be installed with the construction of Phase I.

3. Condition 2 be amended to read as follows: "Each phase of construction shall be reviewed by the City Council to evaluate the traffic conditions on Paseo Del Prado with respect to ingress and egress."

4. The north driveway from Paseo Del Prado shall be constructed as an entrance only.

5. Phase I development shall include clearing the remainder of the property and provide dust control along with landscaping installed around the entire perimeter of the property.

6. Screen walls shall be installed to a minimum height of 5½ feet on the north side of each level of the parking

Clerk to notify and Planning to proceed.

APPEARANCES ON BEHALF OF APPLICATION:

William Peccole
1348 Cashman Drive

Robert Mayfield
Exec. V. P.
Western Devcor, Inc

Charles McLean
architect,
Phoenix, Az.

G. C. Wallace,
engineer,
1555 S. Rainbow

APPEARANCES IN FAVOR:

Jack Caisson
2424 S. Highland

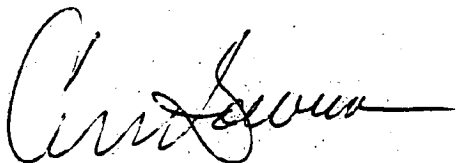
Carol Evans
2301 W. El Camino

APPEARANCES IN OPPOSITION:

Gary Holler
2501 Lourdes

Kristin Hames
2620 Sedonia Ave.

structures.
Continued



AGENDA*City of Las Vegas*

October 16, 1985

Page 39-A

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

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

F. PLOT PLAN REVIEW

2. Z-108-63(6) (CONTINUED)

7. Dedication of right-of-way on Sahara Avenue, Rancho Drive and Paseo del Prado as required by the Department of Public Works.

8. Installation of street improvements on Rancho Drive, Sahara Avenue, Paseo del Prado as required by the Division of Land Development of the Department of Community Planning and Development.

9. The applicant to pay for the entire cost for the following traffic improvements except as otherwise noted and all street improvements on Sahara Avenue shall be approved by the Nevada Department of Transportation.

Phase I

A. Sahara Avenue and Rancho Drive Intersection

1. Construct dual left turn lanes for eastbound and westbound traffic on Sahara Avenue.
2. Widen Sahara Avenue to accommodate the dual left turn lanes.
3. Move existing street lights from median to outside sidewalks.
4. Relocate signal on northwest corner and lengthen mast arms where necessary.
5. Lengthen left turn pockets for east and westbound traffic on Sahara Avenue.

Motion carried
with Levy abstaining
from voting.

See Page 39

AGENDA*City of Las Vegas*

October 16, 1985

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

Page 39-B

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

F. PLOT PLAN REVIEW

2. Z-108-63(6) (CONTINUED)

6. Widen Rancho Drive for a sufficient distance to provide a northbound left turn lane and construct said left turn lane on Rancho Drive, unless an acceptable alternative is provided.

7. Relocate overhead sign designating lanes on Rancho Drive.

B. Sahara Avenue and I-15 Ramps

1. Financially contribute to the Environmental Impact Study being conducted by the Nevada Department of Transportation based on the amount of traffic generated by this office complex.

PHASE II

A. Sahara and Median Opening between Teddy Drive and Rancho Drive

1. Reconstruct median opening and the south leg of the intersection and align the entrance driveway to the complex to match the new median opening.
2. Construct dual left turn lanes for east and westbound traffic on Sahara Avenue.
3. Widen Sahara Avenue to provide for dual left turn pockets.

APPROVED
See Page 39

See Page 39

AGENDA*City of Las Vegas*

October 16, 1985

Page 39-C

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

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

F. PLOT PLAN REVIEW

2. Z-108-63(6) (CONTINUED)

4. Signalize the intersection.

PHASE III

A. Sahara Avenue and Teddy Drive

1. Construct left turn lanes for east and westbound traffic on Sahara Avenue.

2. Reconstruct the signals at this intersection.

3. Widen Sahara Avenue to provide for dual left turn pockets.

10. Conformance to the plot plan amended to reflect the above conditions.

11. Conformance to the building elevations.

Staff recommendation: APPROVAL, subject to redesigning the layout of the parking structures to provide more open space adjacent to the residential area to the north.

PROTESTS: 33

APPROVED
See Page 39

See Page 39

To: The City Council
Re: Community Planning and Development Agenda Item
October 16, 1985 City Council Agenda Item

F. PLOT PLAN REVIEW

2. Z-108-63(6) - WESTERN DEVCOR INC.

The request involves a 16 acre parcel of land for a major office complex on the north side of West Sahara between Paseo del Prado and Rancho Drive. The property is zoned R-1 and is under a Resolution of Intent to C-1, except for a small portion that is presently zoned C-1 for an existing bank. There is adjacent R-PD7 and R-1 existing to the north, P-R and C-1 to the east, and C-1 to the west. To the south is C-1 zoning where the Palace Station Casino is located. A previous Plot Plan Review in 1981 was for approximately the easterly 2/3 of this site for two 6-story office buildings and for two 2-story parking garages on the north side of the property. The approval by the City Council was for the first phase only, consisting of one office building and one parking structure with one floor of the parking structure to be partially subgrade.

The present Plot Plan Review request is for an office complex that will consist of two 14-story and two 10-story office buildings and a 3-story and a 4-story parking structure on the north portion of the property. The 14-story buildings have a height of approximately 175 feet and are proposed at the southwest and southeast corners of the site. The 10-story buildings are proposed at the central portion. The 3-story parking structure will be on the northwest portion of the site, and the closest setback to residential lots to the north is approximately 35 feet. The 4-story parking structure will be on the northeast portion and the closest setback to the north is 30 feet.

A total of 555,000 square feet of office space is proposed and there will be 1,676 parking spaces in the parking structures and at grade level. Substantial open space will be provided because there is only 31% building coverage. Approximately half of the site will be landscaped and there will be plaza areas. The project will provide 118 parking spaces more than the minimum required. The office complex will exclude medical office uses. The developers indicate the construction will be phased over an 8 to 12 year period with the total project cost estimated to be \$225 million.

The applicant prepared a traffic study which indicated there would be 6,800 trips per day generated from this project. Further, there would have to be certain modifications to the intersections at Sahara and Paseo Del Prado and at Rancho and Sahara, along with changes to the turning lanes, median openings, etc., on Sahara Avenue and Rancho Drive. The applicant proposes to pay for these changes at an estimated cost of over \$400,000 and the improvements would be installed on a phased basis. The City Traffic Engineer reviewed this study and concurs with the modifications and changes. The Traffic Engineer recommended some additional modifications and the applicant was in agreement. Also, the traffic report prepared by the developer addresses the considerations that the Nevada Department of Transportation is proposing at the I-15 and Sahara Avenue interchange. Modifications to the interchange will reduce congestion and increase its traffic capacity.

At the Planning Commission meeting there was a protest factor from some of the residents to the north who indicated the project would reduce their privacy, shade their yards, add to the air pollution in the area, cause traffic congestion, and increase the through traffic on their residential streets by motorists who wish to avoid the Rancho and Sahara intersection. It was pointed

out motorists enter El Cortez Avenue from Rancho and drive through the subdivision to the southwest to Paseo del Prado and then south to Sahara. The protestants asked for the parking structures to be reduced in height and the office buildings be positioned to minimize the shadows on the residential properties. They also pointed out the large amount of open space on the site was causing the parking structures to be located closer to their properties and necessitating the high rise structures.

The Planning Commission recommended approval of the application subject to lowering the easterly parking structure from 4 to 3 stories, with a maximum height of 22½ feet at the center portion of the structure which will be lower at the west end and higher at the east end because of the sloping grade. The Planning Commission required large trees (a minimum of 36-inch boxed) to be installed on the landscape berm between the parking structures and the north property line, that all exterior lighting be directed away from the residential area, that a 6-foot minimum block wall be provided along the north property line and that non-glare tinted glass be used in the office building windows. Further, the applicant is to pay the entire cost of the various traffic improvements that will be needed on the adjoining boundary streets and street intersections.

Planning Commission recommendation: APPROVAL, subject to the various conditions indicated on the agenda.

Staff recommendation: APPROVAL, subject to redesigning the layout of the parking structures to provide more open space adjacent to the residential area to the north.

PROTESTS: 33 (13 letters, 20 at meeting)



0221

TRANSCRIPT - LAS VEGAS CITY COUNCIL MEETING - OCTOBER 16, 1985
X-F-2 - PLOT PLAN REVIEW - Z-108-63(6) - WESTERN DEVCOR, INC.

Page 1

MAYOR BRIARE:

The next item is a plot plan review, Z-108-63(6) for Western Devcor. This is a request for a review of property generally located on the north side of Sahara Avenue between Rancho Drive and Paseo Del Prado in an R-1 Zone, which is under resolution of intent for commercial. The Planning Commission's recommendation was for approval; the staff recommendation was approval, both of which were subject to a number of conditions. At the Planning Commission meeting there were substantial protests and protest factor. The procedure, since there is quite a bit of interest in this application, ladies and gentlemen -- the procedure of this Council is to hear from the applicant first who is given the necessary time to present his requests, and then we listen to those that are in the audience today, and we take into consideration any written protests that wish to object to the application that's before us for this plot plan, and then, finally, the applicant is allowed to return and make comments solely on the arguments that were presented against the application. We intend to follow that same procedure as we always do this afternoon. Also, I would like to mention the same comment that you heard me mention a little earlier this afternoon that each Council member has, as part of their backup material in their agenda today, a transcript of that portion of the meeting before the Planning Commission where this was heard several evenings ago. I mention that to you so that you will know that we are aware, and not only of what was said, but who said it, and the details and some of the inferences and what all that are made, we are aware of, and I mention that to you only so that you would not feel obliged to have to repeat what has already been said before the Planning Commission. So in all fairness to everyone, this procedure helps out a lot because it would be just like as if each one of us were at the Planning Commission meeting and we heard you then. Now, we give you an opportunity to be heard further if you want to add onto your remarks, but I just say this so that you -- please not to be too repetitive of what's already happened at the Planning Commission meeting. So unless there's any preliminary comments that the Council members would like to make -- Mr. Foster, I want you to give us a kind of an overview of the entire project and then we're going to call on the applicants to present their program in a little more detail.

COUNCILMAN LEVY:

Mr. Mayor?

MAYOR BRIARE:

First, though, Councilman Levy.

TRANSCRIPT - LAS VEGAS CITY COUNCIL MEETING - OCTOBER 16, 1985
X-F-2 - PLOT PLAN REVIEW - Z-108-63(6) - WESTERN DEVCOR, INC.

Page 2

COUNCILMAN LEVY:

Yes, I'd just like to make a comment before we get started here. Because of my prior relationship and continued relationship with Mr. Peccole, I will be abstaining on this.

MAYOR BRIARE:

Okay, Mr. Foster.

HAROLD FOSTER:

Okay, the request is on a 16 acre site. You can see it on the screen. It's the one that's outlined in black, shaded in yellow. There's a little piece of C-1 where the bank exists, Rancho along the east, Sahara along the south, Paseo Del Prado on the west at that location. You can see there's single family to the north, commercial, the C-1 to the west, south and also some to the east. The plot plan is in front of you showing the office development. There's a 14-story building, office building proposed on the southeast portion and the southwest portions of the site, then two 10-story buildings on the central portion, a 3-story parking structure on the northwest portion of the site, and a 4-story on the northeast portion. There's about a 30 ft. setback at the closest point to the residential to the north. There's going to be a landscape berm with large trees planted on it. The building height is approximately 30 ft. The Planning Commission recommended that the 4-story parking structure be reduced to 3 stories and it have a height at the center portion of 22½ feet, and that's because there's a slope to the land. It will be a little bit lower at the west end and probably a little bit higher at the east end. There were requirements in terms of non-glare material to be used on the office buildings, a number of traffic improvements at the intersections at Rancho and Sahara, Paseo Del Prado and Sahara, to be constructed on a phase basis. The 14-story building on the southeast portion along with about half of the easterly parking structure would be the first phase and then it would proceed to the west. There is a little over a half million square feet of office area in the entire project. There's about 1676 parking spaces in the two parking structures and the grade level parking lots. There's substantial open space. It's about 31% building coverage, the remainder in various landscaped amenities and some of the parking areas. The Planning Commission recommended approval with the items I mentioned, and we did have a protest factor of about 33 persons on record.

MAYOR BRIARE:

Are there any questions or comments by the Council members at this time? The applicants then come first -- whoever's going to be a spokesman for the applicant is invited now to come forward. Good afternoon.

TRANSCRIPT - LAS VEGAS CITY COUNCIL MEETING - OCTOBER 16, 1985
X-F-2 - PLOT PLAN REVIEW - Z-108-63(6) - WESTERN DEVCOR, INC.

Page 3

WILLIAM PECCOLE:

Mr. Chairman and members of the Board, I'm William Peccole, one of the owners of this development. I reside at 1348 Cashman Drive, Las Vegas. It is with a great deal of pleasure I submit this project to this Board for their review. It's the most outstanding development that I have seen come to Las Vegas in a long, long time, and I'd like to now ask my partner, Robert Mayfield, to present our case to you and to answer any questions which you may have. Thank you.

MAYOR BRIARE:

Thank you, Mr. Peccole. Mr. Mayfield.

ROBERT MAYFIELD:

Good afternoon Mayor Briare and members of the City Council. My name is Bob Mayfield. I'm Executive Vice President of Western Devcor, the applicant in this hearing this afternoon. We've distributed to you several brochures about our company that speak to the kind of projects that we have developed across the Southwest. I have with me this afternoon Mr. Charles MacLean, the architect of the project, and Mr. Scott Wallace and Mr. James Duddleston of Wallace Engineering, our traffic consultants. We're here presenting our application for plot plan approval for a 16-acre project located at the northwest corner of Rancho and Sahara, to be known as the Nevada Financial Center. We've previously submitted letters from some adjacent neighboring property owners who see this project as a positive addition to the area. The property is zoned C-1 District. Within this district, a wide range of commercial uses are allowed, including hospitals, shopping centers, liquor and restaurant uses, multi-story residential and office. Existing east and west along Sahara, high intensity land uses have been established supporting the validity of the C-1 zoning on this parcel. If you would like -- we are using the overhead projectors to project our site plan and elevations, if that's easier for you to see. The project in the application is multi-phase office consisting of four buildings. Phase I is a 14-story office building totaling approximately 180,000 square feet, including 175,000 square feet of office space and approximately 5,000 feet for restaurant use within the building to serve the tenants and their employees. The parking structure containing parking for approximately 428 cars is located immediately north of the building. The parking structure will be three floors above grade, as stipulated by the Planning Commission. We had originally submitted this as four floors and have agreed to recess one level below grade. In addition, there is surface parking for a minimum of 41 cars and drive-up banking facilities provided in this first phase. The site surrounding the

TRANSCRIPT - LAS VEGAS CITY COUNCIL MEETING - OCTOBER 16, 1985
X-F-2 - PLOT PLAN REVIEW - Z-108-63(6) - WESTERN DEVCOR, INC.

