

# City of Las Vegas

REAL ESTATE COMMITTEE MEETING  
10TH FLOOR CONFERENCE ROOM  
CITY HALL, 400 EAST STEWART  
MONDAY, APRIL 2, 1990  
2:00 P.M.

REAL ESTATE COMMITTEE - COUNCILMEN NOLEN AND HIGGINSON

## AGENDA

CALL TO ORDER.

MINUTES

Approval of the Minutes of the March 19, 1990 meeting.

OLD BUSINESS

STATUS UPDATE

- A. DISCUSSION AND POSSIBLE ACTION ON REQUEST OF THE NEVADA SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS (SPCA) FOR CITY PROPERTY LOCATED AT THE SOUTHWEST CORNER OF CEDAR AND MOJAVE.

ABEYANCE ITEM

- B. DISCUSSION AND POSSIBLE ACTION ON REQUEST OF THE MIZPAH BOYS HOME FOR CITY PROPERTY LOCATED AT THE NORTHWEST CORNER OF STEWART AND MOJAVE.

STATUS UPDATE

- C. DISCUSSION AND POSSIBLE ACTION ON REQUEST OF THE LATIN CHAMBER OF COMMERCE FOR CITY PROPERTY LOCATED ON THE WEST SIDE OF 14TH STREET, NORTH OF STEWART AVENUE.

NEW BUSINESS:

- D. DISCUSSION AND POSSIBLE ACTION TO PROVIDE STREET LIGHTING FOR THE SOUTHERN NEVADA SIGHTLESS, INC. PARKING LOT.
- E. DISCUSSION AND POSSIBLE ACTION ON THE PROPOSED AGREEMENT FOR THE PURCHASE AND SALE OF PROPERTY IN THE LAS VEGAS TECHNOLOGY CENTER TO MEYER REAL ESTATE ADVISORS, INC.

ADJOURNMENT

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS

Bradley Building, State of Nevada, 2501 E. Sahara  
Senior Citizen Center, 450 E. Bonanza Road  
Election Department, 333 S. 6th Street  
Court Clerk's Office Bulletin Board, City Hall Plaza  
City Hall Plaza, Special Outside Posting Bulletin Board

421

# AFFIDAVIT OF MAILING

(Mailing required under the provisions of NRS Chapter 241)

STATE OF NEVADA)  
                  )  
COUNTY OF CLARK)

Monice P. Keller, an employee of the City of Las Vegas, Nevada being first duly sworn, deposes and says that on the 26th day of March, 1990, a copy of NOTICE, the attached of which is a true and correct copy of the Public Hearing - re: CITY OF LAS REAL ESTATE COMMITTEE MEETING to be held on the 2nd day of April, 1990, was deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization whose name appears on the list maintained in the Office of the City Clerk.

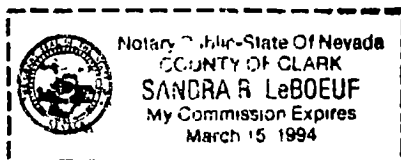
Monice P. Keller  
SIGNATURE  
Monice P. Keller

CITY CLERK  
DEPARTMENT

Subscribed and sworn to before me this

26<sup>th</sup> day of March, 1990

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



AFFIDAVIT OF POSTING

(Posting required under the provisions of NRS Chapter 241)

STATE OF NEVADA       )  
                                  )  
COUNTY OF CLARK     ) ss

Linda M. Owens/  
Claudette M. Pocius/Monice P. Keller an employee of the City of  
Las Vegas, Nevada being first duly sworn, deposes and says that on the  
27th day of March, 1990, at the hour of  
8:00 A.M. there were posted copies of a NOTICE, the attached of which  
is a true and correct copy of CITY OF LAS VEGAS

REAL ESTATE COMMITTEE MEETING AGENDA  
to be held on the 2nd day of April,  
1990 at 400 E. Stewart Avenue, Las Vegas, Nevada;  
to be posted on Public Bulletin Boards at the following locations:

- Lmo* ① In the Bradley Building, State of Nevada, 2501 E. Sahara Avenue;  
*Lmo* ② In the Senior Citizens Center, 450 E. Bonanza;  
*cmp* ③ In the Election Department, 333 South 6th Street  
*mp* ④ On the Public Bulletin Board at the Plaza Level of City Hall,  
400 E. Stewart Avenue (near the entrance to the Court Clerk's  
Office); and  
*mp* ⑤ On the Special Bulletin Board at the Plaza Level of City Hall,  
400 E. Stewart Avenue (in the walkway area between Metro and  
Municipal Court)

Linda M. Owens/Claudette M. Pocius/Monice P. Keller  
SIGNATURE

Linda M. Owens/Claudette M. Pocius/Monice P. Keller

CITY CLERK  
DEPARTMENT

Subscribed and sworn to before me

this 27<sup>th</sup> day of March, 1990

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



Notary Public-State Of Nevada  
COUNTY OF CLARK  
SANDRA R. LeBOEUF  
My Commission Expires  
March 15 1994

Jennifer Palombi, President  
Nevada Society for the Prevention  
of Cruelty to Animals, Inc.  
P.O.Box 24134  
Las Vegas, NV 89101

Narciso Jose Boveda, Director  
Mizpah Program  
1916 Goldring Avenue  
Las Vegas, NV 89106

Otto Merida, Executive Director  
Latin Chamber of Commerce  
P.O. Box 7534  
Las Vegas, NV 89125-2534

*mailed Real Estate  
agenda for 3/19/90  
agenda for 4/10/90 repl*

## MINUTES

### REAL ESTATE COMMITTEE MEETING

APRIL 2, 1990

CALL TO ORDER: Councilman Nolen called the meeting to order at 2:00 P.M. in the 10th Floor Conference Room, City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

PRESENT: Councilman Nolen - Committee Chairman  
Councilman Higginson - Committee Member

Ashley Hall - City Manager  
Larry Barton - Deputy City Manager  
Randy Walker - Deputy City Manager  
Val Steed - Chief Deputy City Attorney  
Harold Foster, Special Projects Manager  
Richard Welch - Director, Dept. of Economic & Urban Development  
Alexander Holdbrook - Dept. of Economic & Urban Development  
Mike Majewski, Dept. of Economic & Urban Development  
Linda Owens, Deputy City Clerk  
Claudette Pocius, Deputy City Clerk

Robert Surkamp - Citizen  
John Tait - Citizen  
Tom Hill - Citizen  
Mary Knight - Nevada SPCA  
Jennifer Palombi - Nevada SPCA  
Marino Zara - President, Latin Chamber of Commerce  
Otto Merida, Executive Director, Latin Chamber of Commerce  
Andras Babero - Board of Directors, Latin Chamber of Commerce  
Manny Aguiar - Chairman of Building Construction Committee, Latin Chamber of Commerce

### MINUTES:

Councilman Higginson made a motion to Approve the Minutes of the March 19, 1990 meeting. So moved.

### OLD BUSINESS:

#### STATUS UPDATE

- A. DISCUSSION AND POSSIBLE ACTION ON REQUEST OF THE NEVADA SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS (SPCA) FOR CITY PROPERTY LOCATED AT THE SOUTHWEST CORNER OF CEDAR AND MOJAVE.

