

CITY COUNCIL

MEETING OF

MAY 24, 1999

*City of Las Vegas***AGENDA & MINUTES**

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

V. REPORTS FROM RECOMMENDING COMMITTEES - DISCUSSION**BILLS ELIGIBLE FOR ADOPTION AT A LATER MEETING**

91

Bill No. 99-19 – Creates District re: Special Improvement District No. 1470 - Buffalo (Cheyenne Avenue to Lone Mountain Road) and Craig Road US-95 to Buffalo Drive). Sponsored by: Step Requirement

Committee: Councilmen McDonald and Brown

First Reading - 4/12/99

Recommending Committee - 4/19/99

ADOPTION at 5/10/99 Council meeting

City Council - 4/26/99

NO ACTION

City Council - 5/10/99

NO ACTION

First Publication -

RECOMMENDATION NOTED

6/14/99 Agenda

CITY COUNCILMEETING OF
April 12, 1999**AGENDA DOCUMENTATION**

TO: City Council

FROM: Bradford R. Jerbic
City AttorneySUBJECT: Bill No. 99-19 Creates District re: Special Improvement District No. 1470 - Buffalo
(Cheyenne Avenue to Lone Mountain Road) and Craig Road (US-95 to Buffalo Drive).**PURPOSE/BACKGROUND**

S. I. D. NO.: 1470

STEP: Ordinance creating the special improvement district.

IMPROVEMENTS: The installation of pavement, curb, gutter, sidewalk, driveways, streetlights, water laterals, water mains, sewer laterals and sewer main.

LOCATION: Buffalo Drive (Cheyenne Avenue to Lone Mountain Road) and Craig Road (US-95 to approximately 300 feet west of Buffalo Drive).

FISCAL IMPACT

Interim Warrants, and ultimately, special assessment bonds, will be sold to pay the estimated costs in the amount of \$1,110,520.00 that the City will incur in installing the improvements in Special Improvement District No. 1470 - Buffalo/Craig. The debt service on those bonds will be recovered over a 10 year period through the levy and collection of special assessments.

RECOMMENDATIONS

It is recommended that this Bill be referred to a recommending committee for a review, hearing and recommendation to the City Council for final action.

Agenda Item

CITY COUNCIL

MEETING OF

MAY 24, 1999

*City of Las Vegas***AGENDA & MINUTES**

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

VI. REPORTS FROM REAL ESTATE COMMITTEE - DISCUSSION**REAL ESTATE COMMITTEE - COUNCILMEN ADAMSEN AND REESE**

92

Discussion and possible action to authorize staff to apply for a land lease with the Bureau of Land Management for property located north of Grand Teton between Jones and Decatur for the purpose of entering into a lease and management agreement with St. Jude's Ranch for Children

Real Estate Committee - 5/17/99
APPROVED as recommended

(Fiscal Impact: \$100 filing fee)

ADAMSEN - APPROVED as recommended - UNANIMOUS

COUNCILMAN ADAMSEN reported that the property would be for a Home of the Good Shepherd. It was initially designed to house abandoned or abused females and is an excellent asset to the community. The Real Estate Committee recommended approval.

MAYOR JONES stated it is an excellent recommendation. She is very pleased that the City is able to provide the land. She thanked DAVE ROARK, Manager, Real Estate and Asset Management Office, for his efforts.

There was no further discussion.

(1:22 - 1:23)

3-77

MEETING OF
May 24, 1999

AGENDA DOCUMENTATION

TO:

CITY COUNCIL

FROM:

DAVID ROARK, MANAGER
REAL ESTATE & ASSET MANAGEMENT
DIVISION

SUBJECT: Discussion and possible action to authorize staff to apply for a land lease with the Bureau of Land Management for property located north of Grand Teton between Jones and Decatur for the purpose of entering into a lease and management agreement with St. Jude's Ranch for Children.

BACKGROUND:

In November 1997, the City Council authorized staff to file an application with the Bureau of Land Management on a 40 acre tract of land at the intersection of Highway 95 and Elkhorn upon which St. Jude's already had a lease. Simultaneously, with Council approval, St. Jude's issued a letter to the BLM relinquishing their lease in favor of the City of Las Vegas. Just in the past month, the City completed Phase I on construction of a beautiful park at this location.

In exchange for this property, the City committed to finding another 40 acres tract of land for St. Jude's. In May 1998, the City Council authorized staff to obtain the above subject property from the BLM and enter into negotiations with St. Jude's for a lease and management agreement for the construction and development of a facility that will house children between the ages of 12 to 18 years old. This facility will provide a home for abused, abandoned, neglected and troubled children.

When all four phases of this facility are finished, this campus will consist of cottages, a library, a school, recreational center, administrative building, a chapel, dining hall, a store, craft shop, staff housing, music center, visitor housing, soccer field, tennis courts, a softball field, an amphitheater, training pool, and a decorative 12' wall around the perimeter of the complex. This will truly be a facility the whole state will be proud of. The estimated cost of this facility is \$45,000,000.00.

The history, plan of action, different phases with construction timelines and conceptual pictures of the campus are included in a separate package for your review.

FISCAL IMPACT:

\$100 filing fee.

STAFF RECOMMENDATION:

The Real Estate & Asset Management Division recommends approval of this land lease agreement.

052499ccblmstjudebradley.horse.doc

AGENDA
ITEM

92

Form 2740-1
(August 1994)

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

APPLICATION FOR LAND FOR
RECREATION OR PUBLIC PURPOSES

(Act of June 14, 1926, as amended; 43 U.S.C. 869; 869-4)

FORM APPROVED
OMB No. 1004-0012
Expires: June 30, 1996

Date 5/5/1999	Serial Number (BLM use only)
-------------------------	---------------------------------

Home phone (include area code)

Business phone (include area code)

1a. Applicant's name City of Las Vegas	b. Address (include zip code) 400 E. Stewart Ave. Las Vegas, NV 89101	(702) 229-6923
--	---	-----------------------

2. Give legal description of lands applied for (include metes and bounds description, if necessary)

SUBDIVISION	SECTION	TOWNSHIP	RANGE	MERIDIAN
NE1/4SW1/4	12	19s	60e	MDM

County of Clark	State of NV	Containing (acres) 40
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3a. This application is for ☒ Lease ☒ Purchase (If lease, indicate year **10**)

b. Proposed use is ☐ Public Recreation ☒ Other Public Purposes

4. Describe the proposed use of the land. The description must specifically identify an established or definitely proposed project. Attach a detailed plan and schedule for development, a management plan which includes a description of how any revenues will be used, and any known environmental or cultural concerns specific to the land.

See attached Plan of Development ;

5. If applicant is State or Political subdivision thereof, cite your statutory or other authority to hold land for these purposes.

Authority is derived from Chapter 268 of NRS and the Charter for the City of Las Vegas adopted by the Nevada Legislature, Chapter 515, Statutes of Nevada 1971, p.1063.

6. Attach a copy of your authority for filing this application and to perform all acts incident thereto.

7. If land described in this application has not been classified for recreation and/or Public purposes pursuant to the Recreation and Public urposes Act, consider this application as a petition for such classification.

(Continued on reverse)

8. Are all activities, facilities, services, financial aid, or other benefits as a result of your proposed development provided without regard to race, color, religion, national origin, sex, or age? ☒ Yes ☐ No (If "no," describe the situation or activity and your plans for achieving compliance.)

9. Are all activities, facilities, and services constructed or provided as a result of your proposed development accessible to and usable by persons with disabilities? ☒ Yes ☐ No (If "no," describe the situation or activity and the reasons for nonaccessibility).

Applicant's Signature

Date

18 U.S.C. Section 1001, makes it a crime for any person knowingly and willfully to make to any department or agency of the United States any false, fictitious, or fraudulent statements or representation as to any matter within its jurisdiction.

APPROVED AS TO FORM:

GENERAL INSTRUCTIONS

Attest:

Thomas R. Green
5-10-99 Date

1. Type or print plainly in ink.
2. Submit application and related plans to the BLM District or Resource Area Office in which the land is located.
3. Study controlling regulations in 43 CFR 2740 (Sales) and 43 CFR 2912 (Leases).
4. If applicant is non-governmental association or corporation, attach a copy of your charter, articles of incorporation or other creating authority. If this information has been previously filed with any BLM office, refer to previous filing by date, place, and case serial number.
5. If applicant is non-governmental association or corporation, attach a copy of your authority to operate in the State where the lands applied for are located. If previously filed with any BLM office, refer to previous filing by date, place, and case serial number.

Barbara Jo Ronemus
BARBARA JO RONEUMUS, City Clerk

SPECIFIC INSTRUCTIONS

(Items not listed are self-explanatory)

Item

2. If land is surveyed, give complete legal description. If land is unsurveyed, description should be by metes and bounds connected, if feasible, by course and distance with a corner of public land survey. If possible, approximate legal subdivisions of unsurveyed lands should be stated. Acreage applied for must not exceed that specified by regulations.
- 3a. Generally, title to lands will not be granted upon initial approval of an application. In order to assure proper development or use plans, the general practice will be to issue a lease or lease with option to purchase after development is essentially completed. In any case, term of lease may not exceed 20 years for non-profit organizations or 25 years for governmental agencies, instrumentalities or political subdivisions.
4. Leases and patents under this act are conditioned upon continuing public enjoyment of the purposes for which the land is classified. The plan of development, use, and maintenance must show, at a minimum:
 - a. A need for proposed development by citing population trends, shortage of facilities in area, etc.
 - b. That the land will benefit an existing or definitely proposed public project authorized by proper authority.
 - c. Type and general location of all proposed improvements, including public access (roads, trails, etc.). This showing may take the form of inventory lists, maps, plats, drawings, or

Item

- blueprints in any combination available and necessary to describe the finished project. Site designs should be provided for intensive use sites and general information about improvements existing or planned on lands within the overall project.
- d. An estimate of the construction costs, how the proposed project will be financed, including a list of financial sources, and an estimated timetable for actual construction of all improvements and facilities.
- e. A plan of management to include operating rules, proposed source and disposition of revenues arising from the proposed operation, personnel requirements, etc.
- f. A specific maintenance plan to include, for example, sewage and garbage disposal, road maintenance, upkeep and repair of grounds and physical facilities, etc.
- g. Applications for solid waste disposal sites must comply with guidelines established by the Environmental Protection Agency (40 CFR 258) and must include a detailed physical description of the site including a map, description of ground water situation, soil characteristics and management plan.
6. This may consist of a copy of a delegation of authority, resolution or other evidence of authority from the governing board of the applicant's organization, copy of the by-laws of the organization, or the like.

APPLICATION FOR LAND
FOR
RECREATION AND PUBLIC PURPOSE

Home of the Good Shepherd

CITY OF LAS VEGAS
LAS VEGAS, NEVADA
May 7, 1999

LEGAL DESCRIPTION

Legal Description

That parcel legally described as:

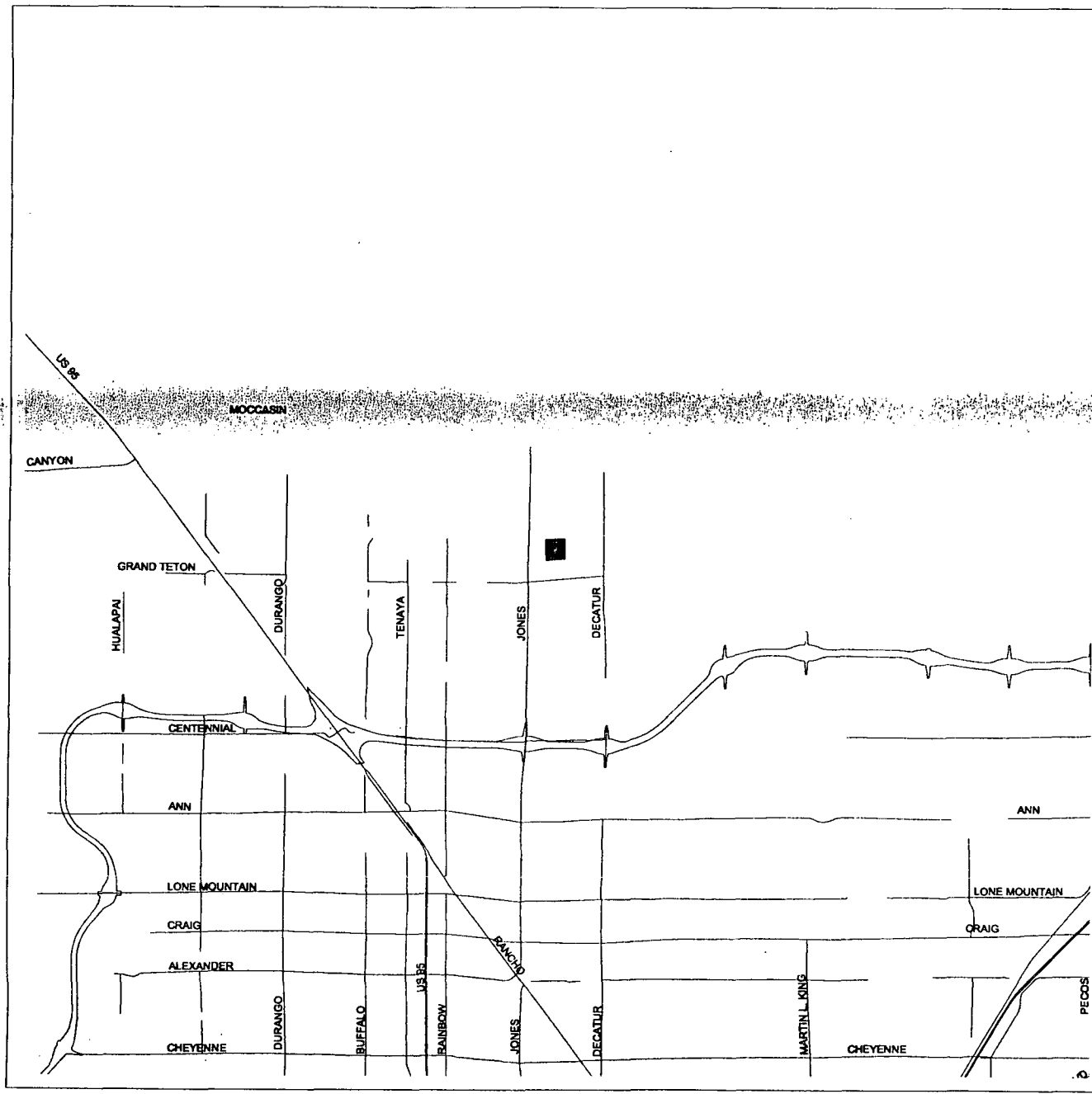
Mount Diablo Base & Meridian, Nevada
Township 19 South, Range 60 East,
Section 12:
the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$,
comprising 40 acres, more or less.

Save and excepting therefrom for Right-of-Way purposes:
the north 30 feet for Horse Drive,
the west 30 feet for Bradley Road,
the south 30 feet for Racel Street,
the west 30 feet for Leon Avenue, and
any and all utility easements necessary to service the subject facility, including but not
limited to: Nevada Power, Las Vegas Valley Water District, and Southwest Gas.

AUTHORIZATION

The following action by the City of Las Vegas Council authorizes the submittal of this application for the acquisition of those parcels contained herein under the Recreation and Public Purposes Act.

LOCATION MAP



Location Map

-  Beltway
-  Text Major Street Names
-  Major Streets
-  Selected Site
-  Right of Way

Real Estate & Asset Management

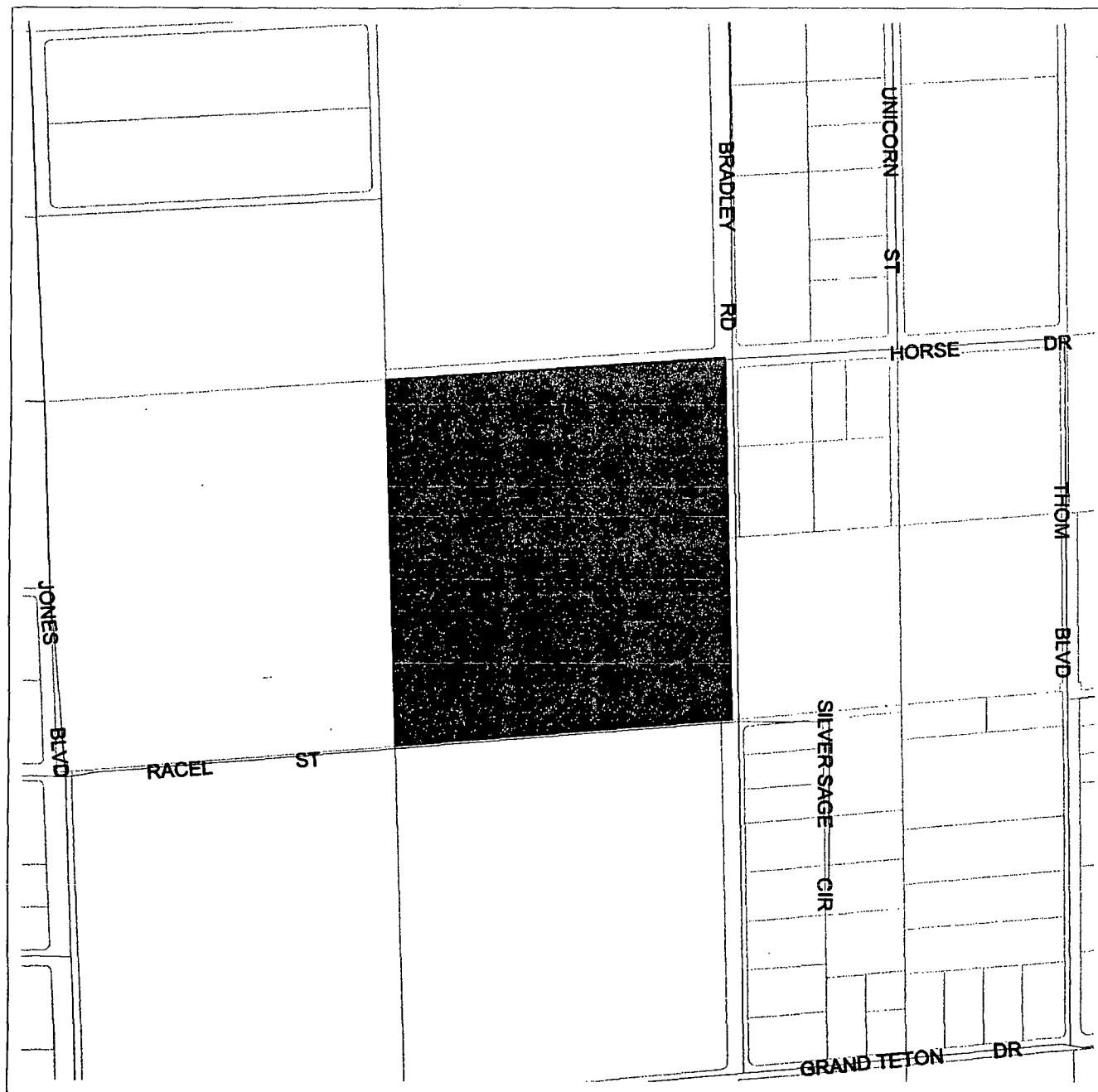


1:126720



Date of Data: 1999/05/07

SITE MAP



Site Map

-  Street Centerline
-  Selected Site
-  Parcels
-  Right of Way

Real Estate & Asset Management



1:7200



Date of Data: 1999/05/07

PLAN OF DEVELOPMENT

STATEMENT OF NEED
PHASING
FUNDING
MAINTENANCE

Please see attached *Facilities Master Plan* Dated April 21, 1999.