Page 4

ROBERT MAYFIELD:

the building will be finished and landscaping and pedestrian plazas, including some waterscapes and raised planters. Subsequent phases are three additional commercial office buildings of 10 and 14 stories with related parking structures and additional site amenities including the consistent landscape plazas and water features, with a total estimated budget for landscaping in the project of 1.2 million dollars. John, can I have the site analysis sheet, please. To go through a very brief description of the areas involved in this project. The total site area is 690,862 square feet and the total planned building area is 555,000 square feet. This results in a FAR or floor area ratio of point eight (.8). Our site coverage including the building and garage footprints is over 213,000 square feet for a total coverage of 30.9% on the site. The balance of the site, totaling over 477,000 square feet, includes 47% in landscaping and pedestrian plazas and 21.9% in taped areas for a total open space of over 69%. That's over two-thirds of the site -- is in open space and landscaped areas. Total plan parking to be provided totals 1,676 spaces which will exceed the required parking per ordinance by over 114 spaces. As you can see from our model and from the analysis here, the project has been designed to maximize the open space and to retain major view corridors between the buildings. We incorporate the highest quality materials and design concepts in our projects. This one is geared around a financial theme and has amenities and architectural finishes that will attract banking, mortgage, title companies and insurance companies and other major corporate users. Charles MacLean, the architect for the project, is here. I've asked him to very briefly describe to you some of the significant architectural concepts and design treatments that are being utilized.

CHARLES MacLEAN:

Good afternoon. My name is Charles MacLean. My address is 3930 East Camelback, Phoenix, Arizona. I'd like to start my brief evaluation of the project by pointing at the model and, John, perhaps you could follow by pointing at the slide that's on the screen. The -- although it is true that we have discussed 14 -- two 14-story buildings and two 10-story buildings, I would like to point out the fact that the buildings are substantially terraced. The two 14-story buildings are on the corner of the site. The two 10-story buildings are in the center portion of the site removed slightly from the two taller buildings. You can tell by the configuration of the model that the 14-story building steps to 10 stories and 12 stories and even down to 8 stories as it works towards the north. In

TRANSCRIPT - LAS VEGAS CITY COUNCIL MEETING - OCTOBER 16, 1985
X-F-2 - PLOT PLAN REVIEW - Z-108-63(6) - WESTERN DEVCOR, INC.

Page 5

CHARLES MacLEAN:

addition, the 10-story buildings also terrace. They start at 6 stories, go to 8 stories and then go on up to 10 stories. The open space, the view corridors, the things that Bob Mayfield mentioned are central to the project to create an open landscaped pedestrian-oriented project. The plazas between the buildings and the landscaped areas are all treated towards the pedestrian circulation. There will be different textures on the plazas. There will be fountain scene areas, landscaping, so that the pedestrian, as well as the site lines from the buildings, as well the street-scape will be very open and very parklike. The materials of the building -- there's an elevation that's showing the 14-story building here to my right. The materials are visualized as being alternating bands of granite or a similar type of stone, perhaps marble, and an exposed aggregate high quality spandrel panel. The darker sections as you see them on that elevation will be a tinted colored glass, non-reflective, or non-mirrored to be of the bronze and earthtone colors to match that of the spandrel panel. The same detailing and textures that we're putting on the office building, we are designing harmoniously, these spandrel panels that will go on the parking structures. I have an illustration that reveals this on the slide as well as on the chart here to my left that shows the two-story parking structure. This elevation is taken from as you were standing in the residential area looking back towards our parking structure. You can see the landscaping buffer of 30 feet between the existing neighborhood wall and the 30 feet to our two-story parking structure. The 22 -- or 22 feet 6 inches that was mentioned earlier is to this level. The berming and landscaped area occurs in the 30 feet. We are suggesting a 5 foot 6 inch high wall on the two levels of parking that face north to provide a type of visual barrier so that there are no sight lines that would take place into the neighborhood to the north. The materials of those spandrel panels will be similar and harmonious to that used in the high rise building. At this point I think that concludes my presentation of the project.

MAYOR BRIARE:

Thank you, Mr. MacLean.

ROBERT MAYFIELD:

The phase development schedule for this entire project covers a time span of 8 to 12 years and the traffic impact will likewise be spread over a like period. Nevertheless, recognizing the volume of traffic existing in the area, we have retained Wallace Engineering to conduct a traffic impact study and to recommend in cooperation with City and State Traffic Engineering a phase plan of improvements to mitigate traffic problems. Copies of the report have been provided to

TRANSCRIPT - LAS VEGAS CITY COUNCIL MEETING - OCTOBER 16, 1985
X-F-2 - PLOT PLAN REVIEW - Z-108-63(6) - WESTERN DEVCOR, INC.

Page 6

ROBERT MAYFIELD:

staff. We are in concurrence with the study recommendations. Mr. Wallace and Mr. Duddleston are here to answer any questions you may have regarding the recommendations which have now been incorporated into Planning Commission recommendations. I would like, if I could at this point, to give you my comments on the conditions attached to Planning Commission's recommendations.

MAYOR BRIARE:

Why don't you, Mr. Mayfield, and unless any Council member has a question that they want to interrupt with, we'll let you go ahead and present your full presentation and then we'll ask questions of you at that time.

ROBERT MAYFIELD:

Fine. Thank you. Under Item 1, it's been recommended that the height garage not exceed 22½ feet from grade. This particular height is necessitated by floor spacings required for car clearances in the garage. We had suggested, as the architect just mentioned, that a 5½ foot wall forming a visual barrier from the garage to the neighborhood be built at each floor. This, we believe, would be desirable from the neighborhood side. So we, therefore, request that this stipulation be modified to provide for the 5½ wall exceeding the 22½ foot height limitation on the north side of the garage. Under Item 2, and I'll read that for you, "Each phase of construction shall be reviewed by staff to evaluate the traffic conditions on Paseo Del Prado." This stipulation we believe is recommended because of residential neighbors' concerns about existing short cut traffic that comes through their neighborhood from Sahara for people wishing to go north on Rancho. First of all, our project should not add to the situation because our internal street feature allows traffic wishing to go north on Rancho to exit directly on Rancho and turn left and go north. We would not be forcing our traffic to go through the neighborhood to get north on Rancho. We will agree to work with Traffic Engineering and with the neighborhood to control our traffic getting on or exiting onto Paseo so that we discourage, however that might be done, any short cut traffic leaving our project cutting through the residential area. Additionally, our traffic report takes into consideration project trip generation on Paseo Del Prado and we have specific recommendations from the Traffic Engineers which has been incorporated into staff's recommendation and Planning Commission's recommendations for traffic improvements. Therefore, we would ask that this condition be modified such that we would use traffic control devices to discourage our traffic from going north on Paseo Del Prado, but that our projects not be held up for some rather nebulous language on traffic

TRANSCRIPT - LAS VEGAS CITY COUNCIL MEETING - OCTOBER 16, 1985
X-F-2 - PLOT PLAN REVIEW - Z-108-63(6) - WESTERN DEVCOR, INC.

Page 7

ROBERT MAYFIELD: on Paseo Del Prado.

MAYOR BRIARE: Mr. Mayfield, I believe there's going to be some further discussion about the traffic situation, so why don't we just go through these points that you want to make. We have -- we have all of these conditions before us. Why don't you go all the way through them and then the Council members can come back to the specifics after you've generally gone over them.

COUNCILMAN LURIE: Well, I've got a question, Mayor.

MAYOR BRIARE: Oh.

COUNCILMAN LURIE: Are you going to try to change all these conditions that the Planning Commission layed out at their meeting? Do you want to modify it?

ROBERT MAYFIELD: We're suggesting, I think, clarifications.

COUNCILMAN LURIE: Well, I think, they're pretty clear and that's why the Planning Commission put them in there. So if the project goes, it'll go in a manner that's going to take into consideration the problems that staff has and that the residents have.

ROBERT MAYFIELD: We -- we are in general agreement with the recommendations.

COUNCILMAN LURIE: It doesn't seem like it. It seems like you're trying to change them now.

ROBERT MAYFIELD: There were a few things missed. There were a number of things discussed at that hearing and I think there were a few things missed, such as the visual barrier wall on the garage, another one I'm about to point out to you; and then just some general clarifications, at least that we feel -- they're unclear to us at this point. Under Item 3, it's been pointed out to us that the elevated berm could provide -- and that's the elevated berm between the 30 foot garage and the residential neighborhood to the north. We had designed an elevated berm on which trees would be planted to -- to screen the garage. It was pointed out at the Planning Commission meeting and then again tonight by one of the neighbors before the meeting that that berm could well provide a place for people to look over the walls if people were allowed to get in that space. We had agreed, at

TRANSCRIPT - LAS VEGAS CITY COUNCIL MEETING - OCTOBER 16, 1985
X-F-2 - PLOT PLAN REVIEW - Z-108-63(6) - WESTERN DEVCOR, INC.

Page 8

ROBERT MAYFIELD: Planning Commission, to provide security or put up fences to keep people out of this area and I believe, in reading it, I do not find that that condition was included in the stipulation that was written up. We're certainly agreeable to you adding that back and we would recommend that.

MAYOR BRIARE: Number four, did you have any comments on that?

ROBERT MAYFIELD: Number four, we have no problems on that. The next item would be number five. I'm sorry, number seven.

MAYOR BRIARE: So there's no problem on number five or six?

ROBERT MAYFIELD: Correct. Number seven, this is simply a clarification. Dedication of rights-of-way on Sahara, Rancho and Paseo Del Prado will be required on the project site. When we read that, that was somewhat unclear to us and we asked for our traffic consultant to contact the Traffic Engineering and they were in concurrence with this clarification. My next clarification request would be under the Phase II improvements, which is on page 2 of the conditions.

MAYOR BRIARE: So, Mr. Mayfield, number eight and number nine are alright?

ROBERT MAYFIELD: Yes, sir.

MAYOR BRIARE: Okay. Under Phase II now, you're going to --

ROBERT MAYFIELD: Skip now to Phase II. Excuse me, let me go back. Under -- on page 2, item five of Phase I improvements --

MAYOR BRIARE: To lengthen the left-turn pockets?

ROBERT MAYFIELD: Lengthen the left-turn pockets for east and westbound traffic on Sahara Avenue. We believe there's an error in that. The westbound pockets are at their maximum length now and cannot be lengthened anymore. So it should read, lengthen left-turn pockets for eastbound traffic on Sahara Avenue.

MAYOR BRIARE: Mr. Foster, are you following this along? Could that be a typo or --

TRANSCRIPT - LAS VEGAS CITY COUNCIL MEETING - OCTOBER 16, 1985
X-F-2 - PLOT PLAN REVIEW - Z-108-63(6) - WESTERN DEVCOR, INC.

Page 9

HAROLD FOSTER: Okay. Traffic Engineering indicates that should be modified to that.

MAYOR BRIARE: Just -- scratch out westbound?

HAROLD FOSTER: Yes.

MAYOR BRIARE: Okay. Go ahead, Mr. Mayfield.

ROBERT MAYFIELD: The last item that I have is under Phase II. It should be clarified under Phase II that the reconstructed median dual left-turn lanes and signalization of this intersection is subject to the concurrence and approval of NDOT and we did not find that in the conditions.

MAYOR BRIARE: I'm sorry. I'm not following you, Mr. Mayfield. Are you on Phase II? You're on Phase II?

ROBERT MAYFIELD: I'm on the Phase II traffic improvements.

MAYOR BRIARE: Yes.

ROBERT MAYFIELD: There are four --

MAYOR BRIARE: Yes.

ROBERT MAYFIELD: -- different conditions to be complied with.

MAYOR BRIARE: Which one are you questioning now?

ROBERT MAYFIELD: Basically all of them. This is a modification of the median.

MAYOR BRIARE: Between Teddy Drive and Rancho Drive.

ROBERT MAYFIELD: Midway between Teddy and Rancho. Modification of the median, moving it, aligning it with a major curb cut on the south side, installation of a signal there and all we want clarified is that that requirement and those conditions are with the concurrence of NDOT because they have control of the intersection there.

MAYOR BRIARE: Concurrence of who?

COUNCILMAN LEVY: Nevada Department of Transportation.

MAYOR BRIARE: Oh, pardon.

TRANSCRIPT - LAS VEGAS CITY COUNCIL MEETING - OCTOBER 16, 1985
X-F-2 - PLOT PLAN REVIEW - Z-108-63(6) - WESTERN DEVCOR, INC.

Page 10

HAROLD FOSTER: Okay, that's addressed -- all the phasing improvements are under condition number nine and the first part of condition nine; it indicates the applicant's to pay for all these costs and then, secondly, it says, all street improvements on Sahara Avenue shall be approved by NDOT. Does that take care of it? And that applies to everything in condition nine which would be all the phases.

ROBERT MAYFIELD: Okay.

COUNCILMAN LEVY: Certainly.

MAYOR BRIARE: Follow? It looks like you have a different document. See, we have a council agenda it might be just a little out of synch with what papers you have there.

ROBERT MAYFIELD: I'm sorry, I'm going from --

MAYOR BRIARE: That's alright. We're pretty much in --

ROBERT MAYFIELD: I'm going from something that was provided to me earlier before the agenda was printed.

MAYOR BRIARE: Right. Now, do you understand what Mr. Foster just indicated?

ROBERT MAYFIELD: Yes, that's fine.

MAYOR BRIARE: So that takes care of Phase II.

ROBERT MAYFIELD: And that takes care of my comments on the conditions of the Planning Commission.

MAYOR BRIARE: Nothing on page 3?-

ROBERT MAYFIELD: Nothing on page 3.

MAYOR BRIARE: Okay. Now, perhaps if it's in keeping with your presentation, perhaps we'd better discuss some of the items that you brought out, especially with respect to traffic. Councilman Lurie, did you want to bring those up now or do you want to --

COUNCILMAN LURIE: Well, I'd like to --

MAYOR BRIARE: I'd like to get this side taken care of so they can sit down and we can concentrate on the --

TRANSCRIPT - LAS VEGAS CITY COUNCIL MEETING - OCTOBER 16, 1985
X-F-2 - PLOT PLAN REVIEW - Z-108-63(6) - WESTERN DEVCOR, INC.

Page 11

COUNCILMAN LURIE: We have about six items that need clarification. Now, do you want clarification from staff or do you want us to decipher what staff meant when they wrote these conditions?

ROBERT MAYFIELD: Whatever your pleasure is. We'd just like to have those items clarified.

MAYOR BRIARE: Well, for example, if I might, Councilman Lurie You want to build four stories for parking and put a wall in, a five foot wall, to satisfy the planning recommendation for three stories and a maximum height on the berm.

ROBERT MAYFIELD: Yes. The Planning Commission asked us if we would recess the first of the four floors and we agreed to do that at the Planning Commission hearing and that's the way it's written up and that's the way our new site plan shows it. So we are in agreement there. The only thing we thought that maybe was missed, when the maximum height was stipulated, was the fact that we had talked to the neighbors about putting up a five and a half foot wall so no one could look over to their neighborhood and that was not included in the calculation.