HAROLD FOSTER stated staff met with the SPCA last week. The SPCA presented a plan to utilize the entire site. They plan to have the animal sanctuary on the easterly portion of the site next to Mojave with a future veterinary clinic on the rear portion.

COUNCILMAN NOLEN stated that the SPCA would have to provide detailed financial and operational plans to the City for their proposed facility.

HAROLD FOSTER said the City would like this facility to utilize the south two acres of the site. The north portion could be used for future expansion of their facility or another non-profit organization. The SPCA would like the term of the lease for a period of 25 years plus two 10 year options.

COUNCILMAN NOLEN felt a 20 year period is sufficient to obtain the financing.

COUNCILMAN HIGGINSON concurred with the 20 year lease, but felt one 10 year option would be appropriate. He was concerned as to whether they have adequate funds to build the facility and keep it operating.

COUNCILMAN NOLEN agreed to the 10 year option.

JENNIFER PALOMBI stated they have \$300,000 committed for the facility. She also said they need to know how much property they will be obtaining. Several organizations have stated they would be interested in utilizing the facility such as the Wild Tortoise and Silver State Kennel Club.

HAROLD FOSTER said that up to this point they have been working on the term of the lease and the area. It was recommended that they use the south portion of the property next to the State Flood Detention facility.

COUNCILMAN HIGGINSON felt two acres is sufficient initially and then offer a Letter of Intent for the remainder 1.57 acres after five years for future expansion if their facility was operating successfully.

JENNIFER PALOMBI said they would prefer the other piece because of the parking situation.

COUNCILMAN HIGGINSON would like the two acres to go through to 30th Street.

COUNCILMAN NOLEN felt a Letter of Intent for the remainder of the property would look favorable to potential contributors and thought four years would be fair to all parties.

COUNCILMAN HIGGINSON said the building would remain the property of the City if the SPCA terminates their lease.

COUNCILMAN NOLEN stated the City will not terminate the lease unless the SPCA operates in violation of the lease.

HAROLD FOSTER said this property will need C-V (Civic) zoning with a public hearing before the Planning Commission and City Council.

COUNCILMAN NOLEN commented that all the issues will have to be agreed upon before any public hearings are held.

COUNCILMAN HIGGINSON said the next issue to be resolved is their financing.

COUNCILMAN NOLEN requested this item be placed on the April 16, 1990 Real Estate meeting agenda. If all the issues have not been resolved, it should appear on the next appropriate agenda.

ABEYANCE ITEM

- B. DISCUSSION AND POSSIBLE ACTION ON REQUEST OF THE MIZPAH BOYS HOME FOR CITY PROPERTY LOCATED AT THE NORTHWEST CORNER OF STEWART AND MOJAVE.
- 

COUNCILMAN NOLEN said he received a message that the Mizpah Boys Home would like this held in abeyance. They should be notified that when they are prepared to proceed they should contact the City.

STATUS UPDATE

- C. DISCUSSION AND POSSIBLE ACTION ON REQUEST OF THE LATIN CHAMBER OF COMMERCE FOR CITY PROPERTY LOCATED ON THE WEST SIDE OF 14TH STREET, NORTH OF STEWART AVENUE.
- 

ANDRAS BABERO said Pri-Merit Bank has made a commitment to the Latin Chamber of Commerce for their financing subject to the terms of the lease. He was concerned as to what would happen if the Latin Chamber defaulted on their lease.

COUNCILMAN NOLEN thought this property was going to be considered for sale. The value of the land would be weighed according to the value of the service to be performed and whether a lease or sale would be appropriate.

ANDRAS BABERO felt the next step would be appraisals.

HAROLD FOSTER said in-house appraisals could be made available at the next meeting.

COUNCILMAN NOLEN said perhaps this project and the Latin Quarter could be considered for Redevelopment Agency projects.

HAROLD FOSTER said it was discussed there would be a five year option on the remaining property for the Latin Quarter.

COUNCILMAN NOLEN requested an appraisal on the entire piece of property and another appraisal for each use.

ANDRAS BABERO said he would also have an appraisal done on the same basis.

COUNCILMAN NOLEN said this item will be placed on the April 16, 1990 meeting agenda for a status report.

NEW BUSINESS:

D. DISCUSSION AND POSSIBLE ACTION TO PROVIDE STREET LIGHTING FOR THE SOUTHERN NEVADA SIGHTLESS, INC. PARKING LOT.

RICHARD WELCH said this is a request that two damaged street lights and luminar arms be donated to the blind center. This would be considered personal property.

ROBERT SURKAMP felt these lights would not only help their facility be more secure, but the senior citizen housing facility next door as well.

COUNCILMAN NOLEN said staff should look into finding a way to get the off-sites done.

COUNCILMAN HIGGINSON said this street lighting will be declared as surplus property and a recommendation for disposal made to the full council at the City Council meeting of April 4, 1990.

E. DISCUSSION AND POSSIBLE ACTION ON THE PROPOSED AGREEMENT FOR THE PURCHASE AND SALE OF PROPERTY IN THE LAS VEGAS TECHNOLOGY CENTER TO MEYER REAL ESTATE ADVISORS, INC.

COUNCILMAN NOLEN said the Meyer group has advised that there have been changes in their organization and would like this item held until the Real Estate meeting of April 30, 1990.

RICHARD WELCH commented that the organization advised there are no problems with the proposal.

The meeting adjourned at 2:53 P.M.

## INTER-OFFICE MEMORANDUM

April 2, 1990

|                                                        |                                                              |
|--------------------------------------------------------|--------------------------------------------------------------|
| <b>TO:</b><br>Councilman Nolen<br>Councilman Higginson | <b>FROM:</b><br>Harold P. Foster<br>Special Projects Manager |
| <b>SUBJECT:</b><br><br>STATUS OF NEVADA SPCA REQUEST   | <b>COPIES TO:</b><br><br>Ashley Hall<br>Val Steed            |

At the last Real Estate Committee meeting, staff was directed to meet with Jennifer Palombi and work out the terms of a proposed lease of the property southwest of Cedar Avenue and Mojave Road. This item was placed on the April 2 Real Estate Committee agenda for the purpose of providing a status report to the Committee.

Jennifer Palombi presented a conceptual design for a large animal sanctuary facility on the east portion of the property and a future veterinary clinic on the rear with substantial landscaping on the site as a buffer for the residential apartment development to the west. Her plan proposes utilization of the entire site and she indicated it would be very difficult to limit their development to 1½-2 acres. I indicated she should revise her plan for the southerly 2 acres and, if the Real Estate Committee was receptive to allocating the entire 3.57 acres, the remaining portion would be an expansion area reserved for a period of years for this use.

Jennifer Palombi indicated she needed a 25-year lease with at least two 10-year options so it would be long-term and encourage persons to donate to the development of this project. She was also concerned that there be provisions in the lease that if the lease was terminated during the lease period, compensation be provided to her organization for the building.

In addition to the sanctuary, Miss Palombi indicated an aquarium and aviary facility would be constructed on the site and these uses were not shown on the conceptual plan. At this time the offsite improvement cost, utility locations and drainage report need to be determined and worked out. She indicated the intent was to provide a block wall along the south and west property lines and proposes to start construction by January 1, 1991. In the interim, this would provide sufficient time for the architect to finalize plans for the structures and determine the offsite and other improvement costs. She is requesting that the lease be finalized by July 1 and this will be sufficient time to work out the details and have a public hearing on the C-V Civic Review before the Planning Commission and City Council.