MANAGEMENT PLAN

The City of Las Vegas and St. Judes Ranch for Children agree to the following commitments which will be incorporated by reference in the conveyance of the subject land:

1. To maintain the lands open to use by the public for recreational purposes without discrimination or favor.
2. To make no more than a reasonable charge for the use of facilities on the land (whether by concession or otherwise) and to charge no more for entrance to use the park than is charged at other comparable installations managed by State and local agencies. The City Council will submit to the Bureau of Land Management a schedule of charges. All charges shall be subject to review for conformance with this requirement and appropriate modification by the Secretary of the Interior of his delegate after reasonable notice and opportunity for hearing.
3. To develop and manage the land in accordance with the approved program of utilization submitted with this application.
4. To secure the approval of the Secretary of the Interior or his delegate of all plans of construction prior to commencing actual construction.
5. To maintain in satisfactory condition the facilities on this land.

ACTION TAKEN

Not signed
8/13/99
at NVSR
Date *8/13/99*

**ST. JUDE'S RANCH FOR CHILDREN, INC.
LEASE AND MANAGEMENT AGREEMENT**

THIS LEASE AND MANAGEMENT AGREEMENT (hereinafter "Agreement") is made and entered into on the ____ day of _____, 1999, by and between the CITY OF LAS VEGAS, a municipal corporation of the State of Nevada (hereinafter the "City") and ST. JUDE'S RANCH FOR CHILDREN, INC., a Nevada nonprofit corporation (hereinafter the "Contractor").

RECITALS

WHEREAS, the City has applied for a lease of land, as described below, for recreation or public purposes from the United States Department of the Interior, Bureau of Land Management ("BLM"), which lease will contain conditions subsequent which, in essence, require the City to use the underlying land for recreational or public purposes in accordance with the federal Recreational and Public Purposes Act, 43 U.S.C. Secs. 869 - 869-4 (RPP Act); and

WHEREAS, the land consists of approximately forty (40) acres and is situate in the northwest area of the City of Las Vegas, bounded by Bradlee Road, Dunneville Road, Horse Drive and Racel Street and is legally described in Exhibit "A-1", Legal Description, and depicted on Exhibit "A-2", Site Map, both attached hereto and made a part of this Agreement; and

WHEREAS, the City recognizes the success of Contractor in providing residential care for abused, troubled, neglected and abandoned children over the last twenty-five (25) years; and

WHEREAS, Contractor desires to provide residential care to abused, abandoned and troubled adolescents by developing the Good Shepherd Campus ("Facility") which shall consist of an on-campus educational facility, dining hall, library, chapel, administrative offices and recreational center; and

WHEREAS, no other similar type of facility presently exists in the State of Nevada, and adolescents needing this type of facility are presently sent out of state; and

WHEREAS, on April 21, 1999, Contractor submitted an unsolicited proposal to the City to develop and operate the Facility, as more particularly described in the proposal attached hereto as Exhibit "B", on the subject land; and

WHEREAS, the City has requested that BLM review the Contractor's unsolicited proposal dated April 21, 1999, to determine if the proposal is compatible with the conditions for the lease of the land and federal laws; and

WHEREAS, BLM stated that the proposal is most likely a compatible use with the RPP Act and a final determination is subject to a review and approval of this Agreement by BLM;

WHEREAS, the City finds that the proposed use of the land contemplated by this Agreement serves the public interests of this community and the State of Nevada.

NOW, THEREFORE, in consideration of the mutual promises and agreements contained herein, the parties hereto enter into this Agreement.

Section 1. Purpose

Subject to the Bureau of Land Management's (hereinafter "BLM") approval of the Application for Land for Recreation or Public Purpose and Plan of Development and the provisions set forth below, the City hereby grants to Contractor, through its rights, title and interest in and to that certain real property (hereinafter "Premises") situated in the City of Las Vegas, County of Clark, State of Nevada, and more particularly described in Exhibit "A" attached hereto, the exclusive right and license to use the Premises to design, construct, operate, maintain and further improve, at Contractor's sole cost and expense, facilities of the residential care and treatment of abused, abandoned, troubled and/or adjudicated adolescents, and other related facilities and services as set forth in Contractor's unsolicited proposal submitted to the City on April 21, 1999 (hereinafter "Final Proposal") and attached hereto as Exhibit "B". The "Primary Development Project," also referred to as "Facility," includes all elements contained in the Final Proposal as well as all site plans, elevations and other documents describing Facility contained in or attached to this Agreement. If any portion of the Premises remains undeveloped, City may consent to grant Contractor the right to develop and manage such other facilities and services as City deems appropriate and consistent with the Primary Development Project. Contractor will use the Premises to construct and operate the Primary Development Project and shall use the Premises for purposes specified in the Final Proposal and for uses consistent with the RPP Act.

Section 2. Period of Agreement

The period of this Agreement, unless terminated earlier pursuant to other provisions herein, shall be for a period of ten (10) years ("Initial Term") and the Initial Term shall be concurrent with the term of the lease between the City and BLM ("BLM Lease"). This Agreement shall commence on the date BLM issues its letter to proceed with construction of the Primary Development Project (hereinafter "Commencement Date"). When the Commencement Date is established, City and Contractor shall execute a memorandum confirming the Commencement Date, and such memorandum shall be attached hereto as Exhibit "C". At the expiration of the Initial Term, this Agreement may be extended for five (5) ten-(10)year periods by mutual agreement in writing by the parties, subject to Contractor's compliance with the Agreement and the RPP Act.

Section 3. Land License Fees

Contractor shall pay City an annual land license fee of One Dollar (\$1.00) beginning in the calendar year of the Commencement Date.

Each annual land license fee payment shall be made on or before the 31st day of January following the completion of the calendar year as set forth in this Section 3.

Contractor shall make available to City and its auditor financial statements and related records regarding the Contractor's operations on the Premises which such auditor reasonably deems necessary to complete such audit. All such documents so provided shall be treated confidentially to the extent allowed by law. The failure of the Contractor or any of its agents or subcontractors to maintain adequate records connected with the Premises shall be regarded as a breach of this Agreement.

Section 4. Plans

Prior to the commencement of construction and within twenty-four (24) months after receipt of written notice that the BLM has approved the Application for Land for Recreation or Public Purpose and Plan of Development to incorporate this Agreement, Contractor shall provide the Real Estate and Asset Division of the City with final plans and specifications for the Primary Development Project. Such plans and specifications shall be prepared by an architect or engineer, as required by law, who complies with all licensing and registration requirements of the State of Nevada. The final plans and specifications shall conform substantially to the preliminary site and building plans and exterior elevations, attached in Exhibit "B"; provide for a qualitative standard of construction; and be in sufficient detail to provide for adequate control of the materials and processes in order to assure that the development conforms to good building practices and satisfies all of the applicable state and local construction requirements.

After the City's Real Estate and Asset Division approves the final plans and specifications, a copy thereof shall be attached hereto as Exhibit "D". After the completion of construction of the Primary Development Project, Contractor shall provide the City's Real Estate and Asset Division with one copy of as-built drawings of each structure erected and each utility line installed. Further, Contractor shall provide the City's Real Estate and Asset Division with complete drawings or details of any substantial additions, modifications or repairs undertaken at the Premises following the initial construction.

Section 5. Construction

No construction may be commenced until the final plans and specifications have been approved by, and permits have been issued by, the Building Department of the City and all construction shall conform thereto. Contractor shall provide all notices required as a result of such construction and comply with all applicable laws and regulations regarding the Premises and the construction thereon. Contractor shall obtain all permits and licenses required by this construction.

Prior to the expiration of the Initial Term of this Agreement, Contractor shall construct the Facility in accordance with the final plans and specifications. The construction of the Facility shall be completed in four (4) Phases and each phase of construction shall be completed in accordance

with the Construction Schedule in Section Two of the Final Proposal.

Section 6. Operation

Contractor shall operate the Facility as facilities for the residential care and treatment of abused, abandoned, troubled and/or adjudicated adolescents and other related activities and services as more specifically described in the Final Proposal.

As Contractor operates the Facility, it shall observe all applicable federal, state and local laws and regulations, including all requirements of the American with Disabilities Act. Contractor shall not discriminate in the use of the Premises on the basis of race, creed, sex, age, religion or national origin.

Contractor shall take all reasonable action to protect the health, safety and well-being of its patrons, residents and invitees. Contractor shall perform all obligations imposed upon it by this Agreement in a diligent, reasonable and credible manner.

Section 7. Maintenance

Contractor shall provide such services, including janitorial, custodial, solid waste removal, maintenance, repair, utilities and other services which are necessary to keep the Premises, and all the structures, fixtures, furnishings and equipment installed or used thereon, in a good, sightly, safe and sanitary condition at all times. Contractor, or its agents, shall provide City with access at all times for the purpose of inspecting the Premises to ascertain whether or not the Premises and all the structures, fixtures, furnishings and equipment installed or used thereon are being maintained in a good, sightly, safe and sanitary condition. At all times during the term of this Agreement, Contractor shall maintain all structures, fixtures, furnishings and equipment installed or used on the Premises in a condition similar to that which existed at the time they were first constructed or installed, reasonable wear and tear excepted.

Section 8. Insurance

Contractor shall, at its sole cost and expense, obtain as of the Construction Commencement Date and maintain throughout the entire term of this Agreement the following insurance coverages:

(a) Sufficient coverage to reasonably protect its employees pursuant to the State of Nevada Industrial Insurance Act and Occupational Diseases Act (NRS Chapters 616 and 617) and Employment Security provisions;

(b) A policy of comprehensive public liability insurance on the Premises and its use by Contractor, with a combined single limit of liability of at least One Million Dollars (\$1,000,000) per person and property damage protection of at least Five Hundred Thousand Dollars (\$500,000). This coverage shall be on a per "occurrence" basis and not on a per "accident" basis. At intervals of no

less than three (3) years, City may require Contractor to increase the amount of public liability or property damage insurance coverage if, in the reasonable opinion of City or its insurance consultant, such increase is justified based upon the current trends of claims and recoveries; and

(c) A policy for fire, casualty, vandalism, malicious mischief and extended coverage insurance covering the Premises, and all of the structures, fixtures, furnishings and equipment that are constructed, installed or used thereon, for the full insurable replacement value of the foregoing items.

Each policy of insurance required herein shall be issued as a primary policy with the City named as an additional insured thereunder; by an insurance company with a financial rating of at least +3A status (as shown in the most recent edition of *Best's Insurance Reports*) and authorized to do business in the State of Nevada; and with an endorsement that requires the City to receive at least thirty (30) days written notice from the insurer before any cancellation or change in coverage takes effect.

Contractor shall provide to City copies of all policies of insurance required herein prior to Contractor's occupation of the Premises and copies of all policy renewals prior to the respective renewal deadlines.

If Contractor fails to maintain any of the policies required herein, City may acquire such coverage at such cost as City reasonably determines to be appropriate, and Contractor shall reimburse City for such costs within thirty (30) days after Contractor's receipt of City's invoice therefor. In the event that the Contractor fails to reimburse the City for the cost of such coverage, the City shall have the right to terminate this Agreement.

Section 9. Taxes

Contractor may, at its sole cost and expense, initiate appropriate legal action, in its own name and in the name of City if City so consents, to contest the validity or amount of any tax, fee assessment or other related charge imposed on the Premises and any improvements thereon. Unless such charge must, as a matter of law, be paid during such contest and Contractor fails to do so, Contractor's failure to pay such charge during the pendency of such contest shall not constitute a default hereunder.

Section 10. Indemnity

Contractor shall defend, indemnify and hold City, its officers, employees and agents harmless from any demands, claims, liability, losses, damages, costs, expenses, attorney's fees, judgments and liens of any kind regarding any act, omission or negligence of Contractor, its agents or employees in connection with the construction, management and operation of the Premises and Facility, or in connection with the performance of this Agreement.

City shall indemnify and hold Contractor harmless, in an amount up to Fifty Thousand Dollars (\$50,000) per claimant, from any demands, claims, liability, losses, damages, costs, expenses, attorney's fees, judgments and liens of any kind regarding any act, omission or negligence of City, its agents or employees in connection with the Premises and Facility.

The indemnified party shall provide the indemnifying party with notice of any such claims of liability with reasonable promptness. The indemnified party may defend itself in such proceedings and select and pay for its own counsel. The indemnified party shall cooperate fully with the indemnifying party in such defense and make all pertinent information under the control of the indemnified party available to the indemnifying party. The indemnifying party may only settle a claim that affects the rights or may affect the rights of the indemnified party in the indemnified party consents thereto.

Section 11. Condemnation

City recognizes that Contractor's rights in its continued and uninterrupted operation of the facilities and services on the Premises pursuant to this Agreement entitle Contractor to many rights similar to those enjoyed by a lessee. Except for a condemnation action initiated by the City for road improvements, should a portion or all of the Premises be condemned due to no fault of the Contractor, and such condemnation materially affects the operation of the Facility, City agrees that it will support and take no position contrary to an assertion by Contractor that it is entitled to just compensation for such taking as if the interest held by Contractor were construed in this context to be a leasehold interest.

If all or any part of Contractor's interest herein is so affected by condemnation, due to no fault of Contractor, that it is no longer appropriate, in Contractor's sole discretion and judgment, to continue to operate Facility, Contractor may terminate this Agreement by notifying City of such determination within ninety (90) days after such taking; however, Contractor may not recover damages against the City if the City does not initiate or cause the condemnation action. If Contractor does not elect to terminate this Agreement, it shall remain in full force and effect.

Section 12. Destruction of Premises

If, during the term of this Agreement, Facility is totally or partially destroyed and, in the sole discretion and judgment of Contractor, the Premises are totally or partially inaccessible or unusable, Contractor may restore, at its sole cost and expense, Facility to substantially the same condition as it was immediately prior to such destruction, whether or not the insurance proceeds are sufficient to cover the actual cost of such restoration, and thereby continue this Agreement.

Section 13. Assignment

Contractor may not, either voluntarily or by operation of law, assign or transfer this Agreement, or any of its rights or interests therein, without the prior consent of the City Council and

BLM. City may not unreasonably withhold its consent of a proposed assignment or transfer if a proposed assignee or transferee demonstrates its ability effectively to bear the economic risk and management responsibilities imposed herein upon Contractor. Any attempted assignment or transfer, without such consent, shall be void and confer no rights upon any purported assignee or transferee. Notwithstanding the foregoing, Contractor may, without City's prior consent, assign this Agreement to its lender to collateralize a loan made to finance construction of Facility; in such event, the lender shall enjoy the same rights as provided to Contractor with respect to curing any default by Contractor.

Section 14. Termination

At any time following completion of the construction of the Primary Development Project, Contractor may terminate this Agreement after providing City with two hundred forty (240) days advance written notice of its intention to do so. In such event, City shall take title to and possession of the structures and fixtures, and Contractor shall retain title to and possession of and remove all non-attached equipment prior to the date that termination takes effect.

Contractor shall be deemed to be in default of this Agreement, City may terminate this Agreement and City shall have all rights and remedies at law or in equity if:

(a) Contractor defaults in the payment of any sum of money due City hereunder and such default continues after City provides Contractor with thirty (30) days advance written notice thereof; or

(b) Contractor defaults in the performance of any other terms or conditions hereunder and such default continues after City provides Contractor forty-five (45) days advance written notice thereof; provided, however, that if such default can be cured but cannot be cured with reasonable diligence within such forty-five (45) day period, such default shall be deemed to be cured if Contractor, within such forty-five (45) day period, has exercised reasonable due diligence to cure such default and thereafter completes such cure with reasonable due diligence; or

(c) Contractor ceases to operate any part of the Facility for reasons other than repair, refurbishing, construction or weather; or

(d) Contractor's operations of the Facility and maintenance of the Premises is in violation of the RPP Act.

If City terminates this Agreement pursuant to the provisions set forth above, City may, without liability for such actions and after providing Contractor with ninety (90) days advance written notice, enter upon and repossess the Premises; expel Contractor and its agents, officers, employees and subcontractors therefrom; and take title to and possession of the structure and fixtures thereon, provided that Contractor shall retain title to and possession of all non-attached equipment.