MAYOR BRIARE: Oh, so it should be 27½ feet?

ROBERT MAYFIELD: It would be 27½ feet including that wall on the north, yes, sir.

COUNCILMAN NOLEN: But that's just the wall on the north side is what you're talking about? Just the north side wall?

ROBERT MAYFIELD: Just the wall on the north side right. It's just a visual barrier.

COUNCILMAN NOLEN: So the vehicles that are parking on the top floor anybody getting out of those, won't be able to just walk up and look over the side. They'll have a 5½ foot wall barrier.

ROBERT MAYFIELD: That's correct.

MAYOR BRIARE: Mr. Foster, would that change the recommendation of the Planning Commission with respect to 22½ -- that they got to add the wall in there?

TRANSCRIPT - LAS VEGAS CITY COUNCIL MEETING - OCTOBER 16, 1985
X-F-2 - PLOT PLAN REVIEW - Z-108-63(6) - WESTERN DEVCOR, INC.

Page 12

HAROLD FOSTER:

I think that was intended that the overall height where the cars would park would be the 22½ feet and the applicant indicated that there would be the screened wall. That probably should be in there, but I think it should be worded where the height of the parking structure be 22½ with a 5½ foot screened wall. We don't want the -- like the overall top grade to be 27½ where they park the cars. Actually it'd be 28 feet, 5½ plus 22½.

MAYOR BRIARE:

Right. Mr. Waynefield. Mr. Mayfield, excuse me, we're reviewing things now. We're not putting -- we're not changing any conditions because we have to get a little further on in the hearing before we do that, but as long we -- as long as we're all talking about the same thing and, Mr. Foster, if -- whatever action is taken, we'll at the proper time decide how to do that. Well then was -- you wanted -- you objected to each phase of construction being reviewed by staff to evaluate the traffic conditions on Paseo Del Prado. Mr. Foster, how does this deviate with what the standard procedure would be in any other application? You still are in constant review with a builder when he's working a project of this nature and some that are even smaller.

HAROLD FOSTER:

I think the way the conditions was worded by the Planning Commission action reflects that it's to be reviewed by staff. It did not indicate what is to happen if we did find a problem and so maybe that needs to be clarified. I'm not sure if we just reword it to -- for the applicant to provide some traffic control devices that that necessarily would be what was intended by the Planning Commission through this condition. Because I think they were indicating that they were -- that if staff found some particular problem that maybe it would be brought back to the Planning Commission and possibly the City Council so that it -- that matter could be addressed. So I think that's something then maybe the Council just going to have to decide which way they want it to go.

COUNCILMAN BUNKER:

Could we require that a plot plan review be conducted on each phase? That would include that traffic --

TRANSCRIPT - LAS VEGAS CITY COUNCIL MEETING - OCTOBER 16, 1985
X-F-2 - PLOT PLAN REVIEW - Z-108-63(6) - WESTERN DEVCOR, INC.

Page 13

HAROLD FOSTER: The Planning Commission didn't recommend that.

MAYOR BRAIRE: They did not recommend that?

HAROLD FOSTER: No.

COUNCILMAN BUNKER: Did they consider it?

HAROLD FOSTER: Yes. It was staff's recommendation that they do that on each phase. Go back to the Planning Commission and even notify the surrounding property owners, but it was modified to how it's worded in condition two.

MAYOR BRIARE: However, Councilman Bunker, that's a condition that this Council could put on if they wish too depending on what the outcome of the hearing is, correct?

HAROLD FOSTER: Yes.

ROBERT MAYFIELD: Mayor, I might point out that there is a condition in the recommendation from Planning Commission that says we must conform to the plot plan that -- the plot plan that we have submitted on the entire project. If we are in conformance with the plot plan, then you'd be reviewing the same thing.

COUNCILMAN BUNKER: Well if they're going to review traffic as you go along, isn't that essentially a plot plan review if they're going to change your access to Paseo Del Prado? What's the difference? Do you want to strike number -- number two, is that what you're saying?

ROBERT MAYFIELD: We had suggested modifying number two.

COUNCILMAN BUKER: How? You didn't say how?

ROBERT MAYFIELD: Adding language that in effect would tell us that the review for each subsequent phase would be to evaluate the impact of traffic exiting our project and going north on Paseo Del Prado through the residential area and we would install or control our traffic so that it could not go north.

COUNCILMAN BUNKER: Well, why don't we make that a condition now that it cannot go north? There'd be no right turns on Paseo Del Prado.

TRANSCRIPT - LAS VEGAS CITY COUNCIL MEETING - OCTOBER 16, 1985
X-F-2 - PLOT PLAN REVIEW - Z-108-63(6) - WESTERN DEVCOR, INC.

Page 14

ROBERT MAYFIELD: We will not, in our first phase phase, we will not have any traffic going onto Paseo Del Prado.

COUNCILMAN BUNKER: I understand that. Probably not for ten years.

ROBERT MAYFIELD: It could possibly be.

COUNCILMAN BUNKER: The condition, as it's worded, seems to be pretty nebulous. I'm trying to find a way that we can nail it down --

ROBERT MAYFIELD: That's the problem we're having with it as well.

COUNCILMAN BUNKER: -- then we'd know exactly what's going to happen and one way to do it, would be to review it every time then we'd know that your plot plan is -- will not permit traffic to exit onto Paseo Del Prado and go north. If that's in fact what we're trying to accomplish here.

ROBERT MAYFIELD: If we came in for a plot plan review everytime, wouldn't we be subject to all new conditions and stipulations?

COUNCILMAN BUNKER: I don't know. I probably won't be here. (laughter)

MAYOR BRIARE: Again if we could -- I'm trying to make sure that everybody understands what we're doing here. I don't think that this is the forum to negotiate changes and many times it's been said that sometimes between a Planning Commission meeting and a City Council meeting, in order to appease or placate objectors, concessions are made and that's not the place to make concessions. The concessions to be made are either at the Planning Commission meeting or here and so we have to moreorless use as our agenda those items that were submitted to us by the Planning Department. I'm sorry that you didn't have either the opportunity or because of the length and sometimes difficult hearing at the Planning Commission level, you weren't aware of these things. You see, in other words, the changes should be negotiated between the applicant and the Planning staff in keeping with what the Planning Commission recommended; but nevertheless, we still have it before us and we have to move along because I want to kind of make sure that we have an understanding so when those people who are here to speak in objection to this will also be talking about things that we are aware of this morning -- this afternoon.

TRANSCRIPT - LAS VEGAS CITY COUNCIL MEETING - OCTOBER 16, 1985
X-F-2 - PLOT PLAN REVIEW - Z-108-63(6) - WESTERN DEVCOR, INC.

Page 15

ROBERT MAYFIELD:

And I'm willing to work out these clarifications or whatever with staff it that's the procedure.

MAYOR BRIARE:

Okay. Well, Mr. Mayfield, unless there's -- I know there's some serious traffic questions that have to be addressed and I don't know when would be the fairest and the proper time to get to those.

COUNCILMAN LURIE:

I think we should -- I think we should do it now. I think you should know what our concerns are in traffic and then he could answer them and then I'm sure the protestants might have some questions on traffic.

MAYOR BRIARE:

Why don't you go ahead, Councilman.

COUNCILMAN LURIE:

Well, my biggest concern on the traffic is that you -- the recommendation is that we do certain things in phases and I think all the traffic improvements should be done in the first phase. Whatever has to be done to inconvenience the public should be one time and not every four years or every six years based on coming in to build say, Phase II, III and IV. I think if you want to widen Sahara, you want to widen Rancho, you want to put a new intersection in to your main entrance and to the Palace Station, all of those items should be done during the first phase of the construction. Then it's all done and it's out of the way and we have no more interruption on Sahara Boulevard, but the way I read this is that we'll be tearing Sahara Boulevard up and Rancho Boulevard up for the next ten years and I object to that and I think once those improvements are put in and construction is started, then we only have the inconvenience at one time. So that's one of the questions I have on the traffic. The other one I don't think you can address because it deals with the -- with the State on the freeway and how we're going to reroute cars that are coming off -- going south and getting off onto Sahara or are going to try to get off onto Rancho or go south on Rancho and those are problems that we're going to have to address with the State because that's a large dollar to reconstruct that whole intersection, about 7 million dollars and I don't think you want to participate in that, but I think the other portions that you have agreed to participate it's my opinion that it should all be done in the first phase of construction. The other

TRANSCRIPT - LAS VEGAS CITY COUNCIL MEETING - OCTOBER 16, 1985
X-F-2 - PLOT PLAN REVIEW - Z-108-63(6) - WESTERN DEVCOR, INC.

Page 16

COUNCILMAN LURIE: thing I think you should mention -- that -- what was brought up that if this is approved that the entire parcel of land would be cleared and landscaped and the pads put in for the additional buildings during construction of the first phase so that you don't have to look at unsightly parcel to the west of your -- of your new building that would go in. I think that's --

ROBERT MAYFIELD: You're talking about all the site landscaping?

COUNCILMAN LURIE: The entire site. Maybe I misunderstood some discussions I had, but my understanding was you were going to do all of the landscaping along Sahara and along the Paseo Del Prado.

ROBERT MAYFIELD: Yes, we -- we intend to clean the site. There's been a lot of trash fill dumped in the site over the years. We intend to clear that. Clear the weeds. We also intended during the first phase of construction to install a landscaped strip along Sahara, Rancho and Paseo Del Prado. We had not intended, however, to landscape the entire site during the first phase.

COUNCILMAN LURIE: No, I'm talking about the perimeter.

ROBERT MAYFIELD: Okay.

COUNCILMAN LURIE: The perimeter area.

ROBERT MAYFIELD: Yes, probably the landscaped strip.

COUNCILMAN LURIE: Okay. Now, what about the -- all the improvements on -- as far as traffic --

ROBERT MAYFIELD: I understand your concern about tearing up Sahara. The first phase of improvements deal with the intersection of Sahara and Rancho. That intersection will be torn up one time and it's not being torn up too much. We're widening --

MAYOR BRIARE: Mr. Mayfield, do you have a map or a schematic of the streets?

ROBERT MAYFIELD: Yes, we do.

MAYOR BRIARE: Well, it's not the same ones we have. Now we're going to be talking about the same thing. Okay.

TRANSCRIPT - LAS VEGAS CITY COUNCIL MEETING - OCTOBER 16, 1985
X-F-2 - PLOT PLAN REVIEW - Z-108-63(6) - WESTERN DEVCOR, INC.

Page 17

ROBERT MAYFIELD: Would it be better if I brought it up so you can look at closely?

COUNCILMAN LURIE: Put your glasses on, Mayor, you can see it.

MAYOR BRIARE: Certainly I can see it. (laughter)

ROBERT MAYFIELD: See it there.

MAYOR BRIARE: Yes. Let him have -- take the -- Mr. Mayfield, there's a portable one there.

ROBERT MAYFIELD: The Phase I improvements are concerned from the freeway to the intersection of Sahara and Rancho and that's all done in the first phase. There's a widening here that then tapers down at approximately this point where the existing bank is. The next phase is recommended, in our report and by the traffic Engineer, involved improvements at this new intersection, as well as a widening of Sahara and then a taper at that point. Phase III involved the improvements at Teddy or Paseo Del Prado and Sahara with a continuation of the widening, installation of dual left-turn lanes here and I understand your concern. What I think might be better and would be justifiable -- I don't believe that these improvements are justified today. We don't believe that any improvements at this intersection, new signalization and dual left-turns are justified today. We're not dumping any traffic on Paseo. Our Phase I exists down here and we will have exits and entrances off of Rancho and Sahara. However, I do disagree, from a convenience and from a marketing side, with our traffic engineer. He's looking at it strictly on a technical side -- that we would like to do these improvements, as well as these improvements, when we do Phase I.

COUNCILMAN LURIE: Okay, you'll agree to that?

ROBERT MAYFIELD: I will agree to do that, Phase I and Phase II improvements on Phase I and leave this for when we hook up to Paseo.

COUNCILMAN LURIE: And then Phase III will be done at such time as the other westerly part is developed and as needed.

ROBERT MAYFIELD: Yes.

COUNCILMAN LURIE: Okay. That's the only question.

TRANSCRIPT - LAS VEGAS CITY COUNCIL MEETING - OCTOBER 16, 1985
X-F-2 - PLOT PLAN REVIEW - Z-108-63(6) - WESTERN DEVCOR, INC.

Page 18

MAYOR BRAIRE:

Well I -- I don't know -- are you satisfied that he addressed his comments to the question?

COUNCILMAN LURIE:

Yes.

MAYOR BRIARE:

What are -- Mr. Foster, we have some drawings from your department that are talking about new routing of freeway exits and a number of other drastic changes from what we know about the intersection of Rancho and Sahara, but is that -- is that -- are those all just discussion papers or were they addressed in the application before the Planning Commission? For example, there was a discussion, in fact, I think, Mr. Foster, you showed it to me, where there was going to be an involvement of the property across the street on the east side of Rancho where those medical buildings are with a exit coming through in some engineering manner where traffic would empty out in the middle of Rancho?

HAROLD FOSTER:

Yes, those were the options being considered by the NDOT, the Nevada State Department of Transportation, to modify the Sahara, I-15 interchange and those are layed out in the traffic study that was prepared by the applicant.

MAYOR BRIARE:

Alright. So in other words, the conclusions that we're -- that we're looking at here today do not involve that?

HAROLD FOSTER:

No, that's something separate.

MAYOR BRIARE:

I don't want to bring in material that we're not concerned with and if that's material that we're not to be concerned with, you've answered my question. Did you wish to --

COUNCILMAN BUNKER:

Well, except that the applicant's going to help pay for that study, are they not?

MAYOR BRIARE:

I think he agreed to three times during this -- partly on Item 9 under Phase I --

COUNCILMAN NOLEN:

I think we've got him locked him on that one.

MAYOR BRIARE:

-- and Item 1 under B of Phase II and another one --

COUNCILMAN BUNKER:

2.B on page --

MAYOR BRIARE:

About three times of record. Your question's been responded to? Do anyother Councilmen have any

TRANSCRIPT - LAS VEGAS CITY COUNCIL MEETING - OCTOBER 16, 1985
X-F-2 - PLOT PLAN REVIEW - Z-108-63(6) - WESTERN DEVCOR, INC.

Page 19

MAYOR BRIARE: questions at this time? Okay, then do you wish to proceed, Mr. Mayfield, or does that conclude your presentation?

ROBERT MAYFIELD: There are several others here who I think had wished to come up and say a few words in support of the project.

MAYOR BRIARE: Now's the time to do it because you won't get a second crack.

JACK CASSIN: Mr. Chairman, Commissioners, I'm Jack Cassin, 2424 South Highland. I'm in the process of selling the northwest corner of Rancho and Sahara to these developers. If this project is approved, why -- this property will be a part of that project. For 20 years that I've owned this property, I've refused to sell it. I've refused to develop it simply because not the right project had come along. I think we have before us today the right project. It's tremendously impressive and it has to be a tremendous asset for the City of Las Vegas and that is the only reason that I'm willing to sell this property. So at this time, I respectfully request your consideration for approval of this application. Thank you.