It would be beneficial if the Real Estate Committee would determine if it is receptive to allocating the entire site for this use or that it be restricted to 1½-2 acres. Also a determination needs to be made on her request for a minimum lease of 25 years with two 10-year options. These items and any other issues can be briefly discussed at the April 2 Real Estate Committee meeting.

HPF/cns

**NEVADA SOCIETY  
FOR THE PREVENTION OF CRUELTY TO ANIMALS, INC.  
P. O. Box 24134, Las Vegas, Nevada 89101  
(702) 736-0622**

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March 26, 1990

Councilman Bob Nolan  
Councilman Scott Higginson  
City of Las Vegas  
400 Stewart Avenue  
Las Vegas, Nevada 89101

Gentlemen,

In response to your request for additional information regarding the Nevada S.P.C.A., the following is provided:

♦ **Animal Adoptions**

The staff at the N.S.P.C.A. animal sanctuary makes every effort to find loving homes for the animals in our care.

• **Cats**

A fee of \$40 is charged for the adoption of any cat or kitten, regardless of sex. This fee covers the spay/neuter of the animal, a free exam by a veterinarian, a three-in-one shot, and testing for feline leukemia. If the animal is too young to undergo the spay/neuter operation at the time of adoption, we annotate the adoption papers with the date it can be completed. Follow up calls are made to ensure that spaying/neutering is done on or about the date given. If it has not been done, we ask that the animal be returned to us.

• **Dogs**

A fee of \$75 is charged for the adoption of any dog or puppy, regardless of sex. This fee covers the spay/neuter of the animal, a free exam by a veterinarian, a five-in-one shot, and shots for Bordatella and Corona. If the animal is too young to undergo the spay/neuter operation at the time of adoption, we annotate the adoption papers with the date it can be completed. Follow up calls are made to ensure that spaying/neutering is done on or about the date given. If it has not been done, we ask that the animal be returned to us.

◆ **Owner Turn-In**

When an animal comes into our sanctuary, the staff attempts to obtain as much information as possible about its history. If a current shot record is not presented with the animal, all shots are brought current.

◆ **Lost and Found**

The following procedures are undertaken whenever an animal is found and brought to our sanctuary:

- Lost and found records are researched for any description closely matching the "found" animal.
- The Dewey Animal Care Center is notified that the animal is in our sanctuary.
- The "Lost and Found" columns of local newspapers are carefully scanned for any reported lost animal matching the description of the animal turned in to us. If no match is found, an ad is placed in one or both of the local newspapers announcing the presence of the animal in our sanctuary.
- Lost animals are frequently shown on the Channel 3 evening news at 5:00 o'clock, airtime permitting.
- The animal is held for a minimum of one week in an attempt to locate the owner before being made available for adoption.

◆ **Current Events**

- **Spay and Neuter Referral Service**

The majority of veterinarians in the Las Vegas area work with the Nevada S.P.C.A. to provide low cost spay and/or neutering through our referral program. In those instances where the client is unable to afford the fees of area veterinarians for this service, they are referred to the Animal Foundation of Nevada, Inc.

- **Seniors for Seniors**

The B'Nai B'Rith provides a yearly grant to the Nevada S.P.C.A. in support of our senior program. Under this program, any senior citizen (65 or older) who applies will receive a "senior" pet (two years or older). All pets given under this program have been spayed/neutered and have received all required immunizations. Recipients in this program may also receive assistance in meeting medical and food expenses if they are unable to do so on their own. The program has been very popular and we have found

many good homes for our animals. The love and happiness "exchanged" between the senior citizens and our "seniors" provides a much needed personal focus in many instances.

- **Convalescent Home Visitations**

When time and scheduling permits, animals are taken to area convalescent homes and geriatric centers. This provides residents with an opportunity to hold and focus attention on a cute cuddly pet. It is a very rewarding experience for everyone involved.

- **Humane Education Program**

This program takes our staff to schools, churches, community centers, business and other organizations. Instruction is provided on the proper care of animals and other related topics. This program is available to anyone who requests it.

- **Animal Secret Witness**

We maintain an Animal Secret Witness Hot Line through which the general public can report instances of cruelty and/or abuse to animals in our community. We work closely with Animal Control in these matters. We also have an answering service that picks up our calls after business hours. This service notifies specific people with animal emergencies.

- ◆ **Future Plans**

- **Separate Facilities**

It has been, and will continue to be, the policy of N.S.P.C.A. that animals in our sanctuary are not caged except in special instances. Most of our cats move freely about the rooms and our dogs are generally in free but enclosed areas. Our new sanctuary will have separate facilities for cats, dogs, puppies and kittens. There will also be separate rooms for pregnant and nursing mothers.

- **"Retirement Center"**

In certain instances, animals come to our sanctuary that are too old to be adopted out. These are generally animals that have outlived an aged member of our Society. In these instances, we will have a "retirement" area where these animals will be able to live out their lives in peace and tranquility. Euthanasia will only be done on the order of a veterinarian if the animal is suffering or too ill to be saved.

- Emergency Care Clinic

We would like to have a 24-hour emergency care clinic and a spay and neuter clinic on the premises with a resident veterinarian. We anticipate this position would be supervised by a Board of Veterinarians headed by Dr. Terry Muratore.

- Retail Store

There will be a small retail outlet within the facility for the sale of pet foods and supplies, pet accessories, and Society memorabilia.

- Advisory Board

Our animal sanctuary is governed by a Board of Trustees. We are currently in the process of appointing an Community Advisory Board.

- Special Boarding

With the acquisition of appropriate licensing, we anticipate establishing a boarding capability in conjunction with several travel agents. This is anticipated to be a boarding concession for the pets of travelers with a special pickup and delivery service.

- Volunteer Work Program

Plans are currently in process to establish a volunteer work program with the special people of Opportunity Village. We would also like to be able to offer a work program with the new Mizpah Boys Home.

The Nevada S.P.C.A. has a very dedicated staff of seven paid employees and many volunteers. These people are in place daily to provide care for the animals in our sanctuary and to handle the process of adoptions.

We want our animal sanctuary to be unique and something that the people of Las Vegas can be very proud of.

Sincerely,

JENNIFER PALOMBI  
President

Pen State mty

9/2/90

Nevada  
SPCA



NEVADA SOCIETY  
FOR THE PREVENTION OF CRUELTY TO ANIMALS, INC.  
P. O. Box 24134, Las Vegas, Nevada 89101  
(702) 736-0622

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February 8, 1990

The Honorable Mayor Lurie,  
City Council Members and Staff  
400 Stewart  
Las Vegas, Nevada

Gentlemen,

We are pleased to present this Prospectus of the Nevada S.P.C.A. to the Las Vegas City Council.

It is our understanding that the Real Estate Committee, Messrs. Bob Nolen and Scott Higginson, requires a statement of proposed use for any land acquired from the City of Las Vegas, as well as a financial statement in support of the using organization.

It is hoped that this Prospectus, which includes our Annual Financial Report for 1989, will provide the information you require.