Contractor shall have all rights and remedies at law or equity if City defaults in the performance of any terms or conditions of this Agreement. However, in the event of a default by the City, Contractor shall first provide City with ninety (90) days advance written notice of the default. If such default can be cured but cannot be cured with reasonable diligence within such ninety (90) day period, such default shall be deemed to be cured if City, within such ninety (90) day period, has exercised reasonable due diligence to cure such default and thereafter completes such cure within a reasonable period following such ninety (90) day period. If this Agreement is terminated, the land license fee shall be prorated to the date of termination.

Section 15. Force Majeure

The time period in which either party must perform any provision hereunder shall be extended by a period equal to the number of days during which either party is prevented from such performance due to matters beyond such party's reasonable control, including labor disputes, civil commotion, war, warlike operation, sabotage, governmental action or control, fire or other casualty, inability to obtain materials or energy supplies, weather, acts of God or other causes.

Section 16. Dispute Resolution

If any dispute arises between City and Contractor regarding the performance or interpretation of any provision herein, each party or its representatives shall meet within five (5) days after either party makes such request and attempt to resolve such dispute. If such dispute cannot be resolved thereby, either party may initiate a lawsuit in the Eighth Judicial District Court, Clark County, Nevada, and the prevailing party in such action shall be awarded its attorney's fees, court costs and other dispute resolution expenses, including costs of collection and enforcement.

Section 17. Condition Precedent

Following approval of this Agreement by the City and Contractor, this Agreement will be submitted to the BLM for its final review to confirm that this Agreement conforms to the provisions of the Recreational and Public Purposes Act. This provision is deemed to be a condition precedent to this Agreement. The Agreement shall not take effect until such time as any comments of the BLM have been incorporated herein to the satisfaction of the BLM, City and Contractor. If the foregoing condition precedent cannot be met to the satisfaction of all three parties, this Agreement shall be considered null and void, and each party shall be responsible for its own costs in connection with this Agreement.

Section 18. Miscellaneous

Whenever this Agreement requires the approval or consent of City, Contractor must receive such approval or consent from the Las Vegas City Council or Las Vegas City Manager or her designee. However, nothing in this Agreement shall be construed as an approval by the City Council or any board, commission, regulatory or administrative authority of any licensing, zoning or other

matter for which Contractor, its agents or financiers may be required to obtain for the operation, construction and maintenance of the Premises. Any modification of this Agreement must be written and executed by both parties. Any notice or demand required hereunder must be written and delivered to the parties by certified or registered United States mail, postage prepaid; fax transmission or any form of personal delivery to the last known business address of the parties. This Agreement supersedes any prior written or oral agreements and constitutes the complete agreement between the parties. This Agreement shall be governed exclusively by its terms and the laws of the State of Nevada. If any provision herein should be held by a court of competent jurisdiction to be invalid, void or unenforceable by the laws applicable thereto, all other provisions herein shall continue in full force and effect. A waiver by either party of a breach of any provision herein shall not be construed to be a waiver of any subsequent breach of the same or any other provision herein. Each party shall perform any further actions reasonably necessary and requested by the other party to implement the provisions herein. This Agreement is binding upon and inures to the benefit of each party and its respective assignees, heirs, legal representatives and successors. This Agreement may be executed in any number of original counterparts and all such counterparts together shall constitute one and the same Agreement.

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

CITY OF LAS VEGAS

By: _____
JAN LAVERTY JONES, Mayor

ATTEST:

BARBARA JO RONEMUS, City Clerk

APPROVED AS TO FORM:

J. Rubicello 5/12/99
Date

ST. JUDE'S RANCH FOR CHILDREN, INC.,
a nonprofit corporation

By: _____

Its: _____

LIST OF EXHIBITS

EXHIBIT "A-1"	Legal Description
EXHIBIT "A-2"	Site Map
EXHIBIT "B"	Proposal dated April 21, 1999
EXHIBIT "C"	Memorandum—Commencement Date
EXHIBIT "D"	Final Plans and Specifications

EXHIBIT "A-1"**Legal Description**

A.P.N. 125-12-301-002 (01E-230-001)

Government Lot 1 in the Southwest Quarter (SW ¼) of Section 12, Township 19 South, Range 60 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada. Said Government Lot 1 more commonly referred to as the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of said Section 12.

The above described parcel of land contains an area of 39.87 acres, more or less as shown on the DEPENDENT RESURVEY AND SUBDIVISION of Township 19 South, Range 60 East, M.D.M., dated January 14, 1991.

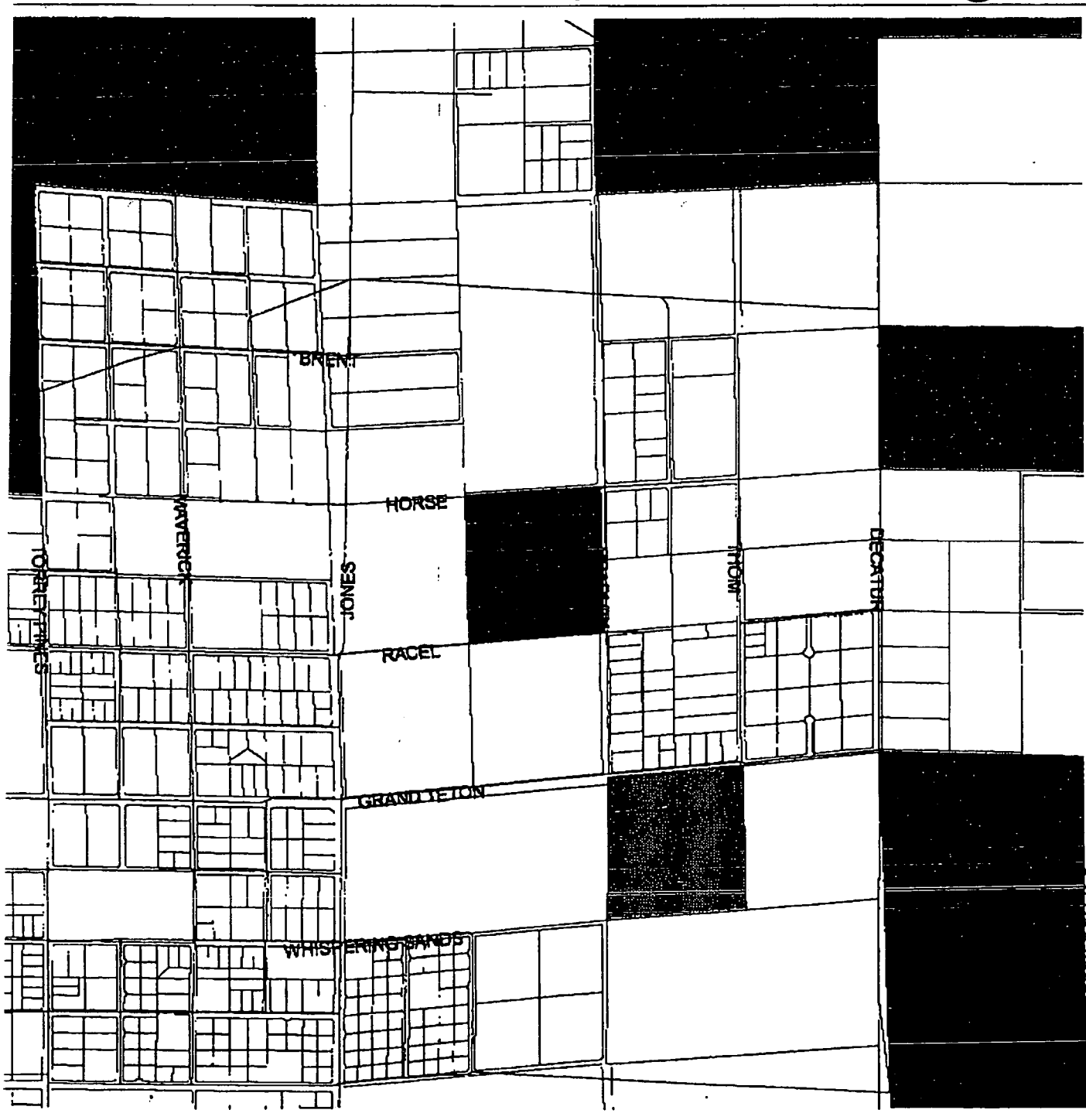
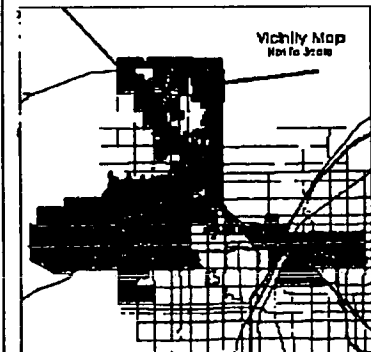


Exhibit A-2

-  Street Centerline
-  St. Jude's Future Site
-  City Leased USA Sites
-  USA
-  City of Las Vegas
-  Parcels



Real Estate & Asset Management



1:15840



Date of Data 11/96/04/99

Site Map

EXHIBIT "A-2"

EXHIBIT "B"

Final Proposal
[on file in the City Clerk's Office]

Facilities Master Plan Submitted April 21, 1999



Home of the Good Shepherd



Studio One: Planning

Studio Two: Architecture

Studio Three: Urban Design



Home of the Good Shepherd TABLE OF CONTENTS

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SECTION THREE:	Architectural Images Vicinity Map Master Plan Parking Analysis Contextual Images
SECTION FOUR:	Letters of Support



SECTION 1



In 1970, I came to Boulder City as the sixth director of St. Jude's Ranch for Children which had been founded only three years previously. The other five priest-directors, whose average tenure was five months and nine days, were good people with legitimate reasons for moving on. I just haven't found another job, so I decided to stay.

The first of my "professional responsibilities" in August 1970 was tearing apart and completely rebuilding eight leaking toilets which the sixteen children in residence had broken in the prior three years. Kneeling on the wet bathroom floors, replacing the wax seals and the various rubber washers, I thought "plumbing was not in my seminary curriculum, nor was it in my job description." But with only \$812 in the bank, seven staff members and sixteen children to feed, I couldn't do otherwise.

Since 1970, I have served as cook, dishwasher, night watchman, athletic director, swimming coach, drug counselor, fund-raiser, rummage sale director, father confessor, typist, bus driver, administrator, accountant and in a few other odd jobs I don't remember because of what the children call "Old Timers" disease.

Since St. Jude's Ranch for Children's work has expanded to other campuses outside Nevada, and, with the help of Ford Motor Company, is continuing to expand into other states, I have been promoted to the position of National President and CEO.

Holy Scripture teaches us that Our Heavenly Father chooses the weak things of the world in which He can be glorified. To be perfectly honest, I don't know what I am doing. Indeed, I've never known what I was doing. I'm not a social worker, nor a businessman, nor really a very good plumber, but our good Lord has raised up marvelous co-workers for me, who have the abilities I lack. By His grace, the original \$812 and three small cinder block buildings in the desert have grown in twenty eight years, to a present marketable worth of approximately \$30,700,000.

One particular aspect of our organization I am extremely grateful for is the loving, non-sectarian attitude at St. Jude's Ranch for Children. Chairpersons of our Board of Trustees have been local business leaders, men and women, drawn from many different faith communities: Episcopal, Roman Catholic, Jewish, Mormon, Presbyterian and others. Our Auxiliaries likewise comprise members of differing creeds united in a common goal. In a world where Bosnia-Herzegovina, Northern Ireland or Palestine/Israel conjure up visions of atrocities committed by one religious group against another, the mutual respect shown on my Board of Trustees as well as among the children, is among the finest of our achievements at St. Jude's Ranch for Children. Our non-sectarian status is more than just an empty claim. This broad support assists St. Jude's Ranch for Children in serving the entire community and extending our self sufficiency.





Because St. Jude's has developed an extended ranch-family-at-large, not only on our campuses, but also throughout the United States, our donation income has saved, and continues to save, the taxpayers of Nevada, hundreds of thousands of dollars annually in tax monies that would be required if these children were in a state facility. Shortly after I arrived, I called a halt to St. Jude's sole reliance on state funds to promote to the children a sense of self sufficiency.

It is in this spirit and with this most generous base of support that we look to build a new Home of the Good Shepherd in Las Vegas. As you will learn from this information, the Home has never been far from our hearts and has never been needed more.

Thank you for your time and consideration. Please do not hesitate to contact me with any questions you may have.

Sincerely,

Father Herbert Ward
President and Chief Executive Officer
St. Jude's Ranch for Children



SECTION 2



HISTORY OF THE HOME OF THE GOOD SHEPHERD IN SOUTHERN NEVADA.

In 1962, the late Marie Lawton donated land in the northern section of the Las Vegas Valley to the Roman Catholic Sisters of the Good Shepherd. The Sisters established the Good Shepherd Program. With support from the surrounding community, the sisters operated the facility as a residential, rehabilitative treatment home for troubled adolescent girls. They were successful for twenty-seven years in making a difference in the lives of numerous young women. A private, accredited junior and senior high school was operated on the campus. The Sisters and faculty provided constant counseling, both during the girls' residency and during their transitions back to their families or reintroduction to the world.

However, by the late 80's, the number of young women taking their vows in the Order was scarce and state financing was rapidly diminishing. The Sisters of the Good Shepherd were working well past their retirement and actually using their retirement fund to subsidize the rapidly deteriorating facility. In 1989 the facility was forced to cease operations. The State of Nevada, Department of Human Resources approached St. Jude's to take over the operation of the Home of the Good Shepherd. There were many assurances from all levels of government that if St. Jude's would maintain and operate the Good Shepherd Program, St. Jude's would receive all of the necessary cooperation from state officials and the state legislature.

Following these assurances, on July 1, 1989, St. Jude's entered into a lease option purchase agreement with the Roman Catholic Diocese of Nevada covering the real estate and improvements of the former Home of the Good Shepherd located at 7000 North Jones Boulevard in northwest Las Vegas.

St. Jude's simultaneously entered into a contract with the State of Nevada and Clark County for the care of the children placed at the Good Shepherd Campus. Almost immediately, the mission of the Campus was commenced with the first girls arriving on July 5, 1989. St. Jude's carried on the excellent professional, respected and time-tested program.

The Good Shepherd Campus was hailed by social workers, probation officers and other juvenile service providers as being a top notch program of a type not available elsewhere in Nevada. St. Jude's was proud of its accomplishments: in the 1989-1990 academic year, all resident girls who took the state proficiency examination passed. This is an accomplishment unheard of in any other school in the state.

Capitalizing on St. Jude's experience in private donor participation, St. Jude's developed a much broader realm of support from the private sector than the Sisters had enjoyed.





When St. Jude's took over the facility it became immediately apparent that the buildings were in a state of serious disrepair and deterioration. There had been minimum maintenance for the previous 27 years, and in addition to the normal rebuilding and rehabilitation problems and expenses, a serious asbestos problem was discovered, with all of the attendant consequences.

Some of the immediate and very expensive remediation and rehabilitation matters were: the necessity to install a new fire alarm system, new telephone system, new dormitory roof, new well pump, new transformer for the entire facility; attempt to resolve the asbestos problem with small abatement repairs; almost rebuild the entire lawn sprinkler system; and the purchase of vehicles to transport the girls. These were all major expenditures with St. Jude's receiving no governmental assistance and being largely dependent upon private donors to maintain the facility.

Attempts were made to negotiate assistance from the state, but the response was less than encouraging. The private sector support was increasing, but not at a rate sufficient to cover the cost of a facility in such a state of advanced deterioration. St. Jude's Boulder City Campus was subsidizing the Good Shepherd Campus at such a high rate that it was impacting negatively on the Boulder City Campus.

The Board of Trustees, some of whom are involved in the construction industry, and other persons in the development field, had several meetings to study the problems and to come up with answers. The ultimate consensus was that St. Jude's could build a brand new Good Shepherd Campus for much less the cost of purchasing and renovating the original facility.

After investing over \$1.2 million in the Good Shepherd Campus and its program, the facility was closed on May 17, 1991. St. Jude's does not consider this a loss but rather an investment in the assistance in saving the girls who were helped and truly had their lives turned around.





THE MISSION

However, the closing of the old Campus did not signal its demise. St. Jude's has not abandoned the dream of the Good Shepherd Program. Father Ward and the Board of Trustees of St. Jude's realize the need for the Home of the Good Shepherd. At no time has this need been greater.

The need for this facility has never been in doubt. Federal, state and local budget constraints have seriously hindered existing facilities and the future for these governmental services does not look good.

The future residents of the Home of the Good Shepherd will be sent there on court order as a last chance for rehabilitation before being sentenced to the Caliente Youth Center. Although the program at Caliente is respected for its success rate at rehabilitating the youth incarcerated there, they are pushed to capacity. In 1998, 123 girls and 157 boys between the ages of 12 and 18 were sentenced to Caliente. At any given time the facility houses anywhere between 430 to 450 children residing at a cost to the state of Nevada of approximately \$2,300 to \$2,500 a month each.

A recent study found that a minimum of 3% of the population under the age of 18 will be sentenced to a correctional facility. Nevada has experienced unprecedented growth in the past decade, with Clark County leading the nation in new residents. Juvenile Hall and the other facilities such as the Caliente Youth Center are overflowing with no relief in sight to accommodate these children. Instead, the Southern Nevada Children's Home was closed down in 1997.

Father Ward has been meeting with community and business leaders, our Congressional delegation, County Commission, City Council members and has informally discussed the program with various foundations whose grant criteria fits the Good Shepherd program. St. Jude's is working with the Bureau of Land Management and the City of Las Vegas to secure the 40 acre site as shown in the facility's master plan.

Numerous civic and business leaders have pledged their support to this facility and letters detailing this support are in the final section of this report. St. Jude's is prepared to launch a fundraising campaign to proceed with the development of Phase One of the Good Shepherd Project. The new facility will be based upon the original Good Shepherd Program but will be expanded to provide more in-depth, psychological and psychiatric treatment. These expanded services will make the facility and programs eligible for insurance coverage, resulting in less dependency on state funding and avoiding the cash flow problems which led to the demise of the original campus.

The Good Shepherd Program not only offers an opportunity to heal and redirect adolescents, but will instill the St. Jude's Ranch for Children precepts of "Learn to Earn" through vocational and educational therapy. The result will be young adults who will become productive members of our society and will break the welfare cycle, rather than graduating to the state or federal penal systems.