MAYOR BRIARE: Thank you, Mr. Cassin. Anyone else?

CAROL EVANS: My name is Carol Evans and I own the property at 2301 West El Camino, directly behind this project, and I'm in favor of it. When I bought that property 13 years ago, I knew it was commercial and everyone who bought in there should have known that that property was commercial and I think this would be asset to the community and the protestors should consider what could go in there if we don't get this. So I'm in favor of it. Thank you.

MAYOR BRIARE: Thank you, Mrs. Evans. Anyone else? We've got so many boards up I can't see. Okay, then apparently there are no others. Mr. Mayfield, then does that conclude your presentation?

ROBERT MAYFIELD: Yes, sir.

TRANSCRIPT - LAS VEGAS CITY COUNCIL MEETING - OCTOBER 16, 1985
X-F-2 - PLOT PLAN REVIEW - Z-108-63(6) - WESTERN DEVCOR, INC.

Page 20

MAYOR BRIARE:

As I've indicated, the procedure at this hearing is to listen to the applicant which we have just concluded and then the folks who are here to speak in opposition will have their opportunities now to present their side and then the applicant will be called back to the podium so that they may address the comments made by the protestants. They're not going to represent their application. When that's concluded, then the Council members will have the opportunity to question either side, but once the hearing is closed, it's going to be closed. So that you can collect your thoughts now for those who wish to speak in opposition, we're going to take about a two minutes recess.

RECESS

MAYOR BRIARE:

The Council will be back in session now. Now, ladies and gentlemen, for those who are here this afternoon to speak in opposition to this request, if there is any question in your minds with respect to the freeway traffic and the actual traffic arrangements, would you let us know right away because I want it to be clarified as to what the plan is and how it's going to satisfactorily handle the traffic flow for the entire length of this project. So if it's a question of traffic that you wish to bring to us, let us know right away so we can get that clarified and we're all talking about the same thing. Then for those who are here to speak in opposition, please come forward and give us your comments now. Couldn't pick a finer person, an engineer right there.

GARY HOLLER:

Gary Holler, 2501 Lourdess, Lourdes, excuse me. I live and will back up right to this parcel. I appreciate that my comments made before the Planning Commission become a part of this record and I thank you for reviewing it. We had a very long night that night and there were a lot of comments included and I know it was a very arduous process or a lot of work having to go over those notes. I don't know of anybody in the neighborhood that opposes the offices. I think that it's a fine development for that intersection. My notes do indicate we were a bit surprised at the size of it. The Planning Commission, however, has indicated their desires on this matter. I would like to simply express my support for Councilman Lurie's suggestion that those

TRANSCRIPT - LAS VEGAS CITY COUNCIL MEETING - OCTOBER 16, 1985
X-F-2 - PLOT PLAN REVIEW - Z-108-63(6) - WESTERN DEVCOR, INC.

Page 21

GARY HOLLER:

intersection improvements be done with Phase I. We recognize that there is probably the most congested intersection in Las Vegas at this time and we appreciate the fact that the developer is willing to make his fair share -- contribution to repair that. The west -- and the rest of West Sahara though is still going to be an issue. If that area is going to develop, we are going to be looking to the City to really put the pressure on the Nevada Department of Transportation to open up the bridges there and to make repairs that will stop this bottleneck and I don't believe that the City of Las Vegas has the resources. As you say, we're talking millions of dollars to open up that bottleneck. So we would appreciate very much your support. As I said, I also -- because of the length of the meeting and the fact that there is going to be a small screen wall on the top of that parking structure was overlooked and I would appreciate that being added into it. We understood it. The developer understood it and I believe we understood that that was to be included in that building; and finally, I also support Councilman Lurie's suggestion that the perimeter of the development be landscaped at this time. I think that that will rid us of an eyesore and also stop people from dumping grass and other things on the property and keep it clean; and thank you again for considering our comments of the other night.

MAYOR BRIARE:

Mr. Holler, may I ask a question? Then are you saying, both professionally, Gary, and as a resident of the area, are you agreeing then, that the manner in which the applicants have suggested here this afternoon that they're going to handle the traffic up to and how they're going to phase the improvements up to and including the signalization or the change in the signals and the change in the two dual turns at Teddy and Sahara is ultimately going to be alright to serve this particular project? Now, you've already expressed your concern about going further up west, but how about this project right here?

GARY HOLLER:

As far as Paseo, Paseo Del Prado and Sahara will eventually have to go to dual left-turns because you're talking about a large amount of traffic all coming out at five or six o'clock in the afternoon. An estimated 6,000 cars will be generated by this in a very short period of time. However, as the developer noted, it is not warranted now. It would be warranted when that portion of his development to

TRANSCRIPT - LAS VEGAS CITY COUNCIL MEETING - OCTOBER 16, 1985
X-F-2 - PLOT PLAN REVIEW - Z-108-63(6) - WESTERN DEVCOR, INC.

Page 22

GARY HOLLER:

the west develops and traffic finally does go out on Paseo Del Prado. The other modification of the intersection, which are proposed by Wallace, Mr. Duddlesen worked on our traffic control system. He's fully aware of the problems. I don't think a day didn't go by when he was working with establishing that system that he didn't bemoan the problems that we have at that intersection and we know that he's going to proceed to mitigate the effects of this, but mitigating the effects of this, there's only just so much you can do by dual left-turns and phasing and the arrows and then physically you have to widen out the road and that's where we've got to look to NDOT. Because if we don't -- because of the increase in traffic coming from the west, suddenly the investment of 250 million dollars or whatever it's going to cost to build this, they're going to find themselves with people abandoning their offices and leaving them with vacant office space because they can't get to their business. So then the pressure has to be put on NDOT to remedy that problem. The City of Las Vegas, exercising foresight, requested when that bridge was put in that NDOT widen that bridge out. That they make more lanes through there and the Nevada Department of Transportation would not listen to us. They said, "No, it's not possible that the City is growing that fast. You don't need." And it was a very short period of time after that, that the bottleneck appeared. So we would be -- you can, I'm sure, count on all of us to support you in pushing NDOT to really make the final modification that will open up that bottleneck.

MAYOR BRAIRE:

Thank you, Mr. Holler.

COUNCILMAN BUNKER:

Gary, would you comment on the northbound traffic on Paseo Del Prado. What would be your comments on that? Most of my communication has been concerned about Paseo Del Prado, northbound traffic going through.

GARY HOLLER:

There is a problem already developing. You have EG&G -- not EG&G, but Reynolds Electric that has an installation on the south side of Sahara Avenue and they all go out at 5 o'clock and they perceive traffic problems at that intersection and whether it's real or perceived, they avoid it and they do take the residential route.

TRANSCRIPT - LAS VEGAS CITY COUNCIL MEETING - OCTOBER 16, 1985
X-F-2 - PLOT PLAN REVIEW - Z-108-63(6) - WESTERN DEVCOR, INC.

Page 23

GARY HOLLER:

The people that come out of the Bingo Palace sometimes at night shoot across because they do have an exit on Paseo Del Prado or Teddy on the south side and they do come across. There are three times during the day when we see a tremendous increase in traffic already. We see it in the morning, at noon, at 5 o'clock at night and also there's one unexplained surge about 10 or 11 o'clock at night that I have no explanation for, but it just seems to come.

COUNCILMAN LEVY:

Bingo over?

GARY HOLLER:

I beg your pardon.

COUNCILMAN LEVY:

Is bingo over?

GARY HOLLER:

Grandma might be over with her bingo.

COUNCILMAN LURIE:

You got to specify now because they spent a lot of money in changing that sign to say, "Palace Station" because there's representatives here and I know they don't like to hear --

GARY HOLLER:

I'm sorry. Yes, I see that sign every morning when I get up and I still say Bingo Palace.

MAYOR BRIARE:

Anyother comments or questions? Thank you, Mr. Holler. Does anyone else wish to make comments this afternoon?

KRISTIN HAMES:

My name is Kristin Hames. I live at 2620 Sedonia Avenue. Along with Gary, I don't think it's really terrible that there is a commercial center being built on this lot. I think we all expected that one would eventually be put there, but I do think that most people assumed something would be put there along the lines of a plaza office center which is -- blends in with the area and really compliments the Spanish styling of that area. This building -- the proposed buildings are so huge. I don't think that they would do any favors to our property values. I really think that they would devalue them. One of the main concerns that I have that we were just discussing about traffic is on Paseo Del Prado. I feel that it would be in the interest of the homeowners to close the exit that they have proposed that goes onto Paseo Del Prado completely so that nobody is -- even if you were to put a sign there telling people they could not make a right-hand turn and go north, I don't think that would eliminate the

TRANSCRIPT - LAS VEGAS CITY COUNCIL MEETING - OCTOBER 16, 1985
X-F-2 - PLOT PLAN REVIEW - Z-108-63(6) - WESTERN DEVCOR, INC.

Page 24

KRISTIN HAMES:

problem. We have stop signs, people still run them. We have a speed limit of 55, people still exceed it. I don't think that putting a sign there would stop it. I think if you were to close it completely, you would eliminate all that traffic going down Paseo Del Prado to begin with from the people or the 7 -- estimated 6 or 7,000 cars that would be going to that commercial center. Obviously, there are people who might be traveling east on Sahara and might want to cut through just to avoid that whole section, but I think of the 6 or 7,000 cars expected to pull into that center twice a day or maybe three even at lunchtime, that that would eliminate at least the problem from that area. There are 22 babies under the age of 3 in our neighborhood, 22. In quite a few years, they will all be out running around the streets. Traffic at that time in the morning, there's children going to school. I think it's dangerous. I do not think it's a good idea to have it open. Again the height of the buildings, I think is excessive. I think that -- granted they want to plant trees. That's wonderful, but you can't plant a 14-story tree. That is not going to minimize the effect of those buildings next to a quality residential area. These are not inexpensive homes. It's my first home. We just moved in four weeks ago and I'm not at all happy about it that they are so large. I think too much focus has been put on the parking structures rather than the height of those buildings. If you go to the top of the -- what is, Great Western or First Western Bank? It is only six stories high. If you get up there and look down, the view from just six stories is amazing how far you see and the invasion of privacy that you get from just six stories, imagine 14. That's pretty good.

MAYOR BRIARE:

Okay, thank you, Mrs. Hames. Anyone else wish to make comment? Now is your opportunity folks. Very well. I think that both Mr. Holler and Mrs. Hames have covered the matter, at least as far as our review of the transcript of the Planning Commission is concerned, I think they've covered it quite well and since there's no one else here to speak in opposition, then we will then ask Mr. Mayfield to come on up and make any concluding remarks he wishes to make and then the public hearing will be closed and we'll take it under advisement here and determine what the Council wishes to do.

TRANSCRIPT - LAS VEGAS CITY COUNCIL MEETING - OCTOBER 16, 1985
X-F-2 - PLOT PLAN REVIEW - Z-108-63(6) - WESTERN DEVCOR, INC.

Page 25

ROBERT MAYFIELD:

Thank you, Mayor. I don't really have any rebuttal on the comments. Just one suggestion. If there's a major problem with traffic going through the neighborhood today, I don't know what -- traffic has tried to put, you know, some "no thru street" signs and some devices like that and it should start encouraging -- discouraging people from cutting through the neighborhood. One other project, we installed a temporary barrier at the end of a street and created a cul-de-sac for a period of time which discouraged traffic. It was a breakaway barrier so fire trucks and emergency vehicles could come through, but there are several techniques can be used to possibly lessen that problem the neighbors have now. Unless you have other questions of me, we've concluded our presentations.

MAYOR BRIARE:

Mr. Mayfield, on Paseo Del Prado, is that your -- renderings, of course, renderings are sometimes different than blueprints, but does that rendering pretty much address itself to the -- where the pencil is lying right now, is that anticipated to be a major entrance or is that more an exit? I'm going to answer my own question just by looking at it. It looks to me like an exit as opposed to a manner in which to get into the -- into the project.

ROBERT MAYFIELD:

Well it would be -- it would be an entrance into the Phase III or Phase IV buildings, C and Building D when they are eventually built. The one further north is -- simply gives you access to the garage. The location of those driveways on Paseo Del Prado are lined up with the existing median breaks that are there today. That's why they're configured the way they are.

MAYOR BRIARE:

Well, theoretically -- I'm just trying to imagine a typical day after Phase III is completed that an increase in traffic over and above what is on the road today would be exclusively -- unless a new subdivision -- I don't think there's any room for any new subdivisions back in that area, are there? Do you know of one? So actually the traffic would not penetrate into that neighborhood or am I looking at this wrong?

TRANSCRIPT - LAS VEGAS CITY COUNCIL MEETING - OCTOBER 16, 1985
X-F-2 - PLOT PLAN REVIEW - Z-108-63(6) - WESTERN DEVCOR, INC.

Page 26

ROBERT MAYFIELD: Well, we don't think the traffic will be penetrating the neighborhood. You know, there may be a few people living in that area that would want to leave our project and make a right-turn. We believe that people that would want to go north using Rancho would probably use the internal street that we have in our project and go all the way north onto Rancho and make the left-turn there or they could go into Sahara and then make a left at the intersection of Rancho and Sahara, but that's a much more direct route to go north then taking that circuitous route through the neighborhood and that's the reason that we agreed that if the City would like to install no right turn signs from our project to go north on Paseo Del Prado, that's fine. We don't see there is a need for people to go north out of that project.

COUNCILMAN LURIE: You would install the sign, not the City.

ROBERT MAYFIELD: We would install the sign, excuse me.

COUNCILMAN NOLEN: I would have to comment though that I would agree with the lady that I'm sure they'd be ignored. The only other suggestion I'd have -- Mr. Foster, would it be possible to angle that exit to such an extent that a right-turn would be virtually impossible to make? The one where the pencil is.

HAROLD FOSTER: You mean at this one?

COUNCILMAN NOLEN: Yes, redesign that where it stays in line with the median break, but at such an angle where they would be coming out, a right-turn would be difficult to negotiate along with the right-turn sign installed by the developer -- no right-turn.

COUNCILMAN LURIE: How about only one entrance?

HAROLD FOSTER: I doubt if it could be designed so that it would prevent people from going north.

COUNCILMAN NOLEN: Yes, if you kept that angle that's on there now right up to that, it would be very difficult to negotiate a right-turn.

HAROLD FOSTER: But they could still make the right-hand turn. I mean, I don't think it'd be that difficult no matter what angle you have there, they could -- even if it was almost a U-turn, they could still do it and they would probably do it if they really wanted to go to the north and the right-hand turn signs is just going to be an enforcement situation that I don't know,

TRANSCRIPT - LAS VEGAS CITY COUNCIL MEETING - OCTOBER 16, 1985
X-F-2 - PLOT PLAN REVIEW - Z-108-63(6) - WESTERN DEVCOR, INC.