If we may be of any further assistance in this matter, please do not hesitate to contact me at my home phone, 451-3080, or on my cellular phone, 379-0690.

Sincerely,

  
JENNIFER PALOMBI,  
President

**PROSPECTUS**

**NEVADA SOCIETY**  
**FOR THE**  
**PREVENTION OF CRUELTY TO ANIMALS**

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# **PROSPECTUS**

## **NO-KILL ANIMAL SANCTUARY**

### **A Brief History**

Approximately nine years ago, a small group of volunteers began the rescue of abandoned and abused animals that came to their attention. As time went on and word got around the community that there was an alternative answer to the Pound, every spare room was filled with a recovering animal -- some with broken hearts, others with broken bodies -- who luckily had found their way to these dedicated volunteers. It was apparent that there was an ever-increasing community need for their services. They began to search for a building, permanent cages and a more structured organization. A county-owned former animal hospital on Paradise Road was offered and ultimately obtained from Clark County. The move into new quarters was completed.

This same building must now be vacated to allow for an airport beautification project. A new building with greater capacity to continue our service to the community is essential. We are always filled to capacity. There is always a long list of animals waiting to get into our Care Cottage to be adopted into loving homes. Each and every animal we are able to take in remains in our care until that one special family or that one special caring, loving person is found to share its life.

The Board of Trustees, staff, and membership of the Nevada S.P.C.A. (a non-profit organization) are looking to the community for support to continue our vital work. You have shown us that the need is great and we are willing to do the job....BUT WE NEED YOUR HELP. We need a permanent location suitable for the housing of our animals with room for expansion.

### **Animal Adoptions**

While other animal welfare organizations assert that euthanasia is essential to the maintenance of "sound business practices", the staff and members of our Society firmly believe that every animal has a right to the best quality of life possible. Through our adoption process, the animals who have come

into our sanctuary are placed in loving homes with staff members screening each and every application for adoption. Adoption fees are assessed based on the type and size of animal adopted and may range from \$30 to \$75. The only animals adopted from the S.P.C.A. for which no fee is charged are those given to the Senior Adoption Program. This program will be addressed later in the prospectus.

Because we are a tax-exempt, non-profit organization, we have the right to refuse an adoption at any time we feel the applicant will not properly care for the animal. This right has been exercised many times. Through our adoption agreement, we also reserve the right to reclaim an animal if it is discovered that it has been abused or otherwise uncared for. This has even been done as long as two or three years after adoption.

### **Spay and Neuter**

Each and every animal adopted from our sanctuary will have been spayed or neutered prior to being placed for adoption....if it has reached an appropriate age. If an animal adopted out is too young, the adoption agreement covers the cost of the operation to be accomplished at such time as the animal reaches an appropriate age. S.P.C.A. staff routinely conduct follow-up inquiries to ascertain that the spay or neuter operation has been properly accomplished. Participating Veterinarians also notify the S.P.C.A. staff if spay/neuter appointments are not kept. Here again, we have reserved the right to reclaim the animal if the agreement has not been honored.

### **Senior Adoption Program**

The Nevada S.P.C.A. has, since its very beginning, given animals for adoption at no fee to Senior Citizens. This program has proven highly successful. Animals adopted to Seniors provide companionship and a center of focus for many whose lives have become devoid of meaning. Recipients of animals under this program are provided with the pet of their choosing, a "starter kit" of pet food and utensils, and a guarantee of assistance from our staff should the need arise. B'nai B'rith has been so impressed by our Senior Adoption Program that they have selected it for support with an endowment.

*Carol L. Calder*  
*6972 Sylvan Oak Drive*  
*Las Vegas, Nevada 89117*

January 23, 1990

Mayor Ron Lurie,  
City Council Members,  
and Staff

Please allow me this moment to thank you for the warm reception given to our Nevada S.P.C.A. President, Jennifer Palombi, at the Las Vegas City Council meeting January 17<sup>th</sup>.

It is my sincerest hope that during our current negotiations with the city council, you will get to know the complex and caring nature of this fine lady as I have over the past ten years.

When I first met Jennifer, it was because I needed her help with an animal I had found. I never considered that this contact would amount to much of anything. She was merely a voice on the telephone agreeing to help me locate the owner of this animal, or find a good home for it should we fail.

Not only did this contact become a solid friendship, I also became a daily volunteer for the past ten years, a lifetime member of the Society, and a member of the Board of Directors. Although not always obvious at first meeting, Jennifer has a special charisma that draws one to her and to the things she believes in.

She has the clearest concept of anyone I have ever met regarding the proper care, treatment, love, and security for all living things. I honestly believe that no other person has given so unselfishly to this community; no matter what the cause or the objective. There is absolutely no ego involved, just the one pure goal of better lives for animals.

Jennifer will have my complete support, as will the City of Las Vegas, for any project she undertakes....and I believe I am speaking for a lot of other folks in Las Vegas who have gotten to know Jennifer as well as I have.

Sincerely,



CAROL L. CALDER

## **Community Profile**

The Nevada S.P.C.A. has made every attempt to involve itself in community activities whenever possible. We have participated in the Jaycee State Fair annually, recently in the Salute To Seniors held at the Cashman Center, and in support of our service to the community, we provide Public Service Announcements (PSAs) through various media. We work closely with Channel 3 in promoting the public awareness of our service, through the Fletcher Jones animal adoption promotions conducted through his automobile dealership's advertisements, and in close cooperation with other animal welfare organizations of the Las Vegas community whenever called upon.

## **No-Kill Sanctuary**

The prospect of a land acquisition from the City of Las Vegas has provided that proverbial *light at the end of the tunnel* in many ways. Our lease agreement with Clark County for the acquisition of the present Care Cottage on Paradise Road was a Godsend at the time because of our urgent need for new quarters. It has in many ways proven to be somewhat of a drawback since then. Although the location is prime, the condition and size of the structure has severely limited our operation.

First of all, Animal Control regulations provided that only a limited number of animals could be housed. We daily turn away fifty to one hundred animals whose owners are desperate to avoid the certainty of euthanasia at the Dewey Center. Granted, there is some potential for the Animal Foundation of Nevada to provide some relief with their Second Chance operation, but there are still no guarantees for those animal lovers who, for one reason or another, must give up their beloved pets, but cannot bear the thought of them being killed.

Secondly, by the very nature of our present building, a condemned structure awaiting demolition, we are unable to present a neat and orderly appearance to the public. It is just plain good business that we not invest funds in the present building when they will be needed for the new one. One very negative aspect of the McCarran project, is that as surrounding structures were destroyed, resident pests relocated to the only remaining

structure....our Care Cottage. We spend an inordinate amount of time and energy in the pursuit of insect extermination. This is a disgusting situation due to the conditions presented to both animals and cottage staff. Be that as it may, we are forced to make the best of a bad situation since we cannot simply pack up and move out.

Plans for our new structure will be modest at first. We will provide clean new quarters for all the animals, necessary runs for the dogs, and much more pleasant surroundings for our staff to greet the public.

As we are able to add on and improve on the new sanctuary, we will have a small store for the sale of pet supplies, N.S.P.C.A. memorabilia and other fund-raising items, a Veterinary Clinic, and a meeting room which will be made available to any non-profit organization in need of a place to meet.