The Good Shepherd Program is a well respected, time-tested successful program which is greatly needed in the community. St. Jude's, which is a non-profit, non-sectarian organization, is totally committed to providing this important service to this community, state and country. Under the guidance of our highly acclaimed staff, this program will grow to be respected worldwide for its work with young women. We have a core group of supporters who are ready, willing and able to assist in fundraising endeavors. We have professionals who will assist in acquiring and structuring endowments and bequests, as well as, in general estate and trust planning.

On the new Campus, we will focus again on the specific needs of abused, abandoned and troubled adolescents, the majority of whom are court supervised. There are very few places in our country for such young people in trouble - besides jail or the streets. St. Jude's aims to offer shelter and hope to those in need; to extend the hand of God to them and help them break this cycle of abuse and give them the love that they deserve.



Studio One: Planning

Studio Two: Architecture

Studio Three: Urban Design



THE VISION

Our primary vision is to provide homes to abused, abandoned, neglected and troubled children. Our philosophy is "Soteria", which is derived from the Greek word sozein, meaning to save; salvation; to be made whole in body, mind, spirit and memory; and deliverance from trouble and from enemies both in general and specifically. It is our vision to heal the physical, spiritual and psychological wounds of the children who come into our care. It is imperative that the Home of the Good Shepherd have a full featured campus to achieve this vision. By providing these facilities for our children, we can more effectively reinforce positive behavior in our children and help them develop a sense of pride in their surroundings and in themselves.

It is also a part of our vision to break the cycle of child abuse by teaching our children to "Learn to Earn", thereby becoming productive members of society. It is our intention to make all of our campuses self-sustaining. Though most of our income is from our generous donors, the children are encouraged to engage in income-related activities like learning crafts, trades and skills. Some of the ways we accomplish this is through summer employment programs, Born Again Card™ production and sales, tourist-related enterprises and other programs. The proposed expansion of our facilities will permit greater community outreach opportunities and learn to earn programs. This will assist us in increasing our fund-raising and income generating success by addressing our most vital supporters and expanding our most successful and proven programs. With the facilities described in this narrative, the opportunities for our children are endless.

The often quoted "children are the living messages we send to a time we will not see" drives us to rescue Society's "throwaway" youngsters. We have proven that our children can blossom into healthy, productive, self-sufficient citizens who in turn pass on those same values to another generation yet unborn. Through the reopening of the Home of the Good Shepherd, St. Jude's Ranch for Children is certain that we can extend this opportunity to yet more deserving children in need of our caring and support.

LONG RANGE MASTER PLAN

The master plan for the 40 acre Home of The Good Shepherd has been prepared under the design guidance of RAFI: Planning, Architecture, Urban Design. This award winning design firm has completed master plans for St. Jude's Boulder City Campus, The University of Nevada Las Vegas, all Three Campuses of The Community College of Southern Nevada and The City of Mesquite among various other public and private entities. St. Jude's and RAFI through their combined design efforts on the Boulder City Campus realize the elements and importance the master plan takes in developing an atmosphere of healing, rehabilitation and love.

The goal of the master planned home is to provide one last chance for children between the ages of 12 and 18, to turn their lives in the right direction before they are incarcerated in our prison system. The home will be a place where they can receive love, respect, therapeutic treatment and educational support so that they may grow into wholeness; serve as contributors to society, and stop the historic





chain of child abuse in their family histories. An additional goal of the master plan is to provide for current and future campus needs so the home can successfully continue its role beyond the 21st century.

The master plan is developed in three zones: public access, semi-public access, and private area - off limits to others than the residents, staff and special guests. The public areas are planned and designed to accommodate the needs of visitors to the home, who tour those facilities where exhibits of the children's work and their accomplishments are located. Included within the public area also are all of the facilities necessary to administer the home and generate outside income for ongoing support for the children's programs. The semi-private areas of campus house those facilities that are used selectively for interface with the community, including recreational areas, the play fields, service and deliveries and so on. The private zone encompasses those facilities and areas used daily by the girls and staff, including faculty housing. The private zone is created to protect the children and faculty from general observation from visitors and others from the outside, for respect, dignity and the individual's privacy. A ten foot wall, landscape screening and other soft barriers are to be utilized to create the three zones. Only staff, service, and emergency vehicles will be allowed beyond the semi-private limits.

The entire master plan is designed around the concept of creating a home like environment for the children. Not so plush that they are not motivated to turn their lives around, this environment will inspire them to contribute to the life that goes on there and contribute to the outside world when they are ready.

DESCRIPTIONS OF SELECT BUILDINGS

Cottages:

The design of the cottages expands upon the ability of St. Jude's to provide high quality housing in the best interests of the child's social interaction, safety, comfort and sense of home.

The layout allows for a central congregation space for casual and formal social and learning activities. In addition, the central living space, open to the dining and kitchen areas, relates to the cottage parent suite in a fashion that permits heightened awareness and supervision of the youngsters' activities to ensure optimal safety. Each student shares a room, which has directly adjacent bathroom facilities. This relationship serves many purposes: To give the children a space that they can take ownership of; To foster interaction with a paired child to increase a familial sensibility; And to provide equivalent living arrangements for each child so a sense of fairness is clear among them. The addition of an office allows the cottage parent to have private discussion, therapy and interaction with the children while maintaining confidentiality. The expansion of the cottage parent suite provides a living environment that promotes greater privacy, freedom and comfort for the cottage parent and their family. This increases the cottage parent's effectiveness as a surrogate parent and as a supervisor, coordinator and





participant in the child's safety and activities.

Library:

The Home of the Good Shepherd Library will greatly increase our ability to serve the educational and therapeutic needs of the children. By providing a quiet, full featured study and research environment for the children to explore their interests, further activities are provided that assist the children in developing their intellect, as well as encourage spending their time in a positive and focused manner. The children will have access to electronic and print media and periodicals, as well supervised internet access, electronic mail and other library services. By coordinating the library services and facilities with the School of Tomorrow program, (which is discussed later) children not served by the Clark County Library and School System will have equivalent access to learning materials that are not currently available to them. Additionally, the meeting and conference facilities included in the design provide a much needed meeting place for the St. Jude's administration, education, therapy and facilities teams to conference and further develop programs and strategies for the improvement of the programs for the children.

School:

The Home of the Good Shepherd will be an environment that serves as a rehabilitative and educational environment for children who were subject to abusive conditions. An integral part of providing this rehabilitation and education is an environment that permits direct and personal educational opportunities. The School of Tomorrow facility is designed around a philosophy that youth should be able to advance their knowledge and abilities at a level and pace that challenges and stimulates their intellect, but does not bore or frustrate them. The arrangement of carrels in each classroom permits each to have a personal learning environment that permits 'ownership' of their space. Each carrel is equipped with a computerized learning station for custom learning exercises, and central audio/visual stations in each room permit shared educational activities. Educators monitor the progress of each child and assist them in their education, at levels that foster each of the children's investigation. Natural light into each space provides a healthy and positive space for learning. The inclusion of office, conference and lounge facilities for the educators provide a full service teaching and learning environment, furthering the comfort and abilities of the child and teacher. Private conferences, individual instruction and educator communication are maximized by the nature and arrangement of spaces.

Recreational Center:

In order to assure the youth of the Home of the Good Shepherd are healthy and well rounded individuals, an integral part of our strategic plan is to provide athletic and gymnasium facilities. The gymnasium will be a part of the athletic cluster of the campus, providing a facility that allows for athletic competition and interaction among the children and staff. Total well-being is critical to the development and





success of our children, which includes challenging the mind, spirit and body. By providing the gymnasium facility, the youth will have an avenue, on campus, to focus their free energy on activities that increase their fitness levels and channel their energy towards positive confidence building activities and interactions. The inclusion of multi-purpose courts, weight training areas, rooms for gymnastics, aerobics, stretching, tumbling and locker rooms will provide the Home of the Good Shepherd with a recreational center which will bring the campus one step closer to completing the vision we hold for our children's welfare, and increase the level of pride on campus.

Mail Room / Card Assembly

To further promote our mission of breaking the cycle of welfare dependency, we plan to continue our "Born Again CardTM" recycling program. To do this in an efficient manner, we are proposing the construction of the 3,900 square foot Mail Room. The addition of this facility will enable us to operate our card project as we have done on the Boulder City Campus. The Home of the Good Shepherd will also be able to do all of its own printing. Other planned activities for the print shop include the production of a newsletter and possible out-source printing and mailing jobs for other non-profit organizations. Most importantly, the children will be able to learn another trade and develop their business skills. The recycling will not only be of cards, but most importantly, of lives.

Chapel / Parish Hall and Gift Shop

A non-denominational 400 seat Chapel is planned. The Chapel will be accessible to the public and will serve the spiritual needs of the children and staff, as well as the surrounding community. The scars of a lifetime of abuse are both physical and psychological. A space in which to reflect that is a haven of peace and security is central to the successful programs that St. Jude's has established. The Chapel will serve as an icon of the Campus and will also have services of all denominations for the neighboring community. Currently, there is not another Church within miles of the Campus. Additionally, a Parish Hall and Gift Shop are planned to be constructed behind the Chapel to provide a gathering space for the residents and surrounding community. The Gift Shop will sell a variety of crafts made by the children such as the Born Again Cards.TM





THE ORGANIZATION Boulder City, Nevada Campus

In 1966, the city of Boulder City donated 40 acres of land nestled in the foothills overlooking Lake Mead, which became our first campus. The somewhat isolated location gives our children the room they need to heal and to grow. At present, 54 children live in eight cottages (six or seven per cottage) each containing a primary set of cottage parents. It is our goal to expand our facilities to 20 cottages so that we can help approximately 120 children at any one time. Following our time-tested and holistic Soteria program, we try to give the children lives that are as "normal" as possible. This is accomplished through a combination of family style living arrangements, therapy and education. For those of our children who are not able to attend local Boulder City public schools, we provide a Homebound School with one professional teacher and many volunteer tutors.

Because the presenting problems for children in our care are escalating at an alarming rate, our goal is eventually to have a full school for all of our children on campus. This will enable us to coordinate therapy in all aspects for the child's life: residential living, educational experience, worship, sports and play time, as well as formal therapeutic interventions.

In order to expand our mission to help more children, we need more facilities like the Home of the Good Shepherd to house, feed, educate and heal these desperate children. The Boulder City Council has approved plans for us to add a transitional training center, automotive and industrial training annex and warehouse to act as a medium to sell the abundance of contributions. These facilities not only provide transitional vocational training in welding, auto mechanics, mercantile and sales experience, but also serve as a profit center.

St. Jude's Ranch for Children has been dedicated for more than thirty years to the mission of breaking the vicious cycles of child abuse and welfare dependency in safe, home-like settings while providing a range of services to include vitally important counseling education, recreation, and therapy. The "family model" concept that operates within each cottage provides a milieu for on-going counseling, modeling of appropriate behaviors, and for promoting self-discipline. This concept has proven to be the fundamental source for the personal growth of our children. A child develops a sense of identity, as well as a view of human values and coping skills from the "family".

Children come to the Ranch for many reasons and from many circumstances. Child abuse and neglect are escalating at an alarming rate. In 1984, 1,727,000 children were reported as abused and neglected according to the National Committee for the Prevention of Child Abuse; in 1993, that number had risen to 2,890,234 - a 67% increase in the number of reported cases. Who knows how many children cried alone and in vain? St. Jude's Ranch for Children currently provides an exceptional program for the children in its care. But it is evident that with our continual numbers of referrals, there is a tremendous need for us to expand our services.





St. Jude's Ranch for Children admits the individuals whom we deem we can help. Children ages six to fourteen may remain at the Ranch until age eighteen or until graduation from high school. Typically, these children come from families with dysfunctional dynamics. They suffer from severe parental conflict, physical abuse, sexual abuse, neglect, and abandonment. There are exceptions to the age restrictions, particularly when siblings are involved. Currently, St. Jude's Ranch for Children has eight sibling groups totaling twenty three children. The Ranch admits children privately, with no time constraints, on donor provided scholarship or sliding scale fee, as well as children removed from parental custody by the State Department of Child and Family Services.

St. Jude's Ranch for Children is licensed by the State of Nevada to provide "Level III" residential treatment services. Our treatment program provides a structured therapeutic routine that aids in remediating emotional control deficits, social skill problems, independent living skills difficulties, and self-care problems. Each individual undergoes an initial assessment by the treatment team. Our various modalities of therapy, expressive arts, pet therapy, and traditional individual and group therapy provide a broad-based opportunity for resolution and progress in a child's emotional growth. Our behaviorally based programs, such as the Learn to Earn and Industrial Dollars programs, work to help a child learn positive behaviors and their rewards. The "Born Again" card recycling program we have developed promotes a positive work ethic and reinforces the "Learn to Earn" attitude we promote. Our unconditional love provides the healing a child's soul needs, while our recreation program promotes physical and social well-being of the child, completing our nurturing of the individual as a whole.

With those children who have not been abandoned or who still have family relationships, we work closely through family therapy to re-establish broken family ties. Our success rate is quite high because we work with the "wholeness" of the individual in the present and the future. Thus, our Career Opportunity Fund provides monetary support for those graduates who advance to higher learning, be it a college degree or trade certification. At present, we have seven young people in college, aided in part through our Career Opportunities Fund. Five others have indicated plans to enroll next year. Two graduates of St. Jude's Ranch for Children, a paralegal and an accountant, have been elected to our National Board of Trustees. Two more graduates, local business people, were nominated to the Boulder City Board. We also provide for those graduates who may need transitional living experience. The success of our continuum of care is truly demonstrated with the fact that we have graduates of St. Jude's Ranch for Children on the National Board as well as graduates who are employed as cottage parents. The continued involvement of our graduates is a true testimonial to the positive reinforcement our organization provides for our children.





STRATEGIC BUSINESS PLAN

MANAGEMENT OF ST. JUDE'S

Father Herbert A. Ward, Jr., SSC, an Episcopal priest ordained in 1961, has been the Executive Director, now President/CEO, of the Ranch since 1970. Father Ward leads a well-qualified staff of cottage parents, backed up by a support staff of persons with degrees in social work, art therapy, psychology and educational counseling, and a variety of ancillary staff and volunteers. The Ranch is licensed by and is in good standing with the State of Nevada as a child care institution.

NATIONAL BOARD OF TRUSTEES

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Las Vegas, Nevada

DeOnne Sweet (Vice Chairman)
Henderson, Nevada

Patty Schutts (Secretary)
Henderson, Nevada

Hal Ober (Treasurer)
Las Vegas, Nevada

MEMBERS:

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Las Vegas, Nevada

Mark Andalman
Kingwood, Texas

May Ann Hantout
Henderson, Nevada

Jean Claude Holly
Raleigh, North Carolina

Tom Scanlan
Sandia Park, New Mexico

David Fontaine
Destrehan, Louisiana

Eric Couch
San Antonio, Texas

Jess Bonds
Tampa, Florida

Sherri Payne (Official Architect)
Las Vegas, Nevada

Bill Menard (Leave of Absence)
Tempe, Arizona

Father Herbert A. Ward, Jr. (ExOfficio)
Boulder City, Nevada

Rt. Rev. Keith Ackerman (ExOfficio)
Peoria, Illinois





HONORARY BOARD OF TRUSTEES

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Paul Rappaport
Boulder City, Nevada

Dorothy Huffey
Las Vegas, Nevada

Frank Fertitta
Las Vegas, Nevada

Nancy Blakely
Woodstock, Connecticut

Lou Simkins
Las Vegas, Nevada

Guy A. Crum
Ashland, Wisconsin

Lorraine Hunt
Las Vegas, Nevada

Leezie Kremer
Las Vegas, Nevada

Delise Sartini
Las Vegas, Nevada

Timothy Dougall
Las Vegas, Nevada

Tony & Clara Gamez
Las Vegas, Nevada

Dan Cashdan
Las Vegas, Nevada

Steve Woodward
Berwyn, Pennsylvania

Dr. Joe Ferreira
Laguna Niguel, CA.