Page 27

- HAROLD FOSTER: probably is going to fall on Metro then down the line.
- COUNCILMAN NOLEN: They have nothing better to do, right?
- COUNCILMAN BUNKER: Mr. Foster, what was -- what did you have in mind to evaluate this on each phase? Could the possibility be that when you get to Phase III, that the traffic on Del Prado will be so great that you wouldn't permit any exits or entrances from Del Prado? What does Item 2 really mean?
- HAROLD FOSTER: Well, it was -- the condition was placed on there by the Planning Commission and they just indicated that staff should evaluate it rather than it coming back to the Planning Commission. In part, the staff was indicating it should come back to the Planning Commission, the property owners notified. The applicant indicated they would like to know if the entire project was going to be approved as submitted rather than coming back somewhat for approval on each Phase with the possibility that maybe the entire project would be modified at some step of the construction.
- COUNCILMAN BUNKER: Well, I think we've clarified that each phase is not going to come back, but we still have a condition here that staff is going to evaluate the traffic on Paseo Del Prado on each phase.
- HAROLD FOSTER: Right and it was that type of discussion on the -- whether they would come back on each phase and be modified to where it was there worded as it's indicated on condition two. So --
- COUNCILMAN BUNKER: Well, what would be the result of the evaluation?
- HAROLD FOSTER: Well, I agree with you. It's somewhat vague, but that's how the motion was layed down by the Planning Commission and I personally think it should be modified here to -- to possibly some -- and I've come up with some wording and see if this is acceptable. Like at the time access is provided from this office development to Paseo Del Prado, traffic control devices shall be used to discourage traffic flow to the north as required by, let's say the City Council or the Planning Commission, so you could have a review and determination -- and determine if you felt it was going to be sufficient.

TRANSCRIPT - LAS VEGAS CITY COUNCIL MEETING - OCTOBER 16, 1985
X-F-2 - PLOT PLAN REVIEW - Z-108-63(6) - WESTERN DEVCOR, INC.

Page 28

- COUNCILMAN LURIE: I mean, that's another question. If you only had one exit on that street there, how would that affect that parking garage? If you just had say, the front entrance as an ingress and egress and closed off the back one? How would you redesign the --
- ROBERT MAYFIELD: I might want the architects to answer that. I'm not sure whether the life safety code would allow us just to have one exit.
- COUNCILMAN LURIE: Well, in some cases, we've closed off access to streets and redesigned the access so that cars going out would take one particular exit and that way if you closed off that back entrance, it would be more likely that people will make a left-turn coming out to Sahara then making a right turn going through the neighborhood. It would cut down at least half the amount of cars that might want to go the other direction. I don't think that many's going to go through the neighborhood because it's kind of an obstacle course to get through and there's only one other exit out on Rancho which is a dangerous street to try to get onto at the present time. You might ask the architect to address that if he could.
- CHARLES MacLEAN: The way the parking structure's currently designed you have the exit where the pencil was first shown; and then you have another exit that's right there entering onto that driveway that penetrates our property; and then you have a third exit up to the right-hand side. So I think the parking structure could function with the elimination of that curb cut line.
- COUNCILMAN LURIE: One -- of one cut there in the back.
- CHARLES MacLEAN: Yes.
- MAYOR BRIARE: Put your pencil on the one we're talking about, would you please. Yes, that's it. Thank you.
- ROBERT MAYFIELD: We would still like to keep that as an entrance to the garage.

TRANSCRIPT - LAS VEGAS CITY COUNCIL MEETING - OCTOBER 16, 1985
X-F-2 - PLOT PLAN REVIEW - Z-108-63(6) - WESTERN DEVCOR, INC.

Page 29

COUNCILMAN NOLEN: I was going to suggest perhaps an entrance only.

ROBERT MAYFIELD: Entrance only.

COUNCILMAN LURIE: And you put those metal -- what do they call those -- in the ground, you know.

ROBERT MAYFIELD: We have control gates at the garages, right.

COUNCILMAN LURIE: So cars can only enter, they can't exit?

ROBERT MAYFIELD: A car cannot get out.

COUNCILMAN LURIE: Without buying a new set of tires.

ROBERT MAYFIELD: Right, cars cannot get out.

MAYOR BRIARE: That might not be bad, huh?

ROBERT MAYFIELD: Well, we would like to retain it as an entrance. It's important in the function of the garage.

MAYOR BRIARE: Right. Well, I mean with that guard in so it can't be -- you can't exit.

ROBERT MAYFIELD: Yes. We have control gates that prohibits you from getting out.

MAYOR BRIARE: Well, Mr. Foster, kind of keep that in mind so that depending on what kind of action is taken this afternoon, it can be used as a outline for you to set forth all the conditions that this applicant would have to live with. Anything else, Mr. --

COUNCILMAN BUNKER: We did so well on that how about the entrance closer to Sahara? Make that an entrance only?

ROBERT MAYFIELD: No.

COUNCILMAN BUNKER: Well, you have to try. We did pretty well on the garage.

ROBERT MAYFIELD: I would really prefer not to do that. That project -- that building becomes --

TRANSCRIPT - LAS VEGAS CITY COUNCIL MEETING - OCTOBER 16, 1985
X-F-2 - PLOT PLAN REVIEW - Z-108-63(6) - WESTERN DEVCOR, INC.

Page 30

COUNCILMAN BUNKER:

But this condition is still going to say in here that it's going to be evaluated on every phase. So --

ROBERT MAYFIELD:

That building becomes completely isolated if you take off the exits to the streets.

COUNCILMAN BUNKER:

Oh, you have four, four exits on Sahara. Let's see, one, two, three -- three I guess on Sahara. You could probably have another one on Sahara. It looks like there's plenty of room for one. Instead of having it on the back and on the side, put it in front on Sahara.

ROBERT MAYFIELD:

We -- we have larger problems with eliminating that as an exit.

G. C. WALLACE:

If I may? My name is G. C. Wallace. I'm consulting engineer. I just had a brief discussion with Mr. James Duddleston of our firm who's really the expert. This might have some ripple effect because the traffic analysis that was performed, assigned certain traffic outflowing onto this particular street, Sahara, Rancho and so forth. So now, if you say -- and the traffic, all the turn movements, etc. were based upon those traffic assignments. Now if we're going to close those that off for those wanting to exit onto that street come out to Sahara, then that throws it onto other intersections that might need to be evaluated. I think there's a good balance with all of the accesses that are to the property and I think with the agreement that certainly the one to the north and eliminating that as an exit is fine and I think Mr. Mayfield has indicated, certainly on this southerly one, that he would be willing to post everything that he can for eliminating right-turns, but I think for the project and for the distribution of the traffic, that we do need that additional exit.

MAYOR BRIARE:

Thank you, Mr. Wallace. Anything else, Mr. Mayfield?

COUNCILMAN BUNKER:

Well, I still don't understand. If we're going to approve those exits now, what good's it going to do to evaluate the traffic on Del Prado as the phases go along? We know what --

TRANSCRIPT - LAS VEGAS CITY COUNCIL MEETING - OCTOBER 16, 1985
X-F-2 - PLOT PLAN REVIEW - Z-108-63(6) - WESTERN DEVCOR, INC.

Page 31

COUNCILMAN LURIE:

The only -- the only way you're going -- you have to evaluate that is when it's time to require the left-turn lanes to be put in. That's the only -- in Phase III --

COUNCILMAN BUNKER:

In other words, we're saying that Item 2 doesn't have any effect on Paseo Del Prado, but that's what Item 2 is about is Paseo Del Prado. But if we approve the exits today, then what good will it do to evaluate the traffic as Phase I and II move? In other words, we've approved the plot plan and it has those two entrances so what good is Item 2?

MAYOR BRIARE:

Councilman Bunker, I'll tell you what it means to me. I don't think that the applicants here are anymore interested in creating a problem along the residential street to begin with and certainly at the intersection because it's going to do harm to them and it's going to cause tenants of theirs to be raising fuss and cain and in the event as Phase III, which according to my notes might be 10 or 12 years from now, that when that time comes I think that they're going to be just as interested in a safe and good flow of traffic there as we would be today right now. So I picture this review in 8 to 10 years -- let's hope it might be 6 years -- to be one that would be a mutual agreement that certain things have to be done and both sides would do their share. You're not looking to create a problem for yourselves or anybody else.

CONTINUED ON PAGE 32

TRANSCRIPT - LAS VEGAS CITY COUNCIL MEETING - OCTOBER 16, 1985
X-F-2 - PLOT PLAN REVIEW - Z-108-63(6) - WESTERN DEVCOR, INC.

Page 32

ROBERT MAYFIELD:

No, we're not. Absolutely not. We will be looking for ways to mitigate problems that may have been created. We'd just like to know what the rules are.

MAYOR BRIARE:

Well, yes, but you're not any more capable, I don't think, if your crystal ball's any more polished than ours is. But I agree with Councilman Bunker that there's no use having something in there if it's not going to do any good. But I do say as far as every phase -- and that's why I asked Mr. Foster the question -- every phase that you go through in construction is going to be carefully supervised by our inspection departments and by the engineers to make sure that conformance to plan is being done. We do that anyway. But not with the thought in mind of, you know, every other day you're not quite sure whether you're going to be able to put up that wall or not, no. I don't think that's anybody's idea.

ROBERT MAYFIELD:

Might I make a suggestion.

MAYOR BRIARE:

But with respect to that intersection, I think there's every justification in the world to review it at that time and come to an agreement as to what is in the best interests of the traffic and what's in the best interest of the neighbors as it looks in 1992 or '93. Mr. Councilman Bunker, am I saying that clearly? I agree with you, but I do feel that that traffic thing should be, and would be --

COUNCILMAN BUNKER:

I think it's unfair to the citizens, Mayor, to have any false hope in Item 2, because if we approve this plot plan, Item 2 can't change it.

COUNCILMAN NOLEN:

Yes, I think it can.

COUNCILMAN BUNKER:

In what way? You can maybe put up a sign.

COUNCILMAN NOLEN:

It says very clearly "each phase shall be reviewed." We can changed that to "each phase shall be reviewed by Council or by the Planning Commission."

COUNCILMAN BUNKER:

No, we just agreed that that didn't mean that they were going to have to come back with a plot plan review for each phase. It was only a traffic review.

COUNCILMAN NOLEN:

I don't think that's what we're saying. We want to review the traffic that flows out onto that street, and whoever the Council may be at that time will still have the control over that street, and I don't think that that --

TRANSCRIPT - LAS VEGAS CITY COUNCIL MEETING - OCTOBER 16, 1985
X-F-2 - PLOT PLAN REVIEW - Z-108-63(6) - WESTERN DEVCOR, INC.

Page 33

COUNCILMAN BUNKER:

But the two entrances or exits are being approved today. That's my point. They are being approved today in this plot plan. This plot plan will never be back before the Council. Only a traffic evaluation on Paso Del Prado will be back, and if the exits and the entrances are already approved, I don't -- can't see what effect a traffic evaluation will do except to decide to put up the sign, and I don't want these people to have any false hope that this traffic review is going to take away their fears about neighborhood traffic north on Paso Del Prado.

MAYOR BRIARE:

Perhaps it's the manner in which it's worded. Now, either that, or we're all -- I'm of a mind that -- and when Phase 3 comes along, there will be a review and staff will evaluate the traffic conditions on Paso Del Prado.

COUNCILMAN BUNKER:

If it goes further and states that the ingress and the egress can be changed from this plot plan, then that's fine. Then that puts them -- some teeth into Item 2 -- if you'll agree to that.

ROBERT MAYFIELD:

I believe what I heard was that at the time the Phase 3 traffic improvements go in, staff will reevaluate those recommendations and those improvements, as well as the exiting and entrancing locations for the west part of the project onto Paso Del Prado.

COUNCILMAN BUNKER:

Yes. Then I think Item 2 does have some meaning and offer some degree of protection for all these residents that are here. I think it will be interesting, Mayor -- I think we should know how many of those folks are here on this item. We only heard from two. Could we ask them to raise their hand that are interest in this? (Approximately 8 people raised their hands.) Thank you.

MAYOR BRIARE:

Okay. Anything else on that matter?

HAROLD FOSTER:

I think on that the wording needs to be rather than just evaluate, but they need to conform to let's say staff's requirements for traffic control at that driveway location. I think that would put more teeth in it.

COUNCILMAN NOLEN:

I think we ought to clarify whether we want staff to make the decision, the Planning Commission to make the decision or Council make the decision.

MAYOR BRIARE:

Let's don't try to word it right now though. I think we have an understanding here, and the understanding is so that when it's put down in it's final form --

TRANSCRIPT - LAS VEGAS CITY COUNCIL MEETING - OCTOBER 16, 1985
X-F-2 - PLOT PLAN REVIEW - Z-108-63(6) - WESTERN DEVCOR, INC.

Page 34

MAYOR BRIARE:

I think that we are -- I think most of us are thinking along the lines that in 6 or 8 years or 10 years, or even go to your ultimate, 12 years, we don't want you to come in and say we've been grandfathered in, so don't talk to us about traffic on Paseo Del Prado. In other words, we're not going to grandfather a future elected board, and I don't think that's unreasonable. I think we're spending too much time on this thing right here. I don't see a problem, and yet, I think that Councilman Bunker's point is well made and it's going to be addressed in six to eight or ten years. Do you have anything else? Then the public hearing is closed and the Council members now for further questions of either side or comments. We're ready to deliberate this matter between us -- between our Council.

COUNCILMAN NOLEN:

Your Honor, at this time I'd make a MOTION THAT WE FOLLOW THE RECOMMENDATION OF THE PLANNING COMMISSION SUBJECT TO THE CONDITIONS AND SUBJECT TO THOSE THAT WERE DISCUSSED TODAY WITH RESPECT TO THE TRAFFIC PROBLEM IN REGARDS TO THE PHASE I AND PHASE II BEING COMPLETED ACTUALLY IN PHASE I. IN ADDITION TO THAT, IN REGARDS TO THE TOPIC OF DISCUSSION RELATING TO PARAGRAPH 2, THAT EACH PHASE OF CONSTRUCTION SHALL BE REVIEWED TO EVALUATE THE TRAFFIC CONDITIONS ON PASEO DEL PRADO WITH RESPECT TO INGRESS AND EGRESS BY THE COUNCIL. Is that a sufficient -- is that sufficient protection?

COUNCILMAN LURIE:

That one entrance only?

COUNCILMAN NOLEN:

YES. IT WOULD HAVE THE CONDITION THAT THE NORTHERN MOST ENTRANCE INTO THE PARKING FACILITY ON PASEO DEL PRADO WOULD BE AN ENTRANCE ONLY AND NO EXIT AS AGREED UPON BY THE APPLICANT.

COUNCILMAN LURIE:

Also, the landscaping and the clearing of the property.

COUNCILMAN NOLEN:

YES. THE LANDSCAPING ON THE PERIMETER OF THE PROPERTY AS AGREED UPON BY THE APPLICANT AND THE CLEARING OF THE PROPERTY. Does that cover everybody?