In general, although the public knows that our goals are improved welfare for all animals, we are anticipating improved public image, a more efficient operation, and healthier, happier pets for placement into loving homes.

#### **N.S.P.C.A. Financial Status**

The following pages provide financial information relative to the operation of the Nevada S.P.C.A.

In addition to the figures provided in the 1989 financial statement, the Society has been promised a substantial donation from Mr. and Mrs. John B. Knight. Since our annual report indicates the Society's financial status at the close of 1989, the dollar amount of pending income was intentionally not listed.

Any additional questions may be directed to:

President, Jennifer Palombi . . . . . 451-3080

Treasurer, Carol Tinney . . . . . 384-3058

## ANNUAL TREASURER'S REPORT - 1989

### First Interstate Bank

Balance brought forward as of 12-31-88 . . . . . 4531.91

#### 1989 Income by Line Item

|                                     |                |
|-------------------------------------|----------------|
| Adoptions . . . . .                 | 44,859.67      |
| Bake Sales . . . . .                | 1,518.00       |
| Building Fund . . . . .             | 875.00         |
| Calendars . . . . .                 | 565.00         |
| Cat Show . . . . .                  | 4,138.00       |
| Christmas Money Letter . . . . .    | 5,511.00       |
| Christmas Angel Tree . . . . .      | 445.00         |
| Christmas Bazaar . . . . .          | 1,162.00       |
| Donations . . . . .                 | 25,348.97      |
| Donkey Baseball . . . . .           | 4,316.50       |
| Jaycee Fair . . . . .               | 1,125.00       |
| Memberships . . . . .               | 5,693.00       |
| Money Banks . . . . .               | 606.00         |
| Pumpkin Festival . . . . .          | 1,435.50       |
| Raffle . . . . .                    | 223.00         |
| Refunding . . . . .                 | 157.22         |
| Retail . . . . .                    | 80.00          |
| Rummage Sales . . . . .             | 4,091.00       |
| Sale of Colorado Property . . . . . | 4,706.64       |
| Signature Ad . . . . .              | 347.50         |
| Strut Your Mutt . . . . .           | 428.00         |
| T-Shirt Sales . . . . .             | 1,085.25       |
| <br>Sub-Total . . . . .             | <br>108,717.25 |
| Total . . . . .                     | 113,249.16     |

## ANNUAL TREASURER'S REPORT - 1989

### First Interstate Bank

#### Expenditures by Line Item

|                                               |            |
|-----------------------------------------------|------------|
| Animal Feed . . . . .                         | 3,535.77   |
| Bottled Water . . . . .                       | 186.35     |
| Bus Trip . . . . .                            | 170.00     |
| By-Laws Preparation Fee . . . . .             | 350.00     |
| Care Cottage Expendable Supplies . . . . .    | 2,500.55   |
| Cat Litter . . . . .                          | 1,758.73   |
| Cat Furniture . . . . .                       | 177.00     |
| Cat Show . . . . .                            | 425.00     |
| CENEL . . . . .                               | 756.70     |
| Christmas Bazaar . . . . .                    | 109.00     |
| Colorado Property Tax . . . . .               | 686.38     |
| Dog Grooming . . . . .                        | 97.00      |
| Donkey Baseball . . . . .                     | 180.39     |
| Insurance . . . . .                           | 489.00     |
| Jaycee State Fair . . . . .                   | 195.70     |
| Lamb-Stewart Animal Clinic . . . . .          | 5,600.00   |
| Laundry . . . . .                             | 145.00     |
| Miscellaneous Expenses . . . . .              | 174.72     |
| Money Letter . . . . .                        | 1,596.75   |
| Nevada Power . . . . .                        | 2,592.52   |
| Pahrump Humane Society . . . . .              | 250.00     |
| Payroll Tax . . . . .                         | 8,292.33   |
| Postage, Printing and Advertising . . . . .   | 3,634.29   |
| Pumpkin Festival . . . . .                    | 355.00     |
| Refunds . . . . .                             | 235.00     |
| S.I.I.S. . . . .                              | 1,227.32   |
| Sanitation Department . . . . .               | 56.98      |
| Secretary of State Fees . . . . .             | 35.00      |
| Southwest Gas . . . . .                       | 461.48     |
| Spay & Neuter . . . . .                       | 9,054.47   |
| Storage Fees . . . . .                        | 45.00      |
| T-Shirt Purchase and Screening Fees . . . . . | 2,319.78   |
| Transfer to Building Fund . . . . .           | 1,000.00   |
| Treatment Fees . . . . .                      | 8,389.93   |
| Tropicana Veterinarian Clinic . . . . .       | 15,808.38  |
| Vaccines and Medication . . . . .             | 3,219.22   |
| Wages . . . . .                               | 31,524.78  |
| Total . . . . .                               | 107,635.52 |

## ANNUAL TREASURER'S REPORT - 1989

### Valley Bank Concert Account

#### Concert Income by Line Item

|                            |           |
|----------------------------|-----------|
| Ticket Sales .....         | 11,030.00 |
| Individual Donations ..... | 9,000.00  |
| Re-Enter Check .....       | 212.94    |
| Total .....                | 20,242.94 |

#### Concert Expenditures by Line Item

|                                          |           |
|------------------------------------------|-----------|
| Deposit to Building Fund .....           | 18,300.00 |
| Printing Fees for Concert Programs ..... | 1,071.38  |
| Deposit Slips .....                      | 10.00     |
| Awards .....                             | 500.17    |
| Bally's .....                            | 212.94    |
| Check Penalty Fee .....                  | 14.00     |
| Total .....                              | 20,108.49 |

|                             |        |
|-----------------------------|--------|
| <u>Ending Balance</u> ..... | 134.45 |
|-----------------------------|--------|

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### Valley Bank Building Account

#### Income by Line Item

|                            |           |
|----------------------------|-----------|
| Individual Donations ..... | 42,079.50 |
| Interest .....             | 1,799.44  |
| Re-Enter Check .....       | 5,000.00  |
| Total .....                | 48,878.94 |

#### Expenditures by Line Item

|                          |          |
|--------------------------|----------|
| Check for Property ..... | 5,000.00 |
| Deposit Slips .....      | 10.00    |
| Total .....              | 5,010.00 |

|                             |           |
|-----------------------------|-----------|
| <u>Ending Balance</u> ..... | 43,868.94 |
|-----------------------------|-----------|

## ANNUAL TREASURER'S REPORT - 1989

### Recapitulation

|                                           |                   |
|-------------------------------------------|-------------------|
| Balance Brought Forward - 1988            | 4,531.91          |
| General Account Total Income - 1989       | 108,717.25        |
| <b>Sub-Total</b>                          | <b>113,249.16</b> |
| General Account Total Expenditures - 1989 | 107,635.52        |
| <b>Sub-Total</b>                          | <b>5,613.64</b>   |
| Concert Account Income                    | 20,242.94         |
| Concert Account Expenditures              | 20,108.49         |
| Concert Account Ending Balance            | 134.45            |
| <b>Sub-Total</b>                          | <b>5,748.09</b>   |
| Building Account Income                   | 48,878.94         |
| Building Account Expenditures             | 5,010.00          |
| Building Account Ending Balance           | 43,868.94         |
| <b>Sub-Total</b>                          | <b>49,617.03</b>  |
| Valley Bank Certificate of Account        | 105,837.89        |
| <b>Ending Balance - 12/31/89</b>          | <b>155,454.92</b> |

**APPENDIX "A"**

**LETTERS OF SUPPORT  
FROM THE  
COMMUNITY OF LAS VEGAS**

**JOHN B. KNIGHT**



1555 E. Flamingo Road, Suite 332, Las Vegas, Nevada 89119, Phone (702) 784-0049

February 14, 1990

The Honorable Ron Lurie  
Mayor of City of Las Vegas  
and

The Las Vegas City Council  
City Hall  
400 E. Stewart  
Las Vegas, Nevada 89101

Good morning, Ron and Honorable City Council Members...