Rt. Rev. Jack Iker
Fort Worth, Texas

Tom Lancia
Las Vegas, Nevada

Phyllis Casey
Las Vegas, Nevada

Rt. Rev. David Schofield
Fresno, California

Lucina LaGrange
Las Vegas, Nevada

Dr. Stanley Zehm
Las Vegas, Nevada

George Charchalis
Reno, Nevada

Kevin Malley
Las Vegas, Nevada

Joyce Avery
Las Vegas, Nevada

Sandee Tiberti
Las Vegas, Nevada

Kent Snodgrass
Arlington, Texas

Joe Ridges
Schaumburg, Illinois

Denny Weddle
Las Vegas, Nevada

Fae Ahlstrom-Jenacaro
Las Vegas, Nevada

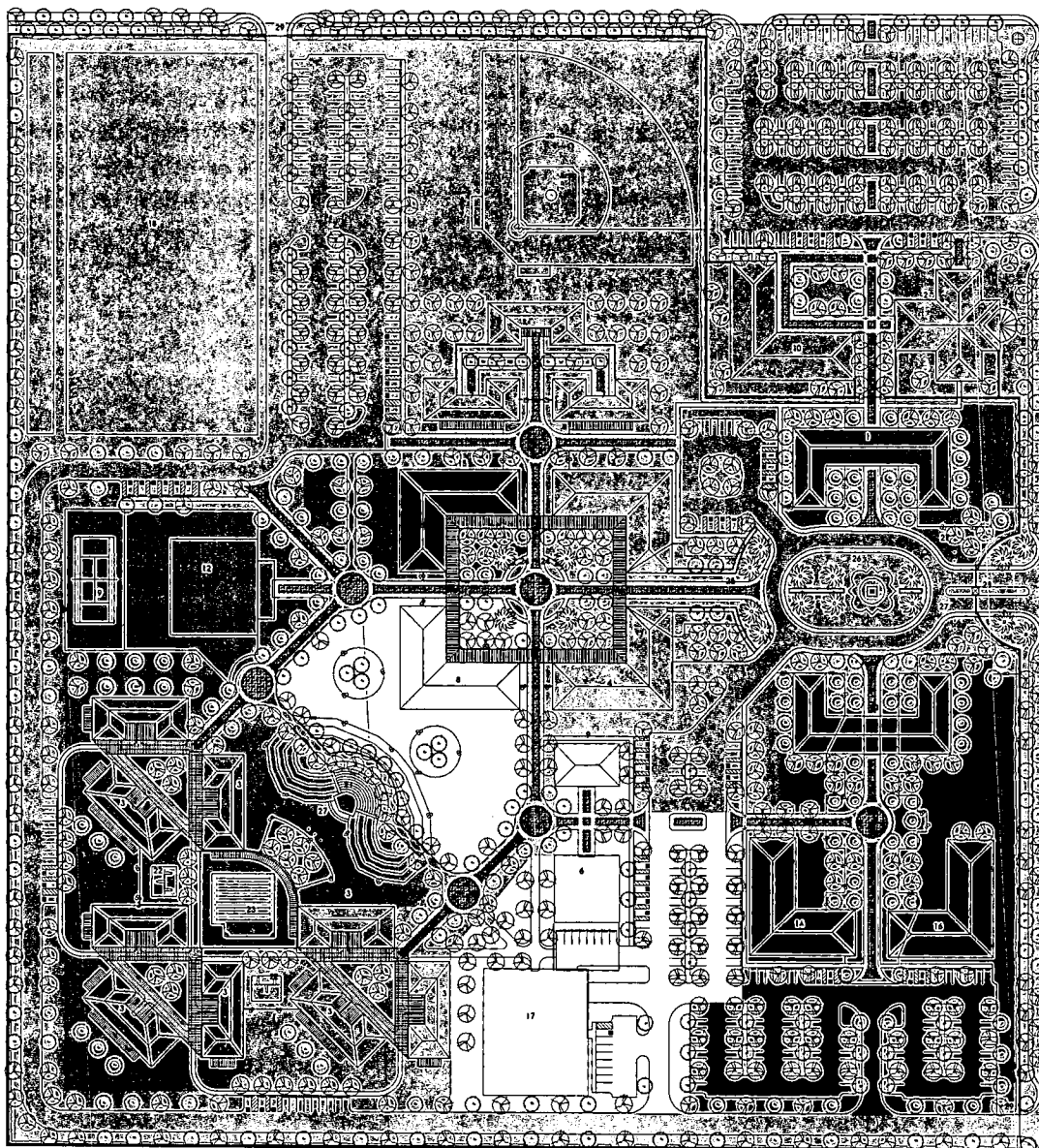




LEGEND

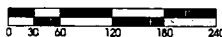
- | | | |
|----------------------------|--|-------------------------|
| 1. Administration | 11. Records | 20. Softball Field |
| 2. Chapel | 12. Recreation Center | 21. Amphitheater |
| 3. Cottage | 13. School | 22. Swing Set |
| 4. Dining | 14. Staff Housing | 23. Training Pool |
| 5. Guard Station | 15. Therapy/ Social Services/ Music Center | 24. Water Fountain |
| 6. ID Store | 16. Visitor Housing | 25. Wall of Life |
| 7. In-take Cottage | 17. Warehouse/ Maintenance | 26. Garden of Guardians |
| 8. Library | 18. Soccer Field | 27. Flag Pole |
| 9. Mailroom/ Card Assembly | 19. Tennis/ Volleyball | 28. Entry Gate |
| 10. Parish Hall/ Gift Shop | | 29. Service Gate |

HORSE DRIVE



BRADLEY RD.

- Phase 1
- Phase 2
- Phase 3
- Phase 4



Studio One: Planning

Studio Two: Architecture

Studio Three: Urban Design



FINANACING AND PHASING

The Architectural Images Section of this Report depicts the Master Plan of the Home of the Good Shepherd Campus. The costs of this facility and construction schedule have been determined as follows:

Home of the Good Shepherd Preliminary Budget and Construction Schedule:

Construction Phase	Developable Item	Number	Combined Bldg. Gross Floor Area (SF)	Estimated Cost
Phase 1	10' High Campus Perimeter Wall	N/A	N/A	\$750,000.00
Construction Schedule Jan. 2003 - Jun. 2004	Chapel	1	12,091	\$2,200,000.00
	Cottage	3	45,240	\$2,250,000.00
	Dining Hall	1	11,550	\$1,750,000.00
	Donor Wall	4	N/A	\$250,000.00
	Guard Station	1	64	\$5,000.00
	In-take Cottages	3	15,240	\$2,250,000.00
	Parish Hall/Gift Shop	1	12,747	\$3,500,000.00
	School	1	29,227	\$2,000,000.00
	Site Work	N/A	N/A	\$3,843,385.00
	Soccer Field	1	N/A	\$623,250.00
	Softball Field	1	N/A	\$272,195.00
	Sub-total	17	126,159	\$19,693,830.00
Phase 2	Administration	1	12,497	\$2,000,000.00
Construction Schedule Jun. 2004 - Jun. 2005	Amphitheater	1	N/A	\$150,000.00
	Cottage	6	30,480	\$4,500,000.00
	Recreation Center	1	29,227	\$7,500,000.00
	Site Work	N/A	N/A	\$1,041,610.00
	Tennis/Volleyball Court	1	N/A	\$50,000.00
	Training Pool	1	N/A	\$100,000.00
	Sub-total	11	72,204	\$15,341,610.00



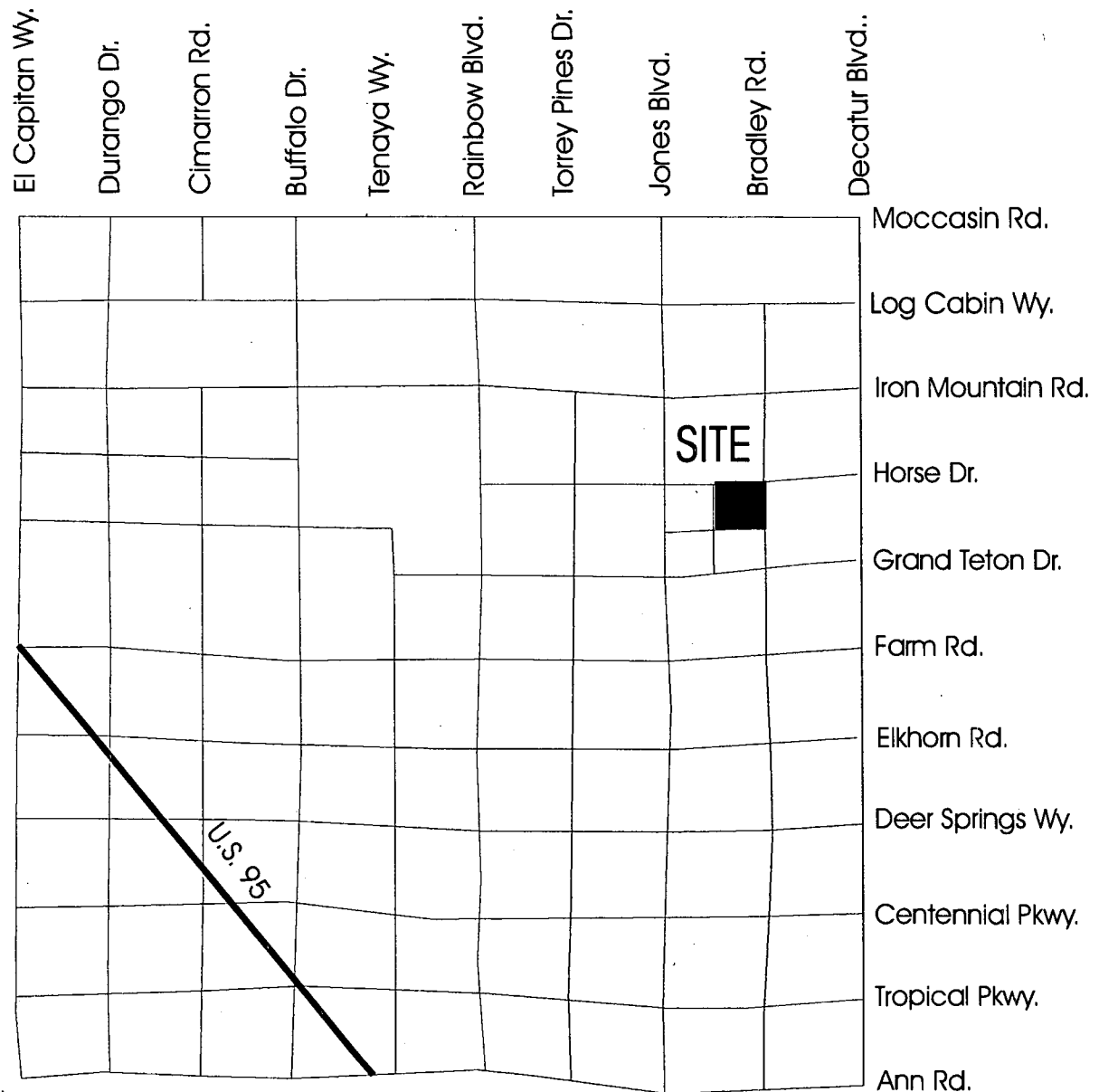


Phase 3	Library	1	11,550	\$950,000.00
Construction Schedule Jun. 2005 - Jun. 2006	Mailroom/Card Assembly	1	3,900	\$400,000.00
	ID Store	1	6,241	\$525,000.00
	Warehouse/Maintenance	1	18,750	\$700,000.00
	Site Work	N/A	N/A	\$114,662.00
	Sub-total	4	40,441	\$2,689,662.00
Phase 4	Records	1	12,497	\$2,000,000.00
Construction Schedule Jun. 2006 - Jun. 2007	Site Work	N/A	N/A	\$135,495.00
	Staff Housing	1	11,644	\$500,000.00
	Therapy/Social Services/Music Center	1	11,550	\$715,000.00
	Visitor Housing	1	11,644	\$500,000.00
	Sub-total	4	47,335	\$3,850,495.00
Phase 1- 4	Total	36	286,139	\$41,575,597.00
Contingencies	Total	N/A	N/A	\$3,424,403.00
Budget	Grand Total	N/A	N/A	\$45,000,000.00

It is the intent of the Board of Trustees that a general solicitation of funds be commenced. Top financial advisors from St. Jude's will set up a foundation to solicit funds from private donors. In addition to private donations, St. Jude's will apply for grants and matching grants from Independent Company-sponsored and Community Foundations. Special efforts will be made to receive special memorial or dedication contributions which will identify buildings or facilities built with these contributions. The Bureau of Land Management and the City of Las Vegas will be continuously updated on the progress of fund-raising.



SECTION 3



Vicinity Map

NOT TO SCALE

The proposed site for the Home of the Good Shepherd is a 40 acre parcel located at the southwest corner of Horse Drive and Bradley Road. Presently, the land is owned by the Bureau of Land Management (BLM).



Studio One: Planning

Studio Two: Architecture

Studio Three: Urban Design

Home of the Good Shepherd
Architectural Map

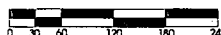
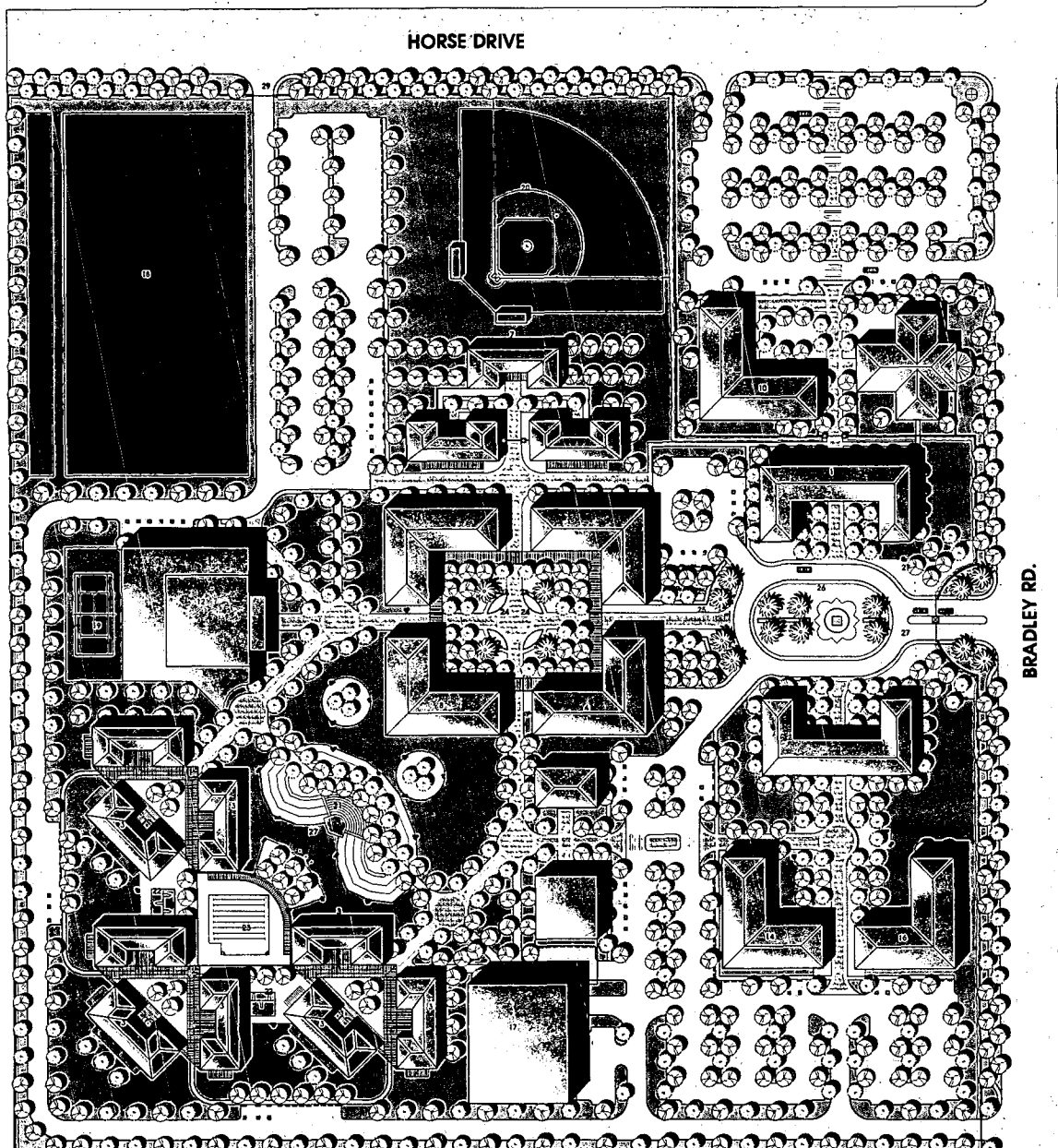


LEGEND

1. Administration
2. Chapel
3. Cottage
4. Dining
5. Guard Station
6. ID Store
7. In-take Cottage
8. Library
9. Mailroom/ Card Assembly
10. Parish Hall/ Gift Shop

11. Records
12. Recreation Center
13. School
14. Staff Housing
15. Therapy/ Social Seives/ Music Center
16. Visitor Housing
17. Warehouse/ Maintenance
18. Soccer Field
19. Tennis/ Volleyball

20. Softball Field
21. Amphitheater
22. Swing Set
23. Training Pool
24. Water Fountain
25. Wall of Life
26. Garden of Guardians
27. Flag Pole
28. Entry Gate
29. Service Gate



Master Plan



Home of the Good Shepard - Parking Analysis

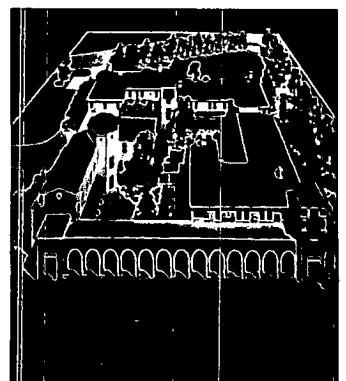
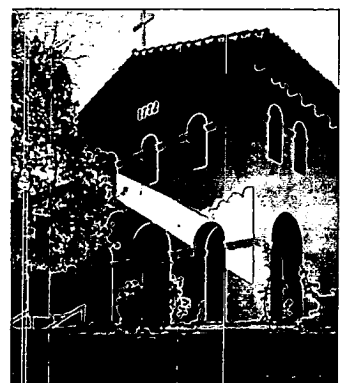
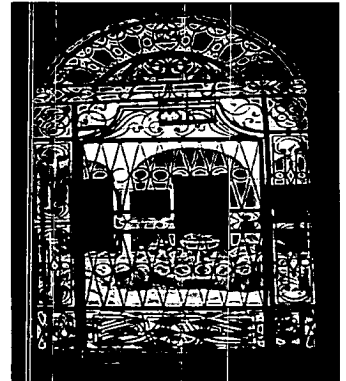