HAROLD FOSTER:

The other one I can think of is that 5½ foot screen wall.

COUNCILMAN NOLEN:

FIVE AND A HALF FOOT SCREEN WALL ABOVE THE -- ON THE UPPER MOST LEVEL OF THE PARKING FACILITY. Are there any other concerns we need to put in this motion?

MAYOR BRIARE:

Are there any other concerns that Councilman Nolen should include in his motion?

TRANSCRIPT - LAS VEGAS CITY COUNCIL MEETING - OCTOBER 16, 1985
X-F-2 - PLOT PLAN REVIEW - Z-108-63(6) - WESTERN DEVCOR, INC.

Page 35

COUNCILMAN LURIE: He's got all mine.

MAYOR BRIARE: Mr. Foster, since you're going to have to write all this down and our City Clerk is very capable of recording and listening to what the tapes say, I just want to make sure you understand what's being said.

HAROLD FOSTER: I think I just need one clarification on landscaping on the perimeter. Is that around the entire site or just along the street frontage? Would it include that along the north?

MAYOR BRIARE: I think it was street frontage --

COUNCILMAN NOLEN: It was what we agreed on. I believe it was street frontage.

COUNCILMAN LURIE: All the way around.

COUNCILMAN NOLEN: Was it all the way around?

COUNCILMAN LURIE: ALL THE WAY AROUND SO WE CAN GET SOME MATURE LANDSCAPING BEHIND THOSE GARAGES TO PROTECT THE PEOPLE WHO LIVE THERE WHEN THE GARAGES ARE BUILT TO THE WEST END.

COUNCILMAN NOLEN: SO IT'S -- THE TOTAL PERIMETER OF THE PROPERTY.

COUNCILMAN BUNKER: Do I also understand that in addition to the perimeter landscaping, that you will treat the raw earth with a compound of some kind to keep the dust down?

COUNCILMAN NOLEN: I'LL MAKE THAT PART OF THE MOTION.

MAYOR BRIARE: He's nodding his head "yes," for the record. See, the recordings don't pick up nods of heads. (Laughter)

COUNCILMAN LURIE: Let's vote.

MAYOR BRIARE: Any other comments or questions by the Council members? Are you ready for the question? (No response.) Cast your vote. Post. THE MOTION'S APPROVED. Gentlemen, I hope that this discussion today and that the feelings of the neighbors behind you there, that you'll create a very good relationship and your project will be something the City will be very proud of.

(END OF DISCUSSION ON THIS ITEM.)

AGENDA*City of Las Vegas*

October 16, 1985

Page 40

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

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

3:50

G. REQUEST FOR SEWER CONNECTION1. Harry Soldinger - Buffalo Dr. & Via
Olivero Avenue

Request to connect to City sewer system on property located outside the City limits northwest of Buffalo Drive and Via Olivero Avenue.

Staff Recommendation: APPROVAL

Levy -
APPROVED Items G-1
and G-2.
Unanimous

Staff to proceed



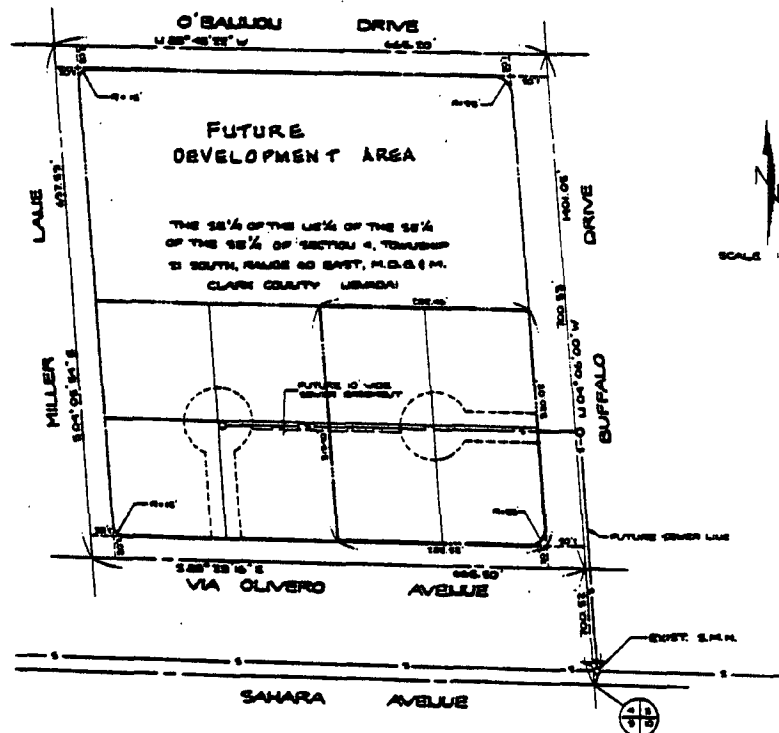
To: The City Council
 Re: Community Planning and Development Agenda Item
 October 16, 1985 City Council Agenda Item

G. REQUEST FOR SEWER CONNECTION

1. Harry Soldinger - Northwest Corner of Buffalo Drive and Via Olivero Avenue

The request is for permission to connect to City sewer for land located in the County. The applicant has an 8.5 acre parcel located in the County and half of it is being divided into 16 lots for single family homes and the remainder will be subdivided in the future. He is requesting permission to connect to City sewer so when the lots are sold, sewer will be available to each new owner who will pay the connection fee at the time of development. The existing sewer line is in Sahara Avenue and the owner proposes to extend the line on Buffalo Drive and west into the private cul-de-sacs. The owner has signed the sewer connection agreement and annexation petition. The property is one mile from the existing City limits and staff will be requesting the County Building Department to withhold issuance of building permits until the City is paid the sewer connection fee.

Staff Recommendation: APPROVAL



SEWER CONNECTION FOR
HARRY SOLDINGER

AGENDA*City of Las Vegas*

October 16, 1985

Page 41

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

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)G. REQUEST FOR SEWER CONNECTION2. Robert Muniz & Lorraine Kossal -
6790 W. Oakey Boulevard

Request to connect to City sewer system on
property located outside the City limits at
6790 W. Oakey Boulevard.

Staff Recommendation: APPROVAL

Levy -
APPROVED Items G-1
and G-2.
Unanimous

Staff to proceed



To: The City Council
Re: Community Planning and Development Agenda Item
October 16, 1985 City Council Agenda

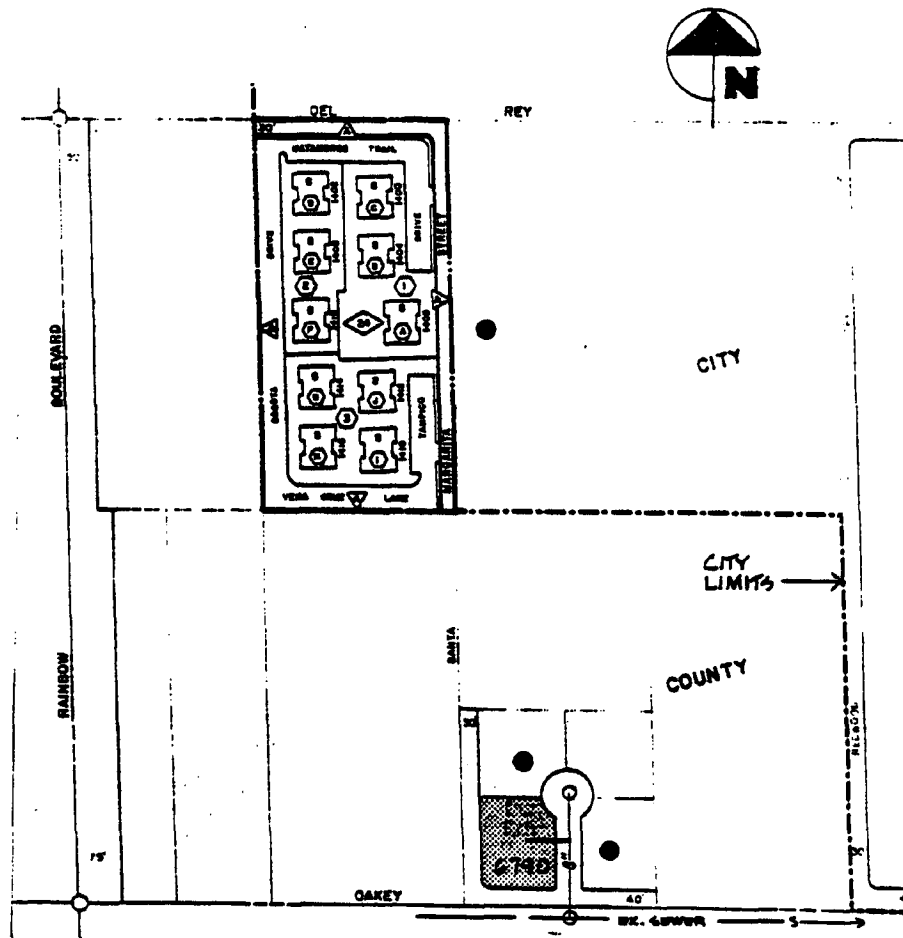
G. REQUEST FOR SEWER CONNECTION

2. Robert Muniz and Lorraine Kossal - 6790 W. Oakley Boulevard

The request is to connect a new residence located in the County to City sewer. A City sewer line exists in this cul-de-sac which has four lots. The property owners on two lots have already been granted permission to connect to City sewer. The owners have signed the sewer connection agreement and annexation petition. The City limits are approximately 500 feet to the east at Redwood Street.

Staff Recommendation: APPROVAL

SEWER CONNECTION FOR
ROBERT MUNIZ AND
LORRAINE KOSSAL



0261

AGENDA*City of Las Vegas*

October 16, 1985

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

Page 42

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

4:00

H. EXTENSION OF TIME1. Z-69-84 - VTN OF NEVADA

Request for an Extension of Time on property generally located on the northwest corner of Cheyenne Avenue and Michael Way, R-1, R-2, R-3 and C-2 Zones (under Resolution of Intent to R-3).

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

1. This Extension of Time will expire on November 7, 1987.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

Staff Recommendation: APPROVAL, for a one year extension

Nolen -
APPROVED
Unanimous

Clerk to notify
and Planning to
proceed.



To: The City Council
Re: Community Planning and Development Agenda Item
October 16, 1985 City Council Agenda

X.

H. EXTENSION OF TIME

1. Z-69-84 - VTN OF NEVADA

This request is on behalf of Nevada Savings and Loan Association for an Extension of Time of a reclassification from R-1, R-2, R-3 and C-2 to R-3. The request is the first extension and the applicant indicates market conditions have prevented development during the past year. The R-3 zoning is still appropriate on this property. The applicant requested a three year extension due to the size of this project which is for 458 units on 18.4 acres. The Planning Commission felt that a two year extension would be appropriate.

Planning Commission Recommendation: APPROVAL, subject to a two year extension

Staff Recommendation: APPROVAL, subject to a one year extension

AGENDA*City of Las Vegas*

October 16, 1985

Page 43

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

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

4:01

H. EXTENSION OF TIME2. Z-70-84 - JACK P. SCHWARTZ

Request for an Extension of Time on property generally located on the southwest corner of Nellis Boulevard and Harris Avenue, R-E Zone (under Resolution of Intent to C-1).

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

1. This Extension of Time will expire on October 17, 1986.
2. Conformance to all ordinance amendments enacted subsequent to the original approval.

Staff Recommendation: APPROVAL, for a one year extension

Lurie -
APPROVED
as recommended.
Unanimous

Clerk to notify
and Planning to
proceed.



To: The City Council
Re: Community Planning and Development Agenda Item
October 16, 1985 City Council Agenda

H. EXTENSION OF TIME

2. Z-70-84 - JACK P. SCHWARTZ

The request is for a one year Extension of Time at the southwest corner of Nellis and Harris for a proposed shopping center. The property is under Resolution of Intent from R-E to C-1 and this is the first extension requested. The applicant stated he expects to have financing arranged this fall and proposes to commence construction next year.

Planning Commission Recommendation: APPROVAL, subject to a one year extension

Staff Recommendation: APPROVAL, subject to a one year extension

AGENDA*City of Las Vegas*

October 16, 1985

Page 44

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

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)H. EXTENSION OF TIME3. V-35-75 - DOROTHY PANE

Request for an Extension of Time on an approved Variance which allowed the commercial use of the existing building located within the required 25' rear yard setback area where no commercial use is allowed on property located at 3216 West Charleston Boulevard, in Zoning District C-D.

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

1. This use shall be limited to a five year time period and will expire on September 26, 1990.
2. Conformance to the plot plan.

Staff Recommendation: APPROVAL, for a five year extension

Lurie -
APPROVED as
recommended.
Unanimous

Clerk to notify
and Planning to
proceed.



To: The City Council
Re: Community Planning and Development Agenda Item
October 16, 1985 City Council Agenda Item

X.

H. EXTENSION OF TIME

3. V-35-75 - DOROTHY PANE

The request is for an additional five year Extension of Time on an approved Variance which allowed a commercial use of an existing building within the required 25 foot rear yard area in a C-D zone at 3216 West Charleston Boulevard. The purpose of the time period was to allow this use to be reviewed and if it was found to be objectionable to the adjoining residential, it could be terminated in the future. There have been no problems with this use in the rear yard area during the past five years and for this reason, the Board of Zoning Adjustment granted an additional 5 year extension. There were no protests at the time the variance was approved.

Board of Zoning Adjustment Recommendation: APPROVAL, for a five year extension

Staff Recommendation: APPROVAL, for a five year extension

AGENDA*City of Las Vegas*

October 16, 1985

Page 45

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

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

4:01

I. REQUEST TO RECONSIDER ZONING ACTION -
Z-47-85 - PROPERTY DEVELOPERS OF NEVADA

Application for reclassification of property generally located on the northwest corner of Washington Avenue and Pecos Road.

From: R-3 (Limited Multiple Residence)

To: C-1 (Limited Commercial)

PROPOSED USE: Shopping Center

Planning Commission voted (4-2) to recommend APPROVAL, subject to the following conditions:

1. Resolution of Intent with a twelve month time limit.
2. Improve the building elevations as required by the Department of Community Planning and Development.
3. Close or relocate the northerly driveway on Pecos Road as required by the Traffic Engineer.
4. Install a 6 foot high block wall on the north and west property lines. This wall shall be stepped down to 4 feet high with the top 2 feet 50% open within 20 feet of Washington Avenue.
5. Conformance to the plot plan as amended to reflect the above conditions.
6. Conformance to the conditions of Z-66-84.

Staff Recommendation: DENIAL, because the parking and open space will be at a minimum on the adjoining apartment project

PROTESTS: 0

(continued)



Nolen -
APPROVED subject to conditions.
Motion carried with Briare voting "No."

Clerk to notify and Planning to proceed.