I am, as I am sure you are, interested in providing for saving the lives of as many of the unwanted animals presently existing in the City of Las Vegas as possible.

At present, there are 3 organizations that are currently taking in these unwanted animals.

1. Dewey Animal Center. This organization puts the animals that come to them to death within 72 hours. This short period of life in many cases does not give the owners of the animals time to reclaim their pets before they are killed.
2. A second organization known as the Animal Foundation, which unfortunately is brand new in its work, is known as the second chance for animals. They keep these animals 30 days. At that time, the Foundation puts those animals to death that have not been adopted in the 30-day period.
3. In addition to the foregoing, there is the Nevada Society for the Prevention of Cruelty to Animals that hence will be known as the Animal Sanctuary. There is no limit to the time that the animals may live in the Sanctuary since they are never put down but are held there and cared for by the Sanctuary until they are adopted out. This organization is approximately 9 years old, so is experienced in taking care of animals as well as getting them adopted.

Animals that are taken into the Sanctuary are examined and treated for any diseases they may have and also are neutered or spayed, and are given all of their shots as they are taken into the Sanctuary.

Mayor Lurie/Council Members  
February 14, 1990  
Page 2

The medical discovery of the diseases; the administering of the shots; the spaying or neutering, as well as the daily maintenance, are taken care of at no cost to the City of Las Vegas. This means that any animals that are adopted out of the Sanctuary are in good health, well fed, and spayed or neutered before they are adopted.

It is my understanding that the City pays the Foundation for all of its costs that includes such things as spaying or neutering, maintenance, and eugenizing the animals.

The Sanctuary is in a strong financial position as shown by its Financial Statement, and hence is in a position to render the desired service to its animals without any burden to the City or the County.

Mrs. Knight and I will continue to make significant financial contributions to the Sanctuary because we believe so strongly in the program that the Sanctuary maintains.

In summary, the program of the Sanctuary is rendered without cost to the City and as a place where people can bring their pets and know that they will not be put to death and will be taken care of until they have been adopted by another family.

Cordially,

John B. Knight

*John B. Knight*  
JBK:cmr



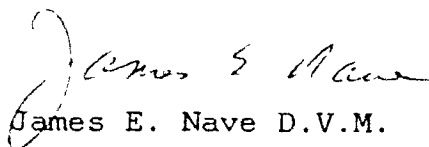
February 8, 1990

Tropicana Animal Hospital and my associated Hospitals in Las Vegas have been involved in the care and treatment of animals from the Nevada Animal Society for over 7 years.

It has been my observation that N.A.S. has always placed the welfare and care of the animals they deal with as their top priority. They have enjoyed wide spread support throughout the Las Vegas community, not only from private individuals but also from the veterinary profession.

I feel N.A.S. has been very consistent in their goals and their efforts to help the animal population of Southern Nevada. Their work in the area of population control and in the field of owner education and awareness are to be commended.

The Nevada Animal Society has the knowledge and experience which would make them deserving and capable of running a shelter if land could be made available for their use. This would allow N.A.S. to continue to fulfill a vital, needed service to the animals and residents of Southern Nevada.

  
James E. Nave D.V.M.

Robert L. Guthrie  
701 Shetland Road  
Las Vegas, Nevada 89107

February 9, 1990

Mayor Ron Lurie and the  
Las Vegas City Council

Gentlemen,

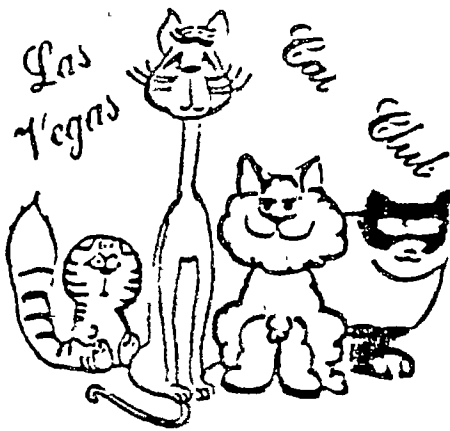
I have been acquainted with many of the members of the Board of Directors of the Nevada S.P.C.A. (formerly Nevada Animal Society) for many years and am very familiar with their operations. Their involvement in animal welfare is genuine and their membership is very dedicated to this cause.

I have recently been made aware of a pending land acquisition to them from the City of Las Vegas. I hope you give this favorable consideration as it is certainly a worthwhile project.

Although I am not a member of this organization, I heartily endorse their efforts and I believe that nothing but good can come from anything done in their behalf by the leaders of our community.

Sincerely,

  
ROBERT L. GUTHRIE



1914 PENINSULA TERRACE DRIVE  
RANCHO PALOS VERDES CA 90717  
(213) 548-5578

Corporate/Show Office

1017 CALICO RIDGE DRIVE  
HERNDEN, NV 89015  
(702) 554-9402

February 12, 1990

Ms. Jennifer Palombi  
Nevada S.P.C.A.  
P.O. Box 24134  
Las Vegas, NV 89101

Re: Funding Program

Dear Jennifer:

It is a pleasure on behalf of the Las Vegas Cat Club, an affiliate of the Cat Fanciers' Association, the world's oldest and largest feline registry and breeder/exhibitor organization, to recommend the Nevada S.P.C.A. (formerly the Nevada Animal Society) to any possible source of funding, public or private.

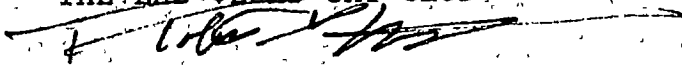
As you know, the LVCC during its revived shows on labor day weekend has had a feline adoption booth at the Las Vegas Convention Center show run by your organization. We are pleased to reiterate that some twenty-two cats rescued by your organization found permanent homes at last year's "great escape" show. The diligence of your staff and volunteers and the fine condition of the cats not only impressed the exhibitors from throughout the country but also caused all the judges present both in 1988 and 1989 to donate all or a significant part of their judging fees to the Nevada Animal Society (now S.P.C.A. affiliated.) Although in exhibiting cats throughout the U.S. I have been aware of adoption and rescue agencies present at almost all pure-bred shows as a CFA approved activity, to the best of my knowledge this is the first general contributory action by CFA judges to such an organization. It speaks significantly of the exceptional work your entirely volunteer organization has done.



LVCC also is grateful for the public relations and other assistance the Nevada S.P.C.A. has given to the Las Vegas shows. We hope that the Regional Qualifier for the CFA/Purina Invitational Show, which is to be held at the Convention Center next October will contribute even more to your group in both adoptions and funding. Each and every member of LVCC is proud to be a part of the Nevada S.P.C.A.'s support family, and to urge any possible source of public or private funding to join in. For those who love cats, or dogs or people, the LVCC suggests that there can be no more worthy choice.