Bldg. Type	Buildings	Combined Bldg. Gross Floor Area (SF)	Beds	Employees	Dr.'s Offices	Units/ Classrooms	Fixed Seats	Parking Requirement	Handicap (HC.) Spaces Req.	Parking Spaces Req.	HC. Spaces Provided	Parking Spaces Provided
Cottage	9	45,720	108	18 (2 Shifts)	N/A	N/A	N/A	1 Spaces per Bed plus 1 Space per Employee	6	126	6	20
In-take Cottage	3	15,240	36	12	N/A	N/A	N/A	1 Spaces per Bed plus 1 Space per Employee	2	48	2	24
Staff Housing	1	11,644	N/A	2	N/A	24	N/A	1-1/2 Spaces per Guest Room	2	36	2	32
Library	1	11,550	N/A	3	N/A	N/A	N/A	1 Space per 300 GFA	2	39	2	6
School	1	11,550	N/A	18	N/A	14	N/A	9 Spaces per Classroom	3	54	3	21
Dining	1	11,550	N/A	10	N/A	N/A	N/A	1 Space per 90 GFA + 1 per 2 Employees	6	134	6	10
Therapy/Social Services/ Music Center	1	11,550	N/A	11		N/A	N/A	1 Space per 200 GFA up to 2000 SF + 1 Space for Ea. Add. 175 SF	3	61	3	11
Recreation Center	1	29,227	N/A	2	N/A	N/A		1 Space per 200 GFA	6	147	6	100
Mailroom/Card Assembly	1	3,900	N/A	6	N/A	N/A		1 Space per 1000 GFA	2	39	2	9
ID Store	1	6,241	N/A	2	N/A	N/A	N/A	1 Space per 250 GFA	1	25	2	7
Parish Hall/ Gift Shop	1	12,747	N/A	6	N/A	N/A	N/A	1 Space per 300 GFA	2	43	2	43
Chapel	1	12,091	N/A	3	N/A	N/A	400	1 Space per 4 Fixed Seats or 1 Space per 100 GSF	5	121	5	121
Visitor Housing	1	11,644	N/A	2	N/A	N/A	N/A	1-1/2 Space per Guest Room	2	36	2	36
Admin	1	12,497	N/A	15	N/A	N/A	N/A	1 Space per 300 GSF	2	42	2	25
Records	1	12,497	N/A	3	N/A	N/A	N/A	1 Space per 300 GSF	2	42	2	6
Guard Station	1	64	N/A	1 (3 Shifts)	N/A	N/A	N/A	1 Space per 250 GFA	1	1	1	1
Warehouse/ Maint. Bldg.	1	18,750	N/A	8	N/A	N/A	N/A	1 Space per 1000 GFA	1	19	1	8
Totals	27	238,462	144	122	0	38	400	N/A	48	1013	49	480



Home of the Good Shepherd Architectural Imagery

St. Jude's 



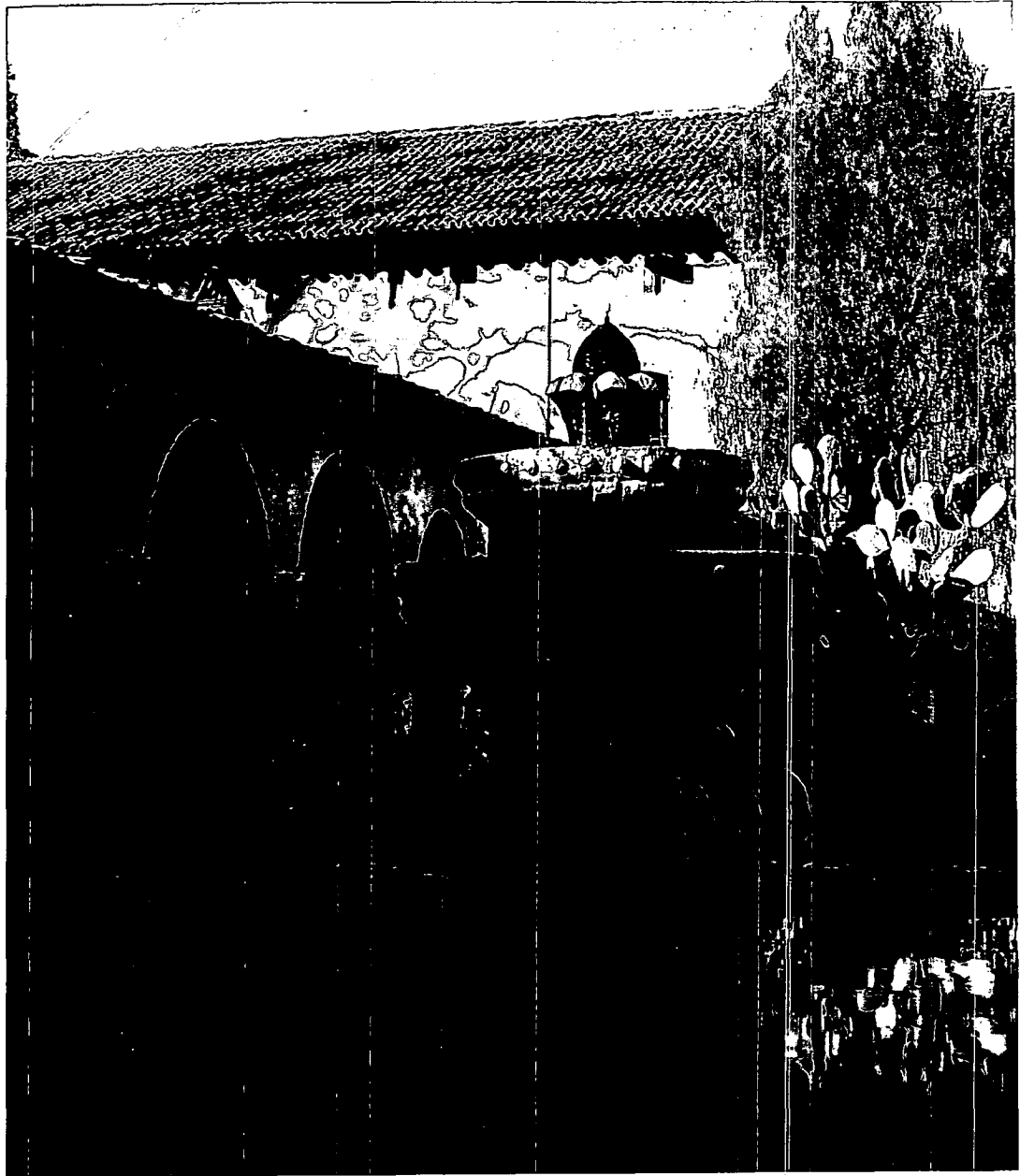
Studio One: Planning

Studio Two: Architecture

Studio Three: Urban Design

St. Jude's

Home of the Good Shepherd Architectural Images



Outdoor Fountain.



Studio One: Planning

Studio Two: Architecture

Studio Three: Urban Design

St. Jude's 

Home of the Good Shepherd Architectural Imagines



Fountain in Courtyard



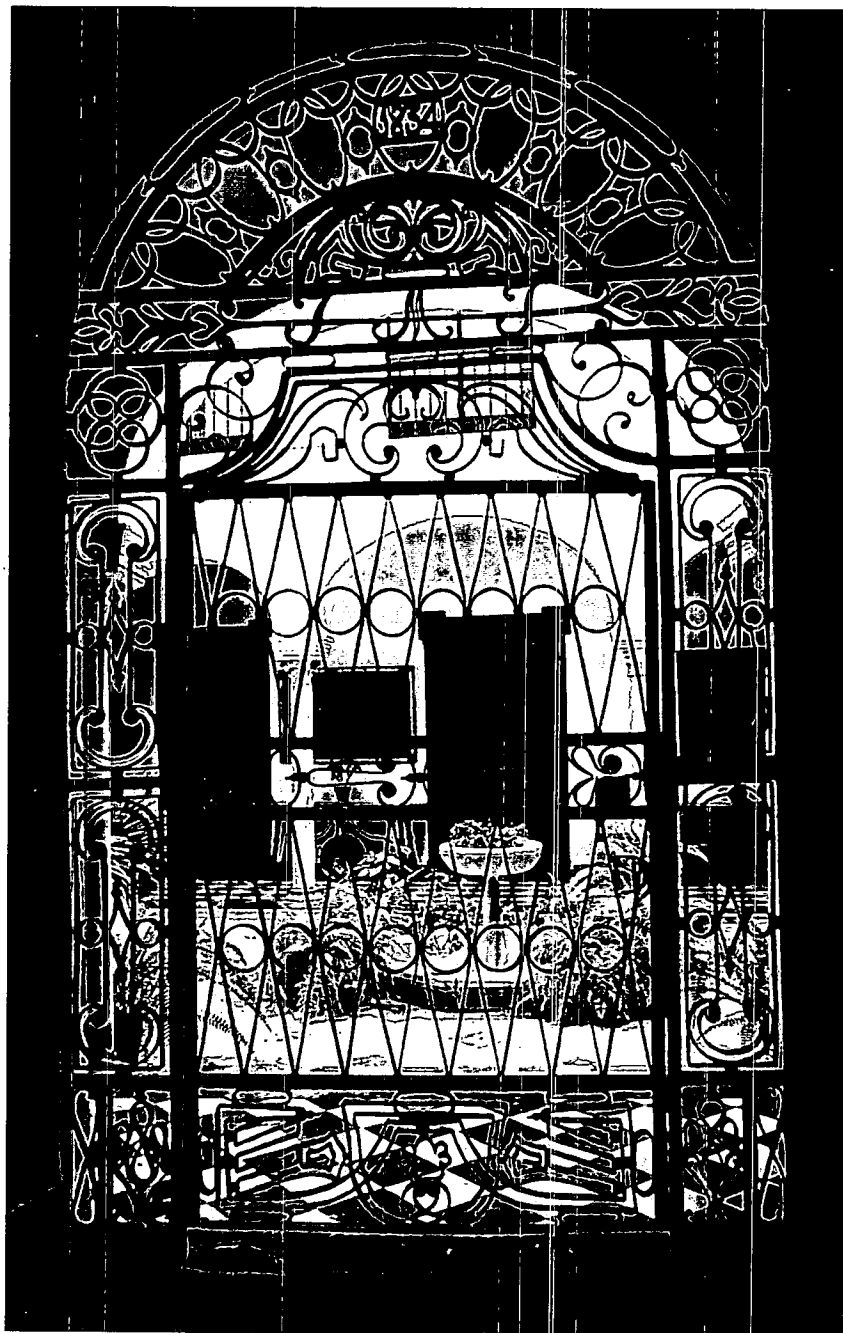
Studio One: Planning

Studio Two: Architecture

Studio Three: Urban Design

St. Jude's 

Home of the Good Shepherd Architectural Imagery



Ornamental Gate



Studio One: Planning

Studio Two: Architecture

Studio Three: Urban Design

St. Jude's 



Courtyard With Fountain



Studio One: Planning

Studio Two: Architecture

Studio Three: Urban Design

Home of the Good Shepherd
Architectural Images

St. Jude's 

Home of the Good Shepherd Architectural Imagines



Desert Landscape



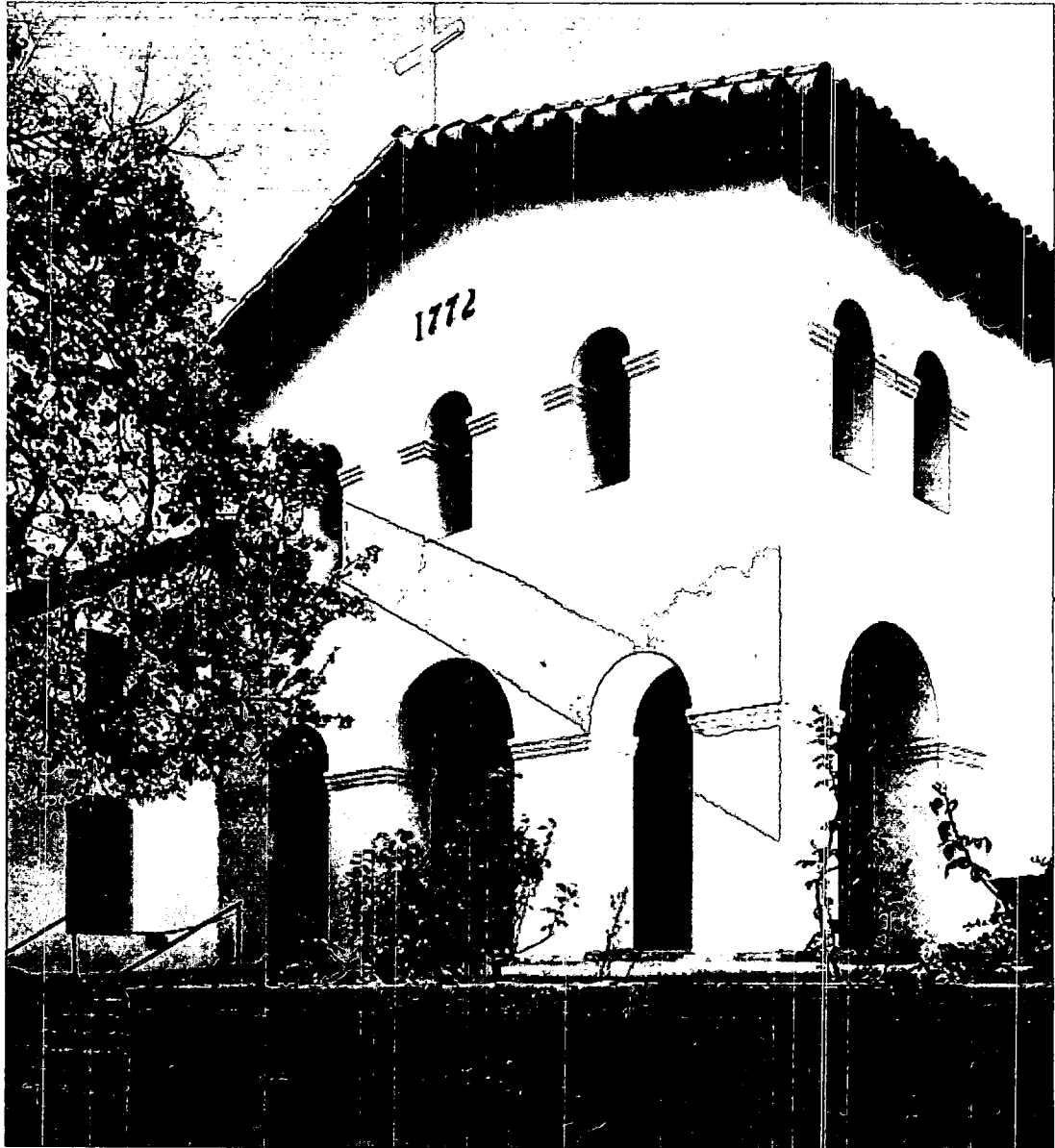
Studio One: Planning

Studio Two: Architecture

Studio Three: Urban Design

St. Jude's 

Home of the Good Shepherd Architectural Imagery



Chapel Exterior



Studio One: Planning

Studio Two: Architecture

Studio Three: Urban Design

St. Jude's 

Home of the Good Shepherd Architectural Imagery



Paved Pedestrian Path



Studio One: Planning

Studio Two: Architecture

Studio Three: Urban Design

St. Jude's 

Home of the Good Shepherd Architectural Imagines



Facade

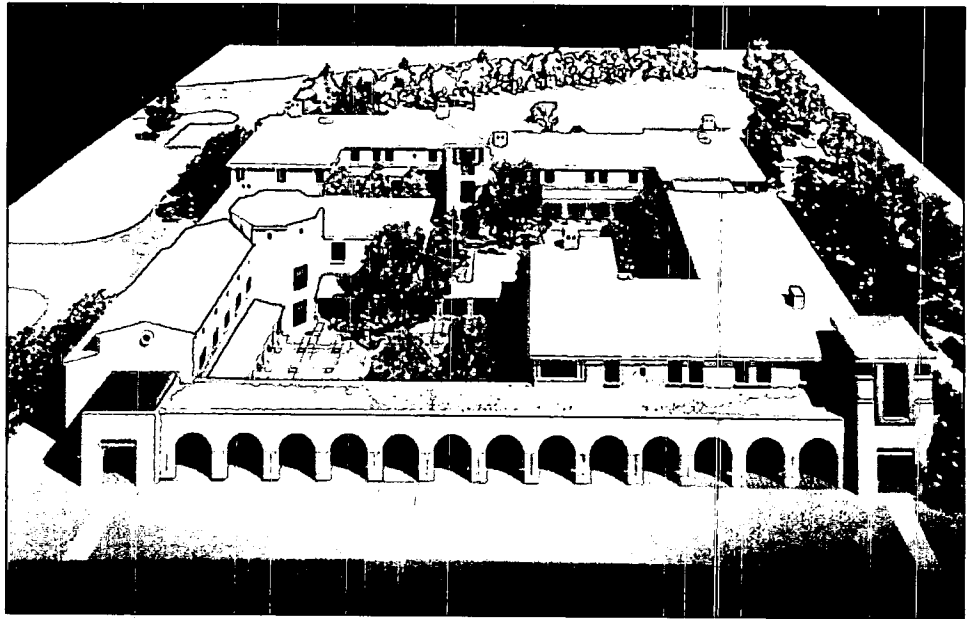


Studio One: Planning

Studio Two: Architecture

Studio Three: Urban Design

Home of the Good Shepherd Architectural Images



Campus Aerial



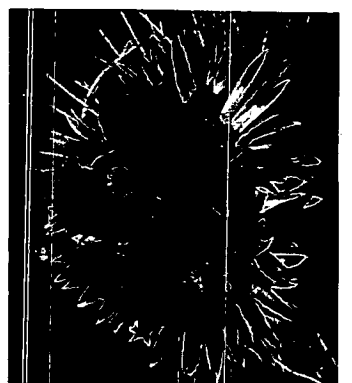
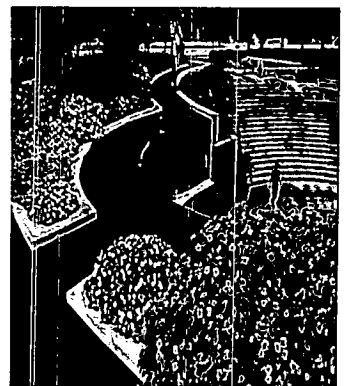
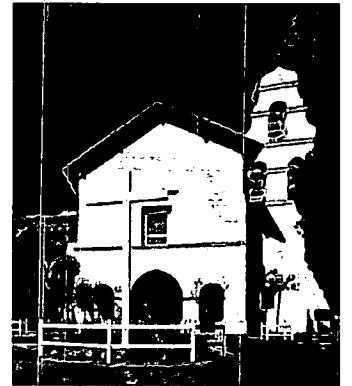
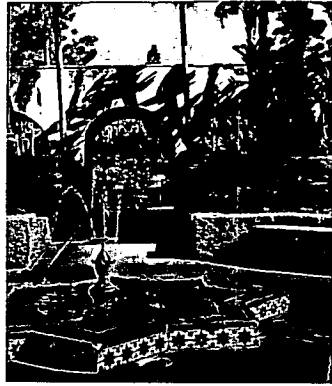
Studio One: Planning