AGENDA*City of Las Vegas*

October 16, 1985

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

Page 46

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)I. REQUEST TO RECONSIDER ZONING ACTION - Z-47-85
(Continued)APPROVED
See Page 45

PREVIOUS ACTION: At the October 2, 1985 City Council meeting, NOLEN moved to APPROVE, motion carried unanimously (Levy excused).

At the September 4, 1985 City Council meeting, NOLEN moved to DENY, motion carried unanimously, MAYOR excused.



CITY COUNCIL MINUTES - OCTOBER 16, 1985

To: The City Council
Re: Community Planning and Development Agenda Item
October 16, 1985 City Council Agenda Item

X.

0269

I. REQUEST TO RECONSIDER ZONING ACTION - Z-47-85 - PROPERTY DEVELOPERS OF NEVADA

At your last meeting, the Council rescinded its previous action and this application was held so the surrounding property owners could be renotified. The application is to rezone an 82 foot wide strip of land from R-3 to C-1 to expand the existing shopping center site at the northwest corner of Washington and Pecos. The shopping center will be expanded by an additional 5,188 square feet for a total of 18,800 square feet plus a 3,000 square foot convenience store on the corner. The site is being removed from the adjacent apartment project which is under construction to the west and north. The strip of land was proposed for open space, consisting of a tennis court, a turfed play area and 15 parking spaces. The elimination of this site from the apartment project will reduce the open space and the number of parking spaces. There will be 196 parking spaces where 191 are required. At the Planning Commission meeting, staff recommended denial of this application because the largest open space for the apartment project was being eliminated and the parking was being reduced to only five parking spaces over the minimum required. It was pointed out there is no on-street parking on Washington Avenue.

The following Planning Commission and staff recommendations were on the initial action.

Planning Commission Recommendation: APPROVAL, compatible zoning and the parking and open space for the adjacent apartment development is adequate

Staff Recommendation: DENIAL, because the parking and open space will be at a minimum on the adjoining apartment project

PROTESTS: 0

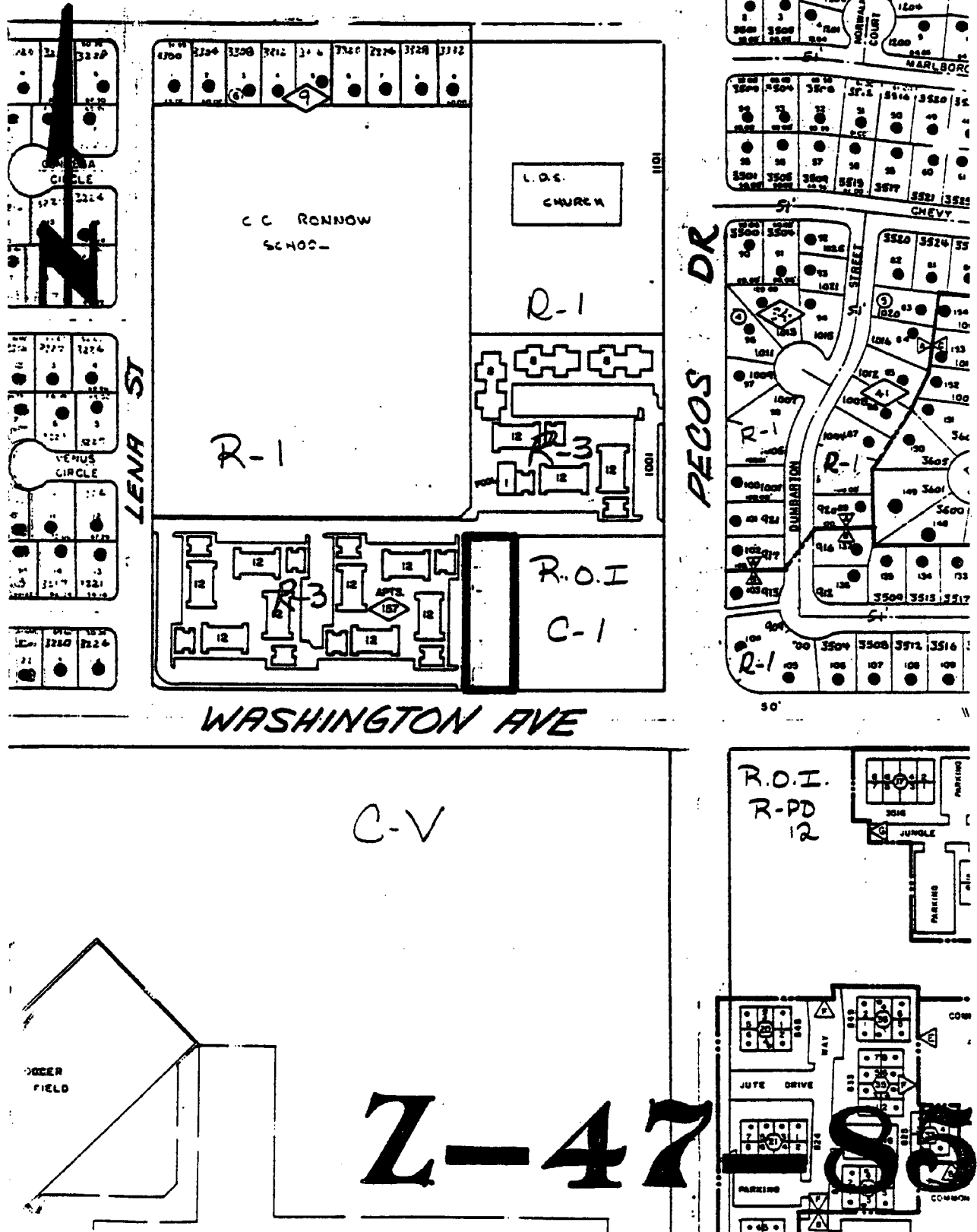
PREVIOUS ACTION: At the October 2, 1985 City Council meeting, NOLEN moved to APPROVE, motion carried unanimously (Levy excused).

At the September 4, 1985 City Council meeting, NOLEN moved to DENY, motion carried unanimously, MAYOR excused.

SEE ATTACHED LOCATION MAP

ITEM X. I. REQUEST TO RECONSIDER ZONING ACTION - Z-47-85
LOCATION MAP

0270



AGENDA*City of Las Vegas*

October 16, 1985

Page 47

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

ITEM**Council Action****Department Action**

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

4:04 J. ZONE CHANGE

1. Z-58-85 - MAYFLOWER CONSTRUCTION COMPANY

Application for reclassification of property generally located northeast of Decatur Boulevard and Oakey Boulevard.

From: R-1 (Single Family Residence) and
R-3 (Limited Multiple Residence)

To: R-3 (Limited Multiple Residence) and
C-1 (Limited Commercial)

Proposed Use: Restaurants, Offices,
Commercial and Access to an
Apartment Development

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

1. Resolution of Intent with a twelve month time limit.
2. Submission of a detailed plot plan (including parking layout and landscaped areas) and elevations to the Planning Commission for approval prior to development on the site.

Staff Recommendation: APPROVAL

PROTESTS: 0

Levy -
APPROVED as recommended, subject to conditions.
Unanimous

Clerk to notify and Planning to proceed.



To: The City Council
 Re: Community Planning and Development Agenda Item
 October 16, 1985 City Council Agenda

X.

0272

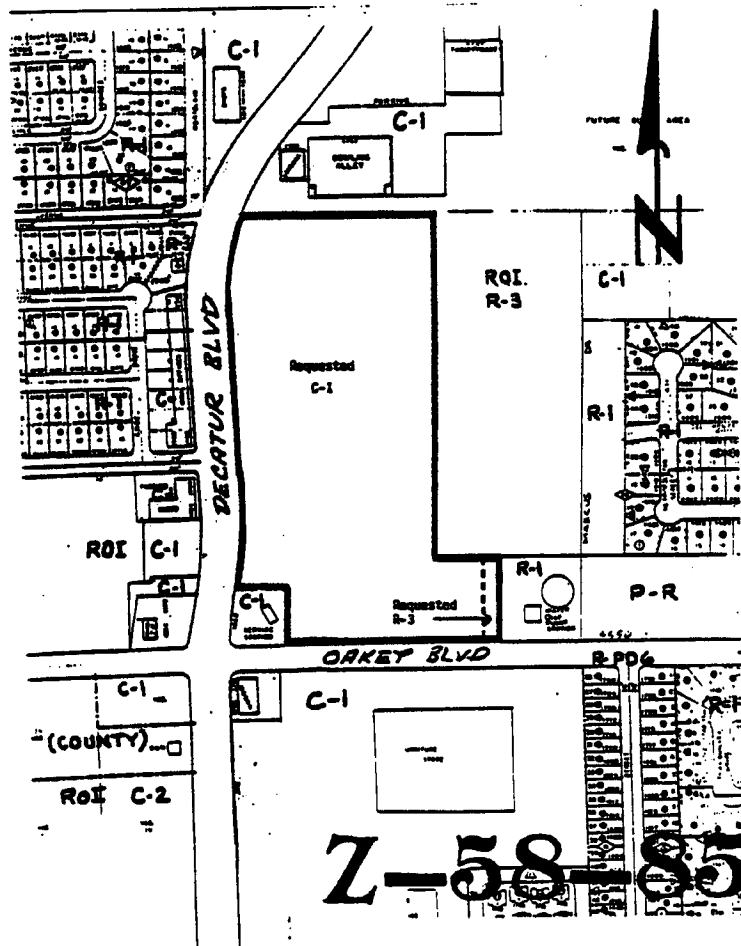
J. ZONE CHANGE1. Z-58-85 - MAYFLOWER CONSTRUCTION COMPANY

The request is to rezone the property northeast of Decatur Boulevard and Oakley Boulevard, from R-1 and R-3 to R-3 and C-1. The site consists of approximately 18 acres. C-1 is being requested on all the property except for a 50 foot wide strip on the southeast portion that will serve as an accessway to the approved apartment project to the north. The new access location was a condition of approval on that zoning application. The C-1 portion which fronts on Decatur Boulevard and Oakley is proposed for restaurants and offices. Three restaurants are proposed along the Decatur frontage and the remainder will be for two story retail/office complex consisting of 11 buildings. There will be approximately 169,200 square feet in the retail/office area and approximately 5,000 square feet in each of the three restaurants. The applicant indicated the plot plan would be refined prior to development commencing on the site. There is a C-1 zoning pattern on this segment of Decatur Boulevard. To the north is the Westland Mall.

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

PROTESTS: 0



0273

AGENDA*City of Las Vegas*

October 16, 1985

Page 48

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

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)J. ZONE CHANGE2. Z-59-85 - FULVIA DELLA VERDOVA

Application for reclassification of property located at 1713 S. Eastern Avenue.

From: R-1 (Single Family Residence)

To: P-R (Professional Offices & Parking)

Proposed Use: Photo Studio

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

1. Resolution of Intent with a twelve month time limit.

Staff Recommendation: APPROVAL

PROTESTS: 0

Levy -
APPROVED as recommended by Planning Commission and staff subject to the use shall be limited to P-R.

NOTE:
A photo studio will not be on this property as originally intended.

Clerk to notify and Planning to proceed.

Kim O'Malia appeared on behalf of applicant.

Carroll

To: The City Council
Re: Community Planning and Development Agenda Item
October 16, 1985 City Council Agenda

J. ZONE CHANGE

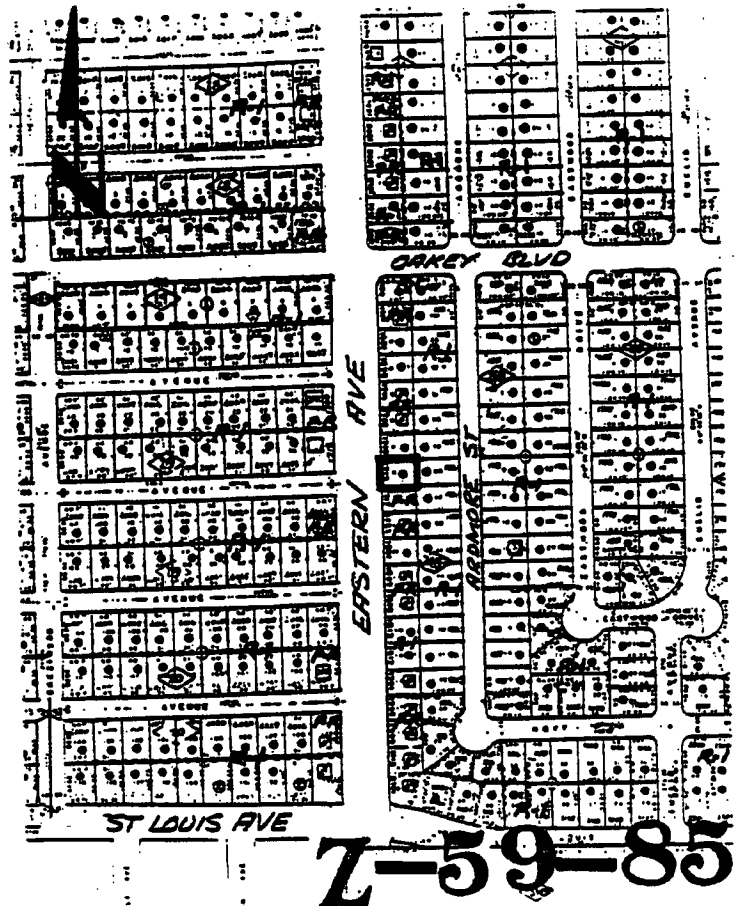
2. Z-59-85 - FULVIA DELLA VERDOVA

The request is to rezone this property at 1713 S. Eastern Avenue from R-1 to P-R. P-R zoning was approved in 1979, however, the Resolution expired. Recently the applicant obtained approval for a variance to allow a photography studio on this property and one of the conditions was to obtain P-R zoning on this property to be in conformance with the P-R pattern on Eastern Avenue. The existing building on the property will be used for the studio and they will provide the 6 parking spaces along with adequate landscaping.

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

PROTESTS: 0



0275

AGENDA*City of Las Vegas*

October 16, 1985

Page 49

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

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

4:08

J. ZONE CHANGE3. Z-60-85 - LILLIE PAYTON WATKINS

Application for reclassification of property generally located on the northeast corner of Washington Avenue and "E" Street.

From: R-4 (Apartment Residence)

To: C-2 (General Commercial)

Proposed Use: Retail and Service Commercial

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

1. Resolution of Intent with a twelve month time limit.
2. Conformance to the plot plan amended to provide the required 19 parking spaces as required by the Department of Community Planning and Development.
3. Dedicate five feet (5') of right-of-way for Washington Avenue and a twenty-five feet (25') property line radius corner at Washington and "E" Streets, as required by the Department of Public Works.
4. Design and pave the alley as required by the Division of Land Development of the Department of Community Planning and Development.
5. Conformance to the elevations.

Staff Recommendation: DENIAL - contrary to the predominant residential zoning pattern in the area

PROTESTS: 0



Nolen -
APPROVED as recommended by Planning Commission.
Motion carried with Briare voting "No."

Clerk to notify and Planning to proceed.