Sincerely,

THE LAS VEGAS CAT CLUB

  
Robert Y. Libott  
Secretary

## INTER-OFFICE MEMORANDUM

April 2, 1990

## TO:

Councilman Nolen  
Councilman Higginson

## FROM:

Harold P. Foster  
Special Projects Manager

## SUBJECT:

STATUS OF LATIN CHAMBER OF COMMERCE REQUEST

## COPIES TO:

Ashley Hall  
Val Steed

A meeting was held last week with representatives from the Latin Chamber of Commerce to develop the lease for a Latin Chamber facility on the north 51,250 square feet with an option on the remaining site for a future Latin Quarter. There was substantial discussion on wording the lease so that it would be acceptable to a lender as collateral for an approximately \$150,000 loan for the Chamber building. Val Steed was to discuss this with Andras Babero, the attorney for the Latin Chamber who was not able to be present at this meeting. Subsequent contact with Mr. Babero indicated the lease may not be sufficient as collateral for a loan and he requested that the City sell the Latin Chamber site at a nominal amount which would satisfy their collateral situation. 20. + 10.

Regarding the option parcel for the future Latin Quarter, the representatives indicated a five-year time period would be needed. It was felt that the lease amount and other terms of a long-term lease could be deferred until the option is exercised. There was also some discussion as to whether the City's Redevelopment Agency could participate in the development of the Latin Quarter in some manner and this was to be explored.

It would be helpful if a determination could be made at the April 2 Real Estate Committee meeting if the Committee was receptive to selling the 51,250 square foot site for the Chamber building and if the five-year option on the remaining portion of the property is acceptable. Additional meetings will be necessary to work out further details on this request. A draft lease has already been prepared and once the various issues are resolved, it can be adjusted accordingly.

HPF/cns

AGENDA DOCUMENTATION

Date: April 2, 1990

|                         |                                                       |
|-------------------------|-------------------------------------------------------|
| TO:<br>The City Council | FROM:<br>Harold P. Foster<br>Special Projects Manager |
|-------------------------|-------------------------------------------------------|

SUBJECT DISCUSSION AND POSSIBLE ACTION ON REQUEST OF INDUSTRIAL USE INVESTMENT TO PURCHASE APPROXIMATELY 72 ACRES OF CITY-OWNED PROPERTY LOCATED NORTHEAST OF BUFFALO DRIVE AND SMOKE RANCH ROAD

PURPOSE/BACKGROUND

The City of Las Vegas has received an offer from Industrial Use Investment to purchase approximately 72 acres of City-owned property located northeast of Buffalo Drive and Smoke Ranch Road. Attached is a copy of the offer along with a map of the subject property.

This offer is in the amount of \$6.9 million. The terms are \$50,000 down and the balance upon close of escrow.

Two appraisals were obtained on this property during the fall of 1989. One placed a value of \$6.5 million on this property while the other came in at \$9.8 million. The City previously advertised locally, in The Wall Street Journal and in the Los Angeles Times for requests for proposals on this property but received no offers which could be brought before the Council at that time.

This is one of two requests on this agenda to purchase the 72 acres. Staff has also received several other telephone calls in the last few weeks from persons who indicated they will be submitting offers. Consequently, this request should be referred to the Real Estate Committee and considered with other potential offers on this property.

FISCAL IMPACT

None

RECOMMENDATIONS

Staff recommends that this offer be referred to the Real Estate Committee for consideration.

Agenda Item

IV.(a)A.



# Las Vegas Land

3100 WEST SAHARA AVENUE, SUITE 215 • LAS VEGAS, NEVADA 89102  
(702) 871-1316 • FAX 871-1453

JANUARY 24, 1990

MR. HAROLD FOSTER  
SPECIAL PROJECTS MANAGER  
CITY OF LAS VEGAS  
400 EAST STEWART  
LAS VEGAS, NV. 89101

DEAR MR. FOSTER;

INDUSTRIAL USE INVESTMENTS DOES HEREBY GIVE TO YOU THIS "LETTER OF INTENT" TO PURCHASE THE CITY-OWNED 71 ACRE PARCEL SURROUNDING THE NORTHEAST CORNER OF SMOKE RANCH AND BUFFALO UNDER THE FOLLOWING TERMS AND CONDITIONS.

PURCHASE PRICE \$6,900,000.00 as follows;

- BUYER TO DEPOSIT AN EARNEST MONEY DEPOSIT OF \$50,000.00 UPON ACCEPTANCE OF THE OFFER.
- BUYER TO HAVE 60 DAYS FROM ACCEPTANCE OF THE OFFER TO DO A FEASIBILITY STUDY INCLUDING BUT NOT LIMITED TO A DESERT TORTOISE STUDY, FINANCING FEASIBILITY, UTILITY LOCATION, SOILS TEST, PRELIMINARY TITLE REPORT ETC.. AT THE END OF 60 DAYS BUYER IS TO REMOVE ALL CONDITIONS OR CANCEL ESCROW WITH EARNEST MONEY DEPOSIT RETURNED TO BUYER.
- BUYER TO HAVE AN ADDITIONAL 60 DAYS TO CLOSE ESCROW IF ALL CONDITIONS ARE SATISFACTORY.
- BUYER SHALL BE RELIEVED OF ALL RESPONSIBILITY WITH RESPECT TO THE FLOOD CONTROL CHANNEL ON THE EAST BOUNDARY OF SUBJECT PROPERTY. SAID CHANNEL AND IT'S FUTURE DEVELOPMENT SHALL REMAIN THE RESPONSIBILITY OF THE CITY OF LAS VEGAS.
- SUBJECT PROPERTY TO BE ZONED C-1 AND ANY OTHER CONDITIONS ARE SUBJECT TO THE BUYERS APPROVAL.

IF YOU HAVE QUESTIONS PLEASE CALL. THANK YOU FOR YOUR PROMPT CONSIDERATION.

LAS VEGAS LAND

by

INDUSTRIAL USE INVESTMENT

by

cc/ MR. ASHLEY HALL  
CITY MANAGER

BUFFALO DR.

COYOTE CANYON RD.