Studio Two: Architecture

Studio Three: Urban Design

Home of the Good Shepherd Architectural Images

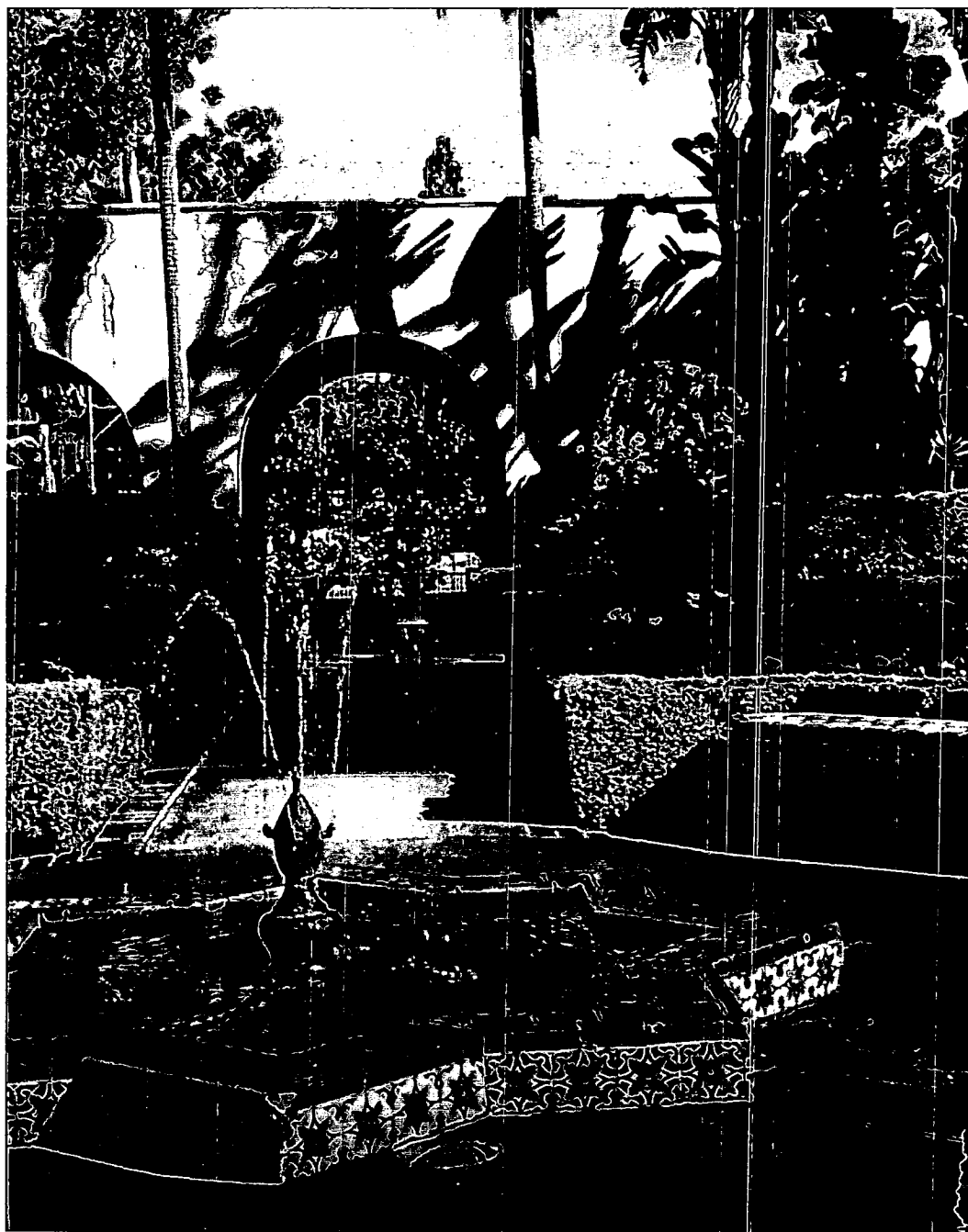
St. Jude's 



Studio One: Planning

Studio Two: Architecture

Studio Three: Urban Design

St. Jude's 

Corridor Through Courtyard



Studio One: Planning

Studio Two: Architecture

Studio Three: Urban Design

Home of the Good Shepherd
Architectural Imagines

St. Jude's 

Home of the Good Shepherd Architectural Imagines



Public Space



Studio One: Planning

Studio Two: Architecture

Studio Three: Urban Design

St. Jude's 



Early Tradition



Studio One: Planning

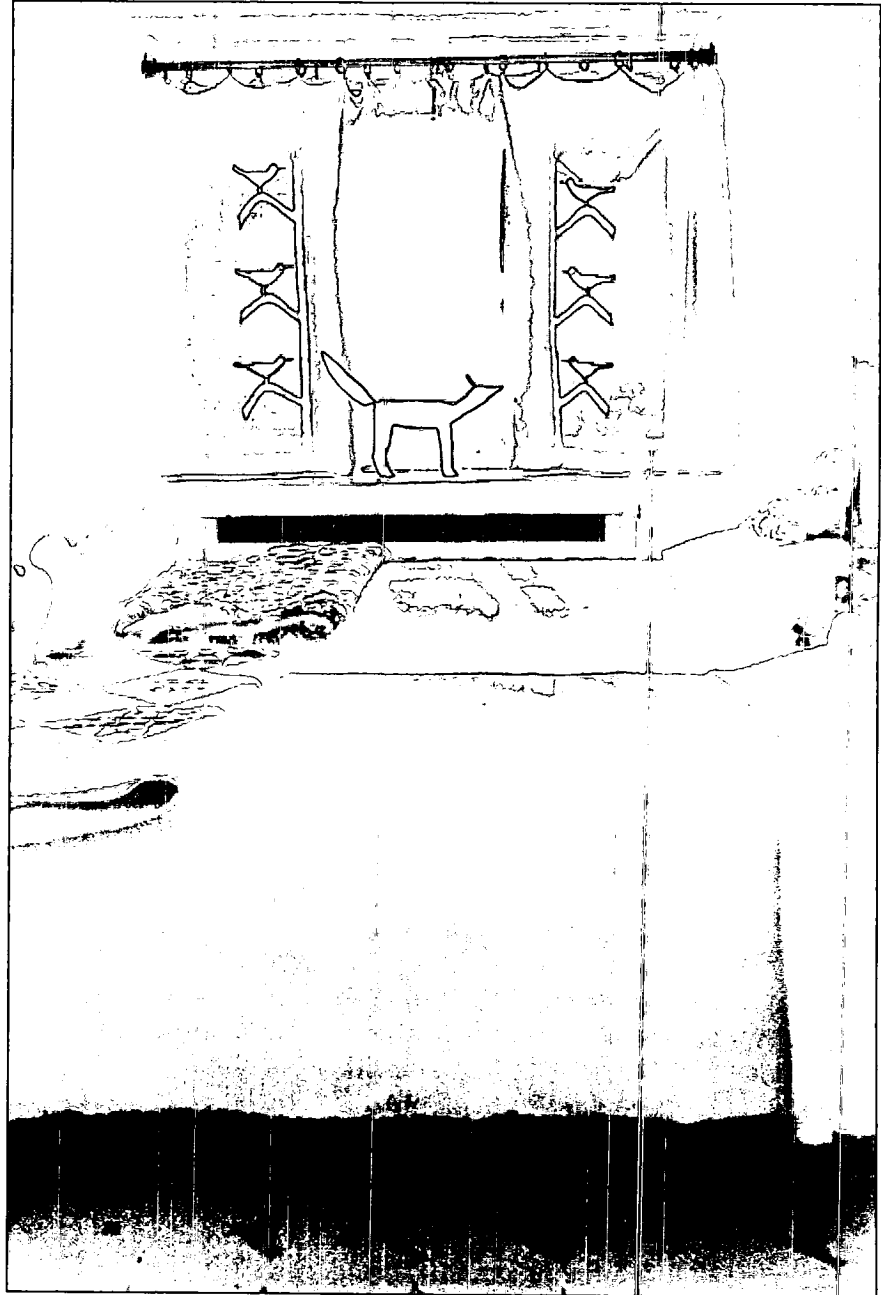
Studio Two: Architecture

Studio Three: Urban Design

Home of the Good Shepherd
Architectural Images

St. Jude's 

Home of the Good Shepherd Architectural Imagery



Morning Sun



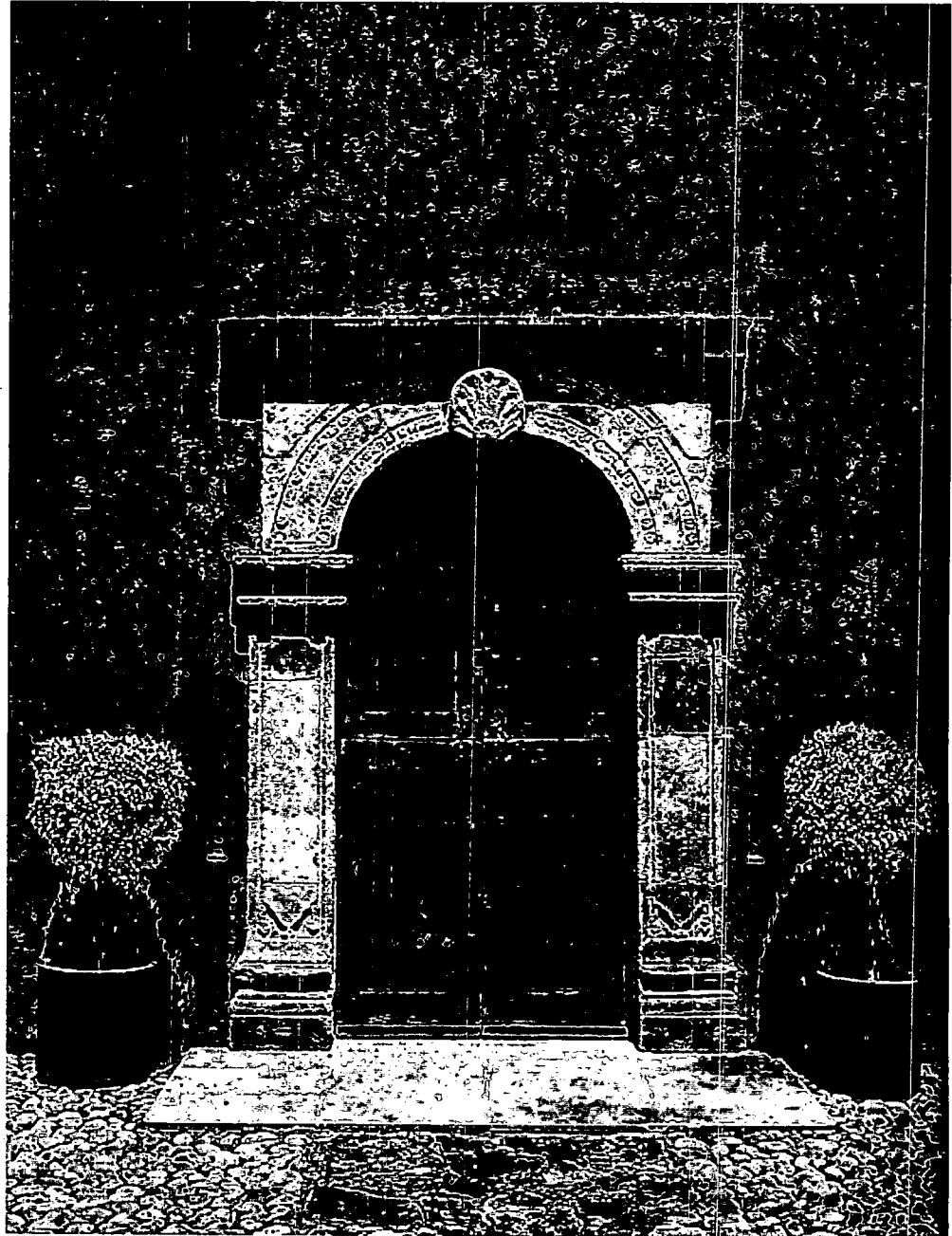
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Studio Two: Architecture

Studio Three: Urban Design

St. Jude's 

Home of the Good Shepherd Architectural Imagines



Texture

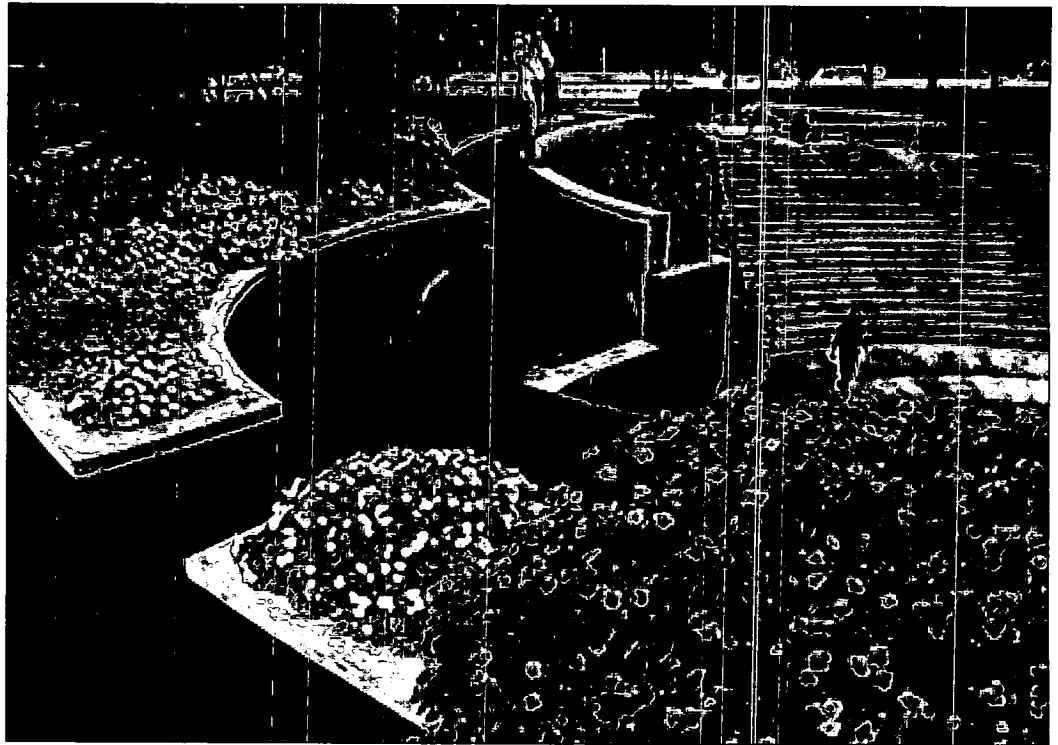


Studio One: Planning

Studio Two: Architecture

Studio Three: Urban Design

Home of the Good Shepherd Architectural Imagery



Amphitheater



Studio One: Planning

Studio Two: Architecture

Studio Three: Urban Design

St. Jude's

Home of the Good Shepherd Architectural Imagery



Outdoor Fountain



Studio One: Planning

Studio Two: Architecture

Studio Three: Urban Design

St. Jude's 

Home of the Good Shepherd Architectural Imagery



Arcade

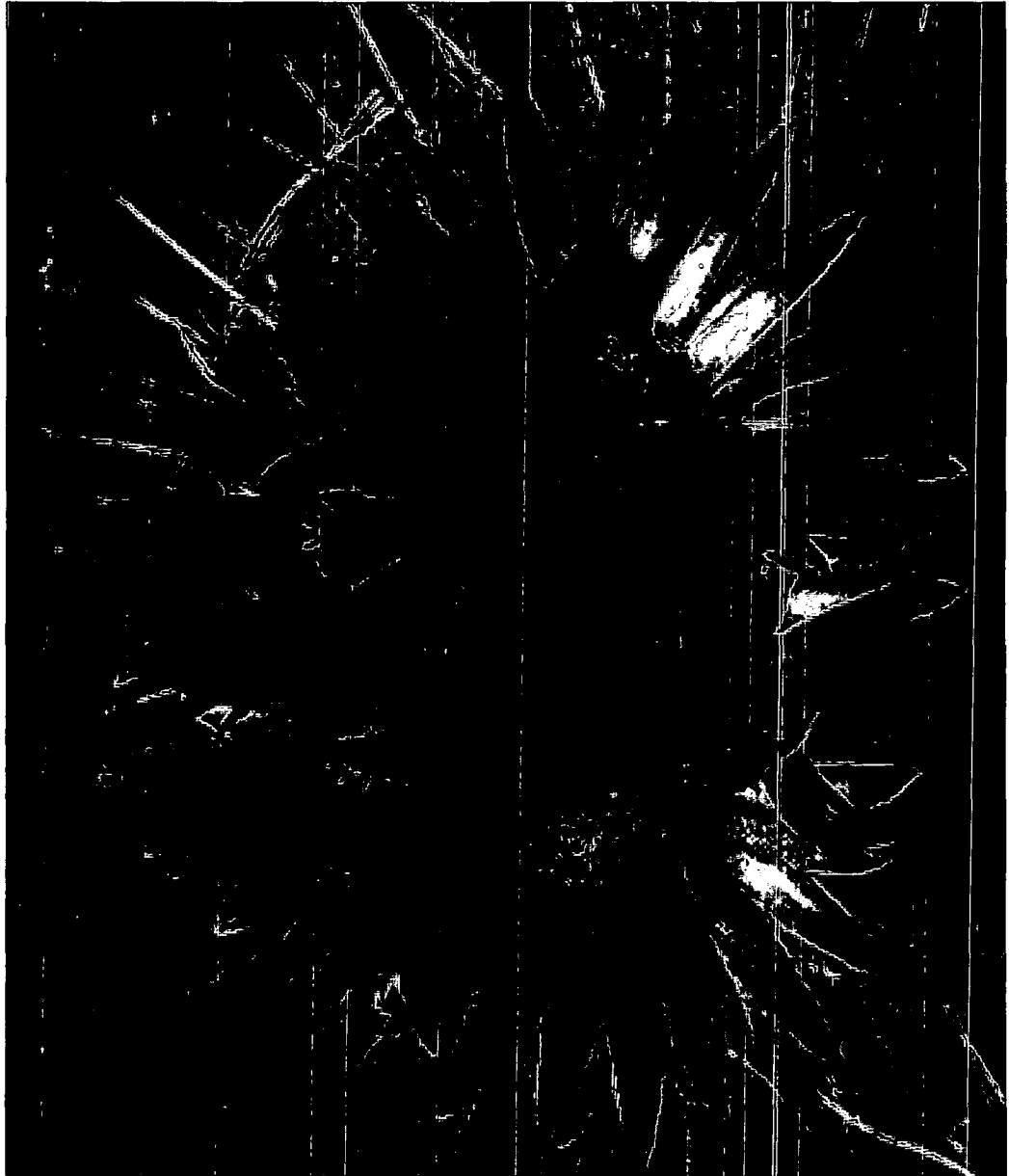


Studio One: Planning

Studio Two: Architecture

Studio Three: Urban Design

St. Jude's 



Desert Flower



Studio One: Planning

Studio Two: Architecture

Studio Three: Urban Design

Home of the Good Shepherd
Architectural Imagines



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Disclaimer

The intent of this disclaimer is to acknowledge that RAFI is not the original photographer of the above referenced images. The authentic publishers and authors are cited in the enclosed bibliography.