Lillie Payton Watkins appeared on behalf of her application.

No one appeared in protest.

To: The City Council
 Re: Community Planning and Development Agenda Item
 October 16, 1985 City council Agenda

J. ZONE CHANGE

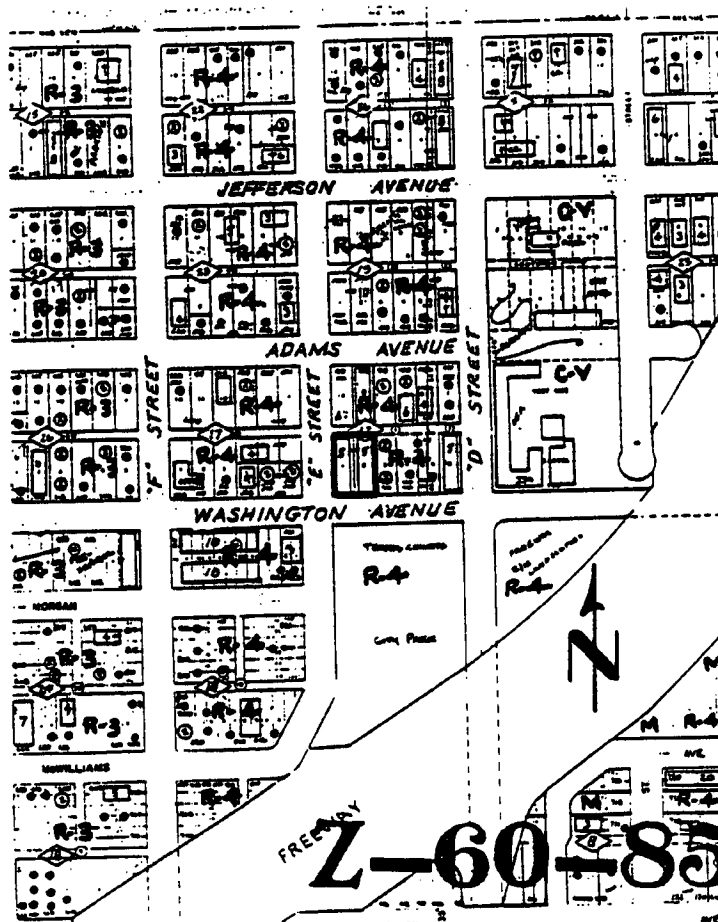
3. Z-60-85 - Lillian Payton Watkins

The application is to rezone this property at the northeast corner of Washington Avenue and "E" Street from R-4 to C-2 for a retail and service commercial facility. The applicant is proposing to convert this property from apartment use to commercial for a convenience market, fast food restaurant and laundromat. There are two five-plexes existing on the property and the westerly one is to be removed for the parking area and an addition is proposed on the easterly building to modify it for the proposed commercial uses. The entire area is zoned R-4 except in the block to the east, which is C-V, where an Economic Opportunity Board facility exists. Staff pointed out it felt this property constituted spot zoning and that there was ample commercial to the south along Bonanza and to the north in the Jackson Avenue area. It was also pointed out that if this was approved, it would raise a question on what other properties should also transition to commercial. The proposed commercial facility on this property will be one story and contain 4200 square feet. The required 19 parking spaces will be provided. The applicant indicated many of the residents in the area are elderly and there is no commercial in the immediate area for their convenience.

Planning Commission Recommendation: APPROVAL - compatible zoning for this property

Staff Recommendation: DENIAL - contrary to the predominant residential zoning pattern in the area

PROTESTS: 0



AGENDA*City of Las Vegas*

October 16, 1985

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

Page 50

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)J. ZONE CHANGE4. Z-62-85 - BONANZA HOLDINGS, LTD.

Application for reclassification of property generally located on the south side of Del Rey Avenue between Rainbow Boulevard and Redwood Street.

From: N-U (Non-Urban)

To: R-PD18 (Residential Planned Development)

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

1. Resolution of Intent with a time limit of twelve months.
2. Conformance to the plot plan and elevations.
3. Dedicate thirty feet (30') right-of-way for Santa Margarita Street and Del Rey Avenue and a fifteen foot (15') property line radius corner at the intersection of Santa Margarita Street and Del Rey Avenue as required by the Department of Public Works.
4. Install full half-street off-site improvements on Santa Margarita Street and Del Rey Avenue as required by the Division of Land Development of the Department of Community Planning and Development.

Staff Recommendation: APPROVAL

PROTESTS: 0



Lurie -
APPROVED subject
to conditions.
Unanimous

Clerk to notify
and Planning to
proceed.

Ken Templeton
appeared on
behalf of
application.

To: The City Council
Re: Community Planning and Development Agenda Item
October 16, 1985 City Council Agenda

J. ZONE CHANGE

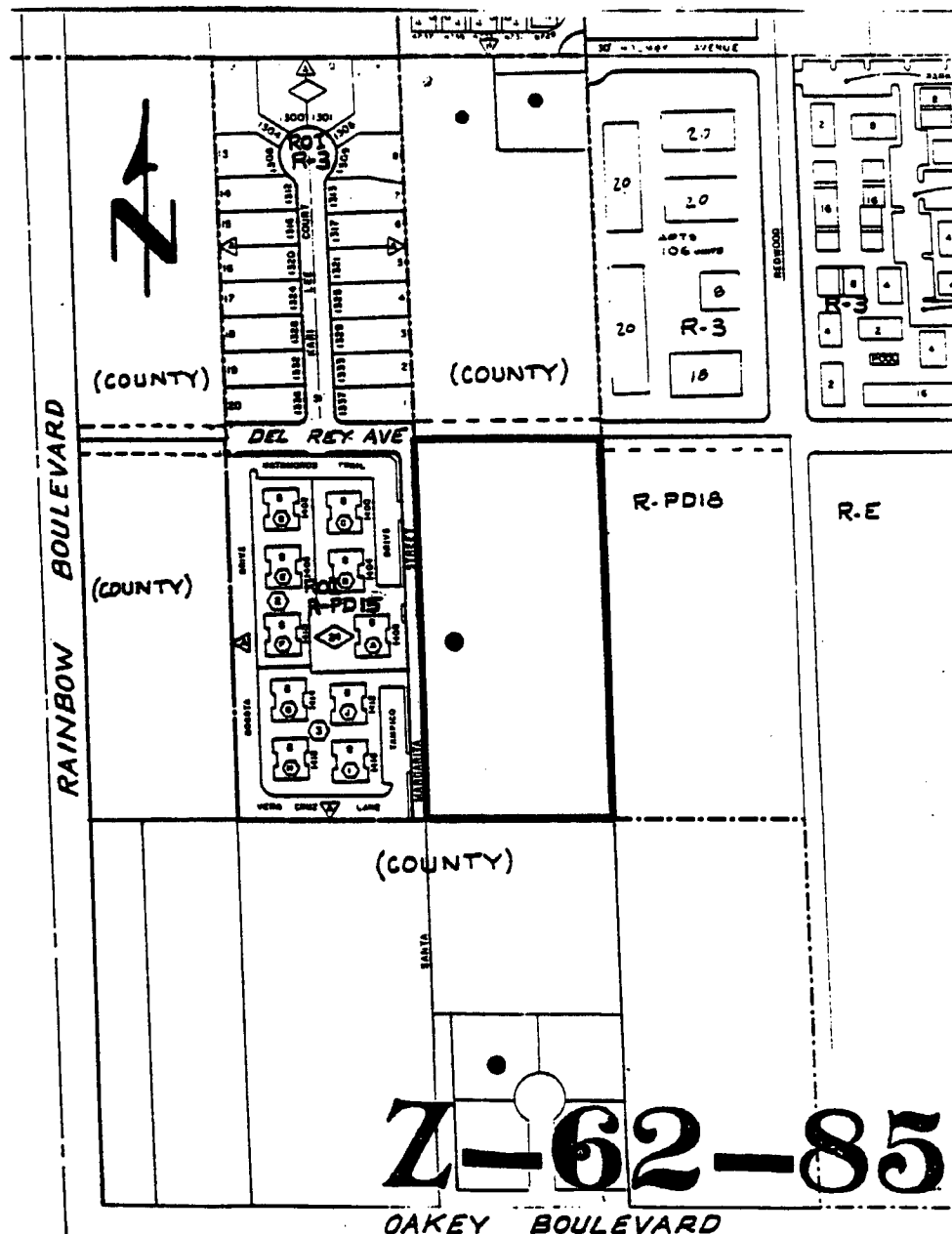
4. Z-62-85 - BONANZA HOLDINGS, LTD.

The request is to rezone, from N-U to R-PD18, a five acre parcel located on the south side of Del Rey Avenue between Rainbow Boulevard and Redwood Street. There are 23 four-plex apartment buildings proposed with a common area that will be landscaped and will have a swimming pool. There will be 92 units and 124 parking spaces where 115 are required. The developer indicated he would subdivide the land and sell each four-plex unit separately on a condominium arrangement with a homeowners association. There is vacant R-PD18 zoning to the east and developed R-PD15 to the west. The general area is transitioning to multi-family use. The property contains government patent reservations which are requested to be vacated under Item IX. D. on the Public Hearing portion of this agenda.

Planning Commission Recommendation: APPROVAL

Staff Recommendation: APPROVAL

PROTESTS: 0



AGENDA

City of Las Vegas

October 16, 1985

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

Page 51

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)J. ZONE CHANGE5. Z-55-85 - MARY HANSEN & SHARRON B. HANSEN

Application for reclassification of property generally located at the southwest corner of Lone Mountain Road and Jones Boulevard.

From: R-E (Residence Estates)

To: R-MHP (Residential Mobile Home Park)
C-1 (Limited Commercial)

Proposed Use: Residential Mobile Home Park
and Commercial

Planning Commission unanimously voted to recommend DENIAL of this request.

If approved, subject to the following conditions:

1. Resolution of Intent with a twelve month time limit.
2. The plot plan to be redesigned as required by the Department of Community Planning and Development.
3. Install a 6' high masonry wall around the mobile home park, set back 5' along the street frontages for landscaping.
4. The plot plan for the C-1 parcel to be submitted to the Planning Commission for review and final approval prior to development.

(continued)

Bunker -
DENIED
Unanimous

Clerk to notify

Harris A. Hansen,
700 Highland,
Carson City, NV,
appeared on
behalf of
application.

Ken Scherado
appeared in
opposition.



0280

AGENDA*City of Las Vegas*

October 16, 1985

Page 52

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Council Action

Department Action

**X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)****J. ZONE CHANGE****5. Z-55-85 - (continued)**DENIED
See Page 51

5. Dedicate 50 feet of right-of-way for Lone Mountain Road and Jones Boulevard and a 25 foot property line radius corner at the intersection of Lone Mountain Road and Jones Boulevard as required by the Department of Public Works.
6. Dedicate a 45.5 foot radius cul-de-sac right-of-way for Kraft Avenue as required by the Department of Public Works.
7. Install street improvements on Lone Mountain Road, Jones Boulevard and Kraft Avenue as required by the Division of Land Development of the Department of Community Planning and Development.
8. The applicant to deposit with the City the amount which is equivalent to 25% of the cost of a traffic signal system at the intersection of Lone Mountain Road and Jones Boulevard as required by the Department of Public Works.

Staff Recommendation: DENIAL

PROTESTS: 172

Chris Swann

To: The City Council
Re: Community Planning and Development Agenda Item
October 16, 1985 City Council Agenda

X.

0281

J. ZONE CHANGE

5. Z-55-85 - MARY HANSEN AND SHARRON B. HANSEN

The application is to rezone, from R-E to R-MHP and C-1, a forty acre parcel at the southwest corner of Lone Mountain Road and Jones Boulevard. The developer will be the National Heritage Corporation who proposes to purchase this property if the zoning is approved. A two acre commercial facility is proposed on the immediate corner and the remainder is for a 220 space mobile home park. All access to the mobile home park will be to the east on Jones Boulevard and the mobile home park will have a 6 foot wall around it. The mobile home park will only allow double wide mobile homes. The space sizes will be a minimum of 50 feet wide and there will be an R-V parking area along with a central recreation area. The density is 6.1 units per gross acre.

There is scattered R-E development adjoining this proposed mobile home park to the west and to the northwest. To the north is primarily vacant R-E land and there is scattered R-E development to the northeast. To the east is a 320 acre vacant parcel that is zoned R-E and further east is the approved U. S. Homes retirement development. There is more vacant R-E land to the south. There was a substantial protest factor from the R-E residents in the area as well as from the representatives of the U.S. Homes Development and the owners of the 320 acre parcel to the east who all felt the mobile home use would not be compatible in this area.

Planning Commission Recommendation: DENIAL

Staff Recommendation: DENIAL

PROTESTS: 172 (62 letters, 63 at meeting, 40 signatures on petition, 7 speakers at meeting)

SEE ATTACHED LOCATION MAP

AGENDA*City of Las Vegas*

October 16, 1985

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

Page 53

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)4:17 J. ZONE CHANGE6. Z-45-85 - CHARLESTON HEIGHTS DEVELOPMENT

Application for reclassification of property generally located on the east side of Tenaya Way between Gowan Road and Cheyenne Avenue.

From: N-U (Non-Urban)

To: R-CL (Single Family Compact Lot)

Proposed Use: Single Family Residential

Planning Commission unananimously voted to recommend DENIAL.

Staff Recommendation: APPROVAL, subject to a revised layout

PROTESTS: 105

THIS APPLICATION HAS BEEN WITHDRAWN

AT THE REQUEST OF THE APPLICANT

APPLICATION
WITHDRAWN BY
APPLICANT.



AGENDA*City of Las Vegas*

October 16, 1985

Page 54

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

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

K. SET DATE FOR PUBLIC HEARING ON ANY ITEM
REQUIRING A PUBLIC HEARING THAT WAS ACTED
UPON BY THE PLANNING COMMISSION AT ITS
OCTOBER 10, 1985 MEETING.

VAC-13-85

11/6/85 Agenda

L. SET DATE ON ANY APPEALS FILED OR REQUIRED
PUBLIC HEARINGS FROM THE BOARD OF ZONING
ADJUSTMENT MEETING HELD SEPTEMBER 26, 1985.

NONE

NONE



0285

October 16, 1985

Page 55

AGENDA

City of Las Vegas

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

ITEM

Council Action

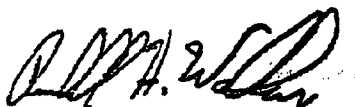
Department Action

XI. ADDENDUM ITEMS

NONE

NONE

APPROVED AGENDA ITEM



0286

AGENDA*City of Las Vegas*

October 16, 1985

Page 56

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

ITEM

Council Action

Department Action

XII. CITIZENS PARTICIPATION

Items raised under this portion of the Agenda cannot be acted upon by the City Council until the notice provisions of the Open Meeting Law have been complied with. Therefore, action on such items will have to be considered at a later meeting. .

NONE

NONE

MEETING ADJOURNED AT 4:13 P.M.

APPROVED AGENDA ITEM