BOX CANYON

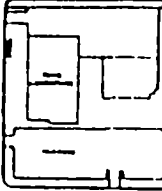
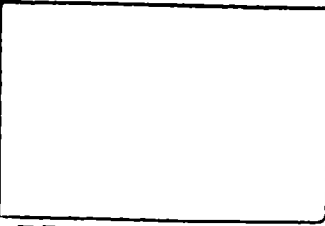
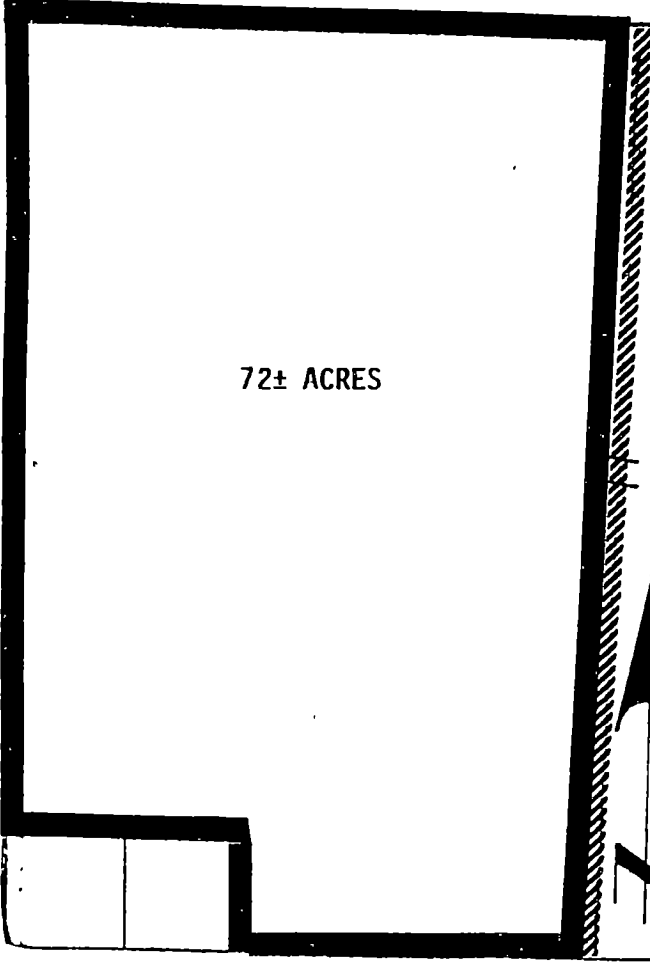
CATHEDRAL ROCK DR.

TENAYA WY.

SMOKE RANCH RD.

72± ACRES

50 FOOT WIDE  
DRAINAGE  
CHANNEL



AGENDA DOCUMENTATION

TO  
The City Council

FROM  
Harold P. Foster  
Special Projects Manager

SUBJECT DISCUSSION AND POSSIBLE ACTION ON REQUEST OF MIKHAIL DEVELOPMENT COMPANY TO PURCHASE APPROXIMATELY 72 ACRES OF CITY-OWNED PROPERTY LOCATED NORTHEAST OF BUFFALO DRIVE AND SMOKE RANCH ROAD

PURPOSE/BACKGROUND

The City of Las Vegas has received an offer from Mikhail Development Company to purchase approximately 72 acres of City-owned property located northeast of Buffalo Drive and Smoke Ranch Road. Attached is a copy of the offer along with a map of the subject property.

This offer is for \$40,000 per acre for a total of \$2,880,000. The buyer wishes to purchase the property with \$720,000 down and execute a note for \$2,160,000 at 8% with it to be paid off over a 10-year period. The intended use is for R-1 (single-family residential) and C-1 (commercial). The buyer will be paying the real estate commission.

This is one of two requests on this agenda to purchase the 72 acres. Staff has also received several other telephone calls in the last few weeks from persons who indicated they will be submitting offers. Consequently, this request should be referred to the Real Estate Committee and considered with other potential offers on this property.

FISCAL IMPACT

None

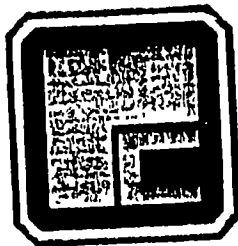
RECOMMENDATIONS

Staff recommends that this offer be referred to the Real Estate Committee for consideration.

Agenda Item

IV.(a)B.

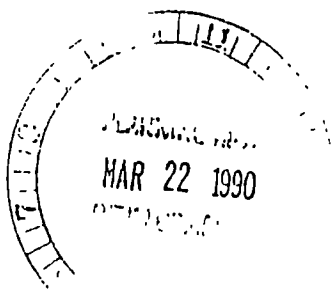
**Real  
Corporation**



5300 west sahara avenue  
las vegas, nevada 89102  
(702) 368-0003



**MLS**



March 20, 1990

Mr. Harold Foster  
Special Projects  
City Hall  
400 Stewart  
Las Vegas, NV 89101

RE: N.E. corner of Buffalo & Smoke Ranch Rd., approximately 72  
acres

Dear Harold:

Please find enclosed a Letter of Intent that you and I discussed  
from my client, Mikhail Development Company, Los Angeles,  
California.

I hope you will respond as soon as possible in that my client is  
interested in getting started with the Development of an attractive  
project as soon as possible.

Please keep in mind that the purchase price in predication on the  
project being single family mostly with some C-1 in the future.  
My client is open to negotiations on the price; however, most comps  
show \$40,000.00 to \$50,000.00 per acre as prices paid for similar  
land.

Looking forward to your earliest response.

Sincerely,

REAL CORPORATION

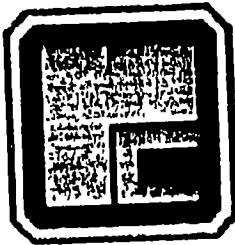
Victor Hecker

VH/ml



real estate developer • real estate consultant • property management • realtors

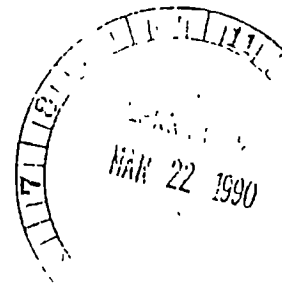
**Real  
Corporation**



5300 west sahara avenue  
las vegas, nevada 89102  
(702) 368-0003



**MLS**



LETTER OF INTENT

RE: N.E. corner of Buffalo & Smoke Ranch Rd., approximately 72 acres of vacant land.

1. Purchase price to be \$40,000.00 per net acre or approximately \$2,880,000.00.
2. Buyers to pay \$720,000.00 down on/or before the Close of Escrow.
3. Buyers to execute a Note and 1st Trust Deed in favor of the Sellers for \$2,160,000.00 payable @ 8% interest only annually for 10 years at which time any unpaid principal and interest shall become due & payable. Note shall not have prepayment penalty.
4. Seller agrees to release approximately 7.2 acres at close of escrow and further agrees to additional releases upon payment of 120% toward principal to Sellers on any portion requested for release by the Buyers.
5. This offer subject to the following:
  - (A) Re-Zoning for R-1 and Commercial Zoning.
  - (B) Seller agrees to provide Buyer with all studies completed on subject land including but limited to Soils and Engineering. If no tests have been done on property then Seller agrees to give Buyer access to property for such tests at no expense and no liability to Seller.



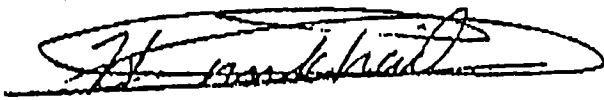
real estate developer • real estate consultant • property management • realtors

6. Close of Escrow shall be 180 days after acceptance by all parties.

Seller agrees to give Buyer one (1) 120 day extension for close of Escrow for non-refundable deposit of \$25,000.00.

7. Buyer agrees to pay any Real Estate Commissions due on this transaction to Victor Hecker/Real Corporation not to exceed 10%.

Mikhail Development Company



3/20/90

BUFFALO DR.

COYOTE CANYON RD.

BOX CANYON

CATHEDRAL ROCK DR.

TENAYA WY.

SMOKE RANCH RD.

72± ACRES

50 FOOT WIDE  
DRAINAGE  
CHANNEL