SECTION 4



OFFICE OF THE GOVERNOR

KENNY C. GUINN
Governor

March 18, 1999

Ms. Laura Spina
Fielden Companies
2480 E. Tompkins, Suite 103
Las Vegas, NV 89121

Dear Ms. Spina:

This letter is written in support of the Good Shepherd Campus for Girls in Las Vegas. I wholeheartedly endorse programs that provide a wholesome, loving environment for troubled children and the St. Judes program is one of those. Bright, upstanding and responsible young people are our State's future; I encourage all involved in the Good Shepherd Campus project to keep this goal in focus.

Best wishes for a successful venture.

Sincerely,

A handwritten signature of Kenny C. Guinn in black ink, written over a horizontal line.

Kenny C. Guinn
GOVERNOR

KCG/fm

cc: W. Stewart Gibbons
Farther Herbert A. Ward

LORRAINE T. HUNT
Lieutenant Governor

STATE OF NEVADA



CARSON CITY:
Capitol Building
101 N. Carson Street, Suite 2
Carson City, Nevada 89710
(775) 684-5637
Fax (775) 684-5782

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Grant Sawyer Building
555 E. Washington, Suite 5500
Las Vegas, Nevada 89101-1050
(702) 486-2400
Fax (702) 486-2404

CHAIR
Nevada Commission on
Economic Development

CHAIR
Nevada Commission on
Tourism

MEMBER
Board of Directors
Nevada Department of
Transportation

OFFICE OF THE LIEUTENANT GOVERNOR

February 10, 1999

Ms. Laura Spina
Fielden Companies
2480 E. Tompkins, Suite 103
Las Vegas, Nevada 89121

Dear Ms. Spina,

For a long time, it has been a priority of St. Judes and its board members to reopen and rebuild the Good Shepherd Campus for girls in Las Vegas.

As a former president of the Board of Trustees and honorary board member, I believe our efforts to provide the community's troubled young women with an alternative system of support is a worthy undertaking. Knowing the dedication of the caring staff at St. Judes, under the leadership of Father Herbert A Ward, Jr., I heartily endorse and give my strong support to see the land exchange negotiations with the City of Las Vegas reach a successful conclusion.

I am sure you will agree that St. Judes is a worthwhile cause and deserves our utmost support. Your efforts to expedite this land exchange will be truly appreciated.

Sincerely,

A handwritten signature in cursive script that reads "Lorraine T. Hunt".

LORRAINE T. HUNT
Lieutenant Governor

cc: W. Stewart Gibbons
Father Herbert A. Ward, Jr.

RAYMOND D. RAWSON

SENATOR

Clark District 3

ASSISTANT MAJORITY LEADER

COMMITTEES:

Chairman

Human Resources and Facilities

Vice Chairman

Finance

Member

Legislative Affairs and Operations



State of Nevada Senate

Seventieth Session

DISTRICT OFFICE:

2217 Scarlet Rose Road
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Work: (702) 351-5591

Home Fax No.: (702) 338-4583

LEGISLATIVE BUILDING:

401 S. Carson Street

Carson City, Nevada 89701-4747

Office: (775) 687-3184 or 687-5742

Fax No.: (775) 687-6204 or 687-3206

February 15, 1999

Laura Spine

Fielden Companies

2480 East Tompkins, Suite 103

Las Vegas, NV 89121

Re: St. Jude's Ranch for Children Land Exchange

Dear Ms. Spine,

I am writing this letter in support of the land exchange proposed by St. Jude's Ranch for Children. This non-profit facility is currently negotiating to exchange some of St. Jude's acreage in the northern part of the county with the City of Las Vegas for a more suitable parcel in a nearby area. St. Jude's is currently rebuilding the Good Shepherd Campus for Girls in Las Vegas and completing this land exchange would provide the greatly needed program with the opportunity to move along at a quicker pace.

Your efforts to promote programs like this in our community are greatly appreciated. Keep up the good work.

Sincerely,

A handwritten signature in cursive script that reads "Ray Rawson".

Raymond D. Rawson

Senator District 6

RDR:klp

WILLIAM J. RAGGIO

SENATOR

Washoe No. 3

MAJORITY FLOOR LEADER

COMMITTEES:

Chairman

Finance

Vice Chairman

Government Affairs

Member

Legislative Affairs and Operations



State of Nevada Senate

Seventieth Session

DISTRICT OFFICE:

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LEGISLATIVE BUILDING

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Carson City, Nevada 89701-4747

Office: (775) 887-3557 or 887-5742

Fax No.: (775) 887-8206

February 17, 1999

Laura Spina
Fielden Companies
2480 E. Thompkins, Suite 103
Las Vegas, Nevada 89121

Dear Ms. Spina:

I am pleased to write in support of the St. Jude's Ranch for Children project which is being facilitated by Father Herbert A. Ward Jr. and Mr. W. Stewart Gibbons National Board Chairman.

This newest project, a campus for girls in Las Vegas, is a much-needed service in your community. The program efforts to provide troubled young woman with an alternative system of support is a worthy undertaking.

The name Good Shepherd has a historic perception since it was formerly the name of the home of the Good Shepherd school in that area. I certainly recommend moving forward with this project.

Sincerely,

A handwritten signature in black ink, appearing to read "WJR", followed by a long horizontal line.

William J. Raggio
Senate Majority Leader

WJR/ds/lmr

WILLIAM J. RAGGIO

SENATOR

Washoe No. 3

MAJORITY FLOOR LEADER

COMMITTEES:

Chairman

Finance

Vice Chairman

Government Affairs

Member

Legislative Affairs and Operations



State of Nevada Senate

Seventieth Session

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Carson City, Nevada 89701-4747

Office: (775) 887-3557 or 887-5742

Fax No.: (775) 887-8206

February 17, 1999

FEB 25

Laura Spina
Fielden Companies
2480 E. Thompkins, Suite 103
Las Vegas, Nevada 89121

Dear Ms. Spina:

I have been advised by Father Ward, President and CEO St. Jude's Ranch for Children, that progress is being made in the laudable attempt to rebuild the Good Shepherd Camp for girls.

I am also advised that negotiation is under way to trade some St. Jude's acreage in the northern part of the county with the City of Las Vegas in exchange for another more suitable parcel in a nearby area. I would certainly endorse any of these proposals. The proposed program is much needed and would recreate a program operated by St. Jude's which was previously operated under the auspices of the home of the Good Shepherds.

I would be pleased to furnish any of the additional information, which might be pertinent.

Sincerely,

A handwritten signature in black ink, appearing to read "W. J. Raggio".

William J. Raggio
Senate Majority Leader

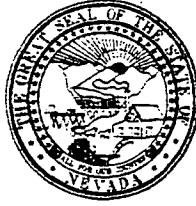
WJR/ds/lmr

cc: Father Herbert A. Ward, Jr.
President and CEO
St. Jude's Ranch for Children

MAGGIE CARLTON

SENATOR

Clark No. 2



COMMITTEES:

Member

Commerce and Labor
Legislative Affairs and Operations
Natural ResourcesNevada Senate
Carson City

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Fax No.: (775) 687-3206
E-mail: mcarlton@sen.state.nv.us
www.leg.state.nv.usDISTRICT OFFICE:
5540 E. Cartwright
Las Vegas, Nevada 89110-3820
Office: (702) 452-3619

February 19, 1999

Ms. Laura Spina
Fielden Companies
2480 East Tompkins, Suite 103
Las Vegas, Nevada 89121

Dear Ms. Spina:

It is with the highest regard and admiration that I write this letter of support for the St. Jude's Ranch for Children project, facilitated by Father Herberrr A. Ward, Jr., and Mr. W. Stewart Gibbons, National Board Chairman.

The newest project, a campus for girls in Las Vegas, is a much needed service in our community. The program's efforts to provide troubled young women with an alternative system of support is a worthy undertaking.

Therefore, it is with the utmost respect, support and endorsement that I recommend moving forward with the Good Shepherd Campus for Girls in Las Vegas.

Sincerely,

A handwritten signature in cursive script that reads "Maggie Carlton".

Maggie Carlton, Senator
Clark County, District No. 2

MC:ml

FEB 22

JON C. PORTER

SENATOR

Clark District 1



DISTRICT OFFICE:
801 Whitney Ranch Drive, Suite 18
Henderson, Nevada 89014-2643
Office: (702) 294-1004
Fax No.: (702) 451-1533

LEGISLATIVE BUILDING:

401 S. Carson Street
Carson City, Nevada 89701-4747
Office: (775) 687-3592 or 687-5742
Fax No.: (775) 687-8206

COMMITTEES:

Chairman

Legislative Affairs and Operations

Vice Chairman

Judiciary

Member

Government Affairs

State of Nevada Senate

Seventieth Session

February 22, 1999

Ms. Laura Spina
Fielden Companies
2480 E. Tompkins, Suite 103
Las Vegas, Nevada 89121

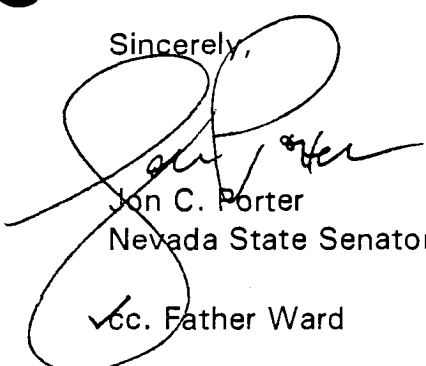
Dear Ms. Spina:

It is my pleasure to write a letter of support for the St. Jude's Ranch for Children project, facilitated by Father Herbert A. Ward, Jr., and Mr. W. Stewart Gibbons, National Board Chairman.

The newest project, a campus for girls in Las Vegas, is a needed service in our community. The program's effort to provide troubled young women with an alternative system of support is a worthy undertaking.

Therefore, I recommend moving forward with the Good Shepherd Campus for Girls in Las Vegas.

Sincerely,


Jon C. Porter
Nevada State Senator

✓cc. Father Ward

TERRY CARE

SENATOR

Clark No. 7



COMMITTEES:

Member

Government Affairs

Judiciary

Transportation

State of Nevada Senate

Seventieth Session

DISTRICT OFFICE:

4371 Woodcrest Road
Las Vegas, Nevada 89121-4646

Office: (702) 436-9298
Fax No.: (702) 436-9298

LEGISLATIVE BUILDING:

401 S. Carson Street
Carson City, Nevada 89701-4747
Office: (775) 687-3634 or 687-5742
Fax No.: (775) 687-3206

February 24, 1999

26

Ms. Laura Spina
Fielden Companies
2480 E. Tompkins, Suite 103
Las Vegas, NV 89121

Dear Ms. Spina:

My intent in writing is to express my unreserved support for the St. Jude's Ranch for Children project, specifically the Las Vegas campus for girls. I have long supported St. Jude's and was close friends with the late Charles Vanda, creator of UNLV's Charles Vanda Masters Series.

Dr. Vanda's wife, Shirley, was active with St. Jude's and, in fact, in 1979 I attended the dedication of St. Jude's bell tower, which is named for Mrs. Vanda. I would deeply appreciate seeing the Good Shepherd Campus become a reality.

Sincerely,

Senator Terry Care

TJC/jat

ANN O'CONNELL

Senator

Clark No. 2

7225 Montecito Circle

Las Vegas, Nevada 89120

431-3444

February 9, 1999



COMMITTEES

Chairman

Government Affairs

Vice Chairman

Commerce

Member

Taxation

Laura Spina,
Fielden Companies,
2480 E. Tompkins,
Suite 103,
Las Vegas, Nevada, 89121

Nevada Legislature

SIXTY-FOURTH SESSION

Dear Ms. Spina:-

I am aware of the significant efforts which have been expended in the program to rebuild the Good Shepherd Campus for Girls here in Las Vegas and would appreciate having my name and office associated with these labors.

The crying need for such a facility in the general city limits is apparent to anyone who has observed the growth in our population of girls who desperately require such a haven operated by compassionate, qualified and willing professionals.

Please be assured that to the extent that I can assist in accomplishing the exchange of acreage in the county for a more suitable parcel here in the City, I stand ready, willing and able to do so.

Our community is surely blessed to have individuals such you, Father Ward and Stewart Gibbons of St. Jude's Ranch for Children, devoting your time, talents and efforts for the care of abused, abandoned and troubled children. It is the availability of such nonprofit and nonsectarian facilities in this highly profiled city which is so often unrecognized by critics in the print and electronic media.

There is surely a place reserved in heaven for people such as you!

I heartily endorse your plans and will be watching your progress with avid interest.

Warmest regards,

A handwritten signature in cursive script, appearing to read "Ann O'Connell".

ANN O'CONNELL



Nevada Legislature

SEVENTIETH SESSION

COMMITTEES:

Chairman

Natural Resources

Public Lands

Vice Chairman

Taxation

Member

Commerce and Labor

DEAN A. RHOADS

SENATOR

Northern Nevada Senate District

February 17, 1999

Ms. Laura Spina
Fielden Companies
2480 E. Tompkins, Suite 103
Las Vegas, NV 89121

Re: St. Judes Ranch for Children

Dear Ms. Spina:

I fully support the rebuilding of the Good Shepherd Campus for Girls in Las Vegas. I feel this is a worthy program which deserves further expansion.

St. Judes Ranch for Children is a non-profit organization which cares for abused and neglected children, with some placed privately and others assigned by the state of Nevada. Through this service St. Judes is a great asset to the community, and therefor deserves it's full support.

I encourage any effort towards a successful land exchange with the City of Las Vegas, so that the Good Shepherd Campus will be able to greater help children in need.

Sincerely,

Dean A. Rhoads
State Senator

DAR/km

DISTRICT OFFICE:

Box 3, Tuscarora, Nevada 89834-0008 • Ranch (775) 756-6582 • Elko (775) 738-4490 • Cell (775) 742-7303 • Fax No. (775) 756-5544

LEGISLATIVE BUILDING:

401 S. Carson Street, Carson City, Nevada 89701-4747 • (775) 687-3648 or 687-5742 • Fax No. (775) 687-8206

KATHY McCLAIN

ASSEMBLYWOMAN

District No. 15



COMMITTEES:

Member

Elections, Procedures, and Ethics

Health and Human Services

Judiciary

Transportation

DISTRICT OFFICE:

107 Greenbrier Townhouse Way

Las Vegas, Nevada 89121

(702) 898-8579

Fax No.: (702) 433-1815

LEGISLATIVE BUILDING:

401 S. Carson Street

Carson City, Nevada 89701-4747

Office: (775) 684-8636

Fax No.: (775) 684-8877

State of Nevada Assembly

Seventieth Session

February 8, 1999

Ms. Laura Spina
Fielden Companies
2480 E. Tompkins, Suite 103
Las Vegas, NV 89121

Dear Ms. Spina,

It is with the highest regard and admiration that I write this letter of support for the St. Judes' Ranch for Children project, facilitated by Father Herbert A. Ward, Jr., and Mr. W. Stewart Gibbons, National Board Chairman.

Their newest project, a campus for girls in Las Vegas, is a much-needed service in our community. Children bring a lot of joy into our lives, and though they face many perils in their future, it is an asset to our community in having an exceptional educational facility for girls. I believe St. Judes' Good Shepherd Campus for Girls will be such a place.

As a grandparent, I feel secure in knowing special places like this will give my grandchildren a head start in feeling secure with themselves, as they grow into adulthood and face the future.

Therefore, it is with the utmost respect, support and endorsement that I recommend moving forward with the Good Shepherd Campus for Girls in Las Vegas.

Sincerely,

A handwritten signature in cursive script that reads "Kathy McClain".

Kathy McClain

M/kad

pc: file

JOSEPH E. DINI, JR.

ASSEMBLYMAN

District No. 38

SEAKER OF THE ASSEMBLY

COMMITTEES:

Member

Ways and Means

Elections, Procedures, and Ethics

Commerce and Labor

Chm. Audit Subcommittee



State of Nevada
Assembly
Seventieth Session

DISTRICT OFFICE:

104 N. Mountain View
Yerington, Nevada 89447

Office: (775) 463-2568
Yerington: (775) 463-2669
Carson City: (775) 382-4381
Fax No.: (775) 463-5292

LEGISLATIVE BUILDING:

401 S. Carson Street
Carson City, Nevada 89701-4747

Office: (775) 684-3503
684-3522
Fax No.: (775) 687-4007

February 10, 1999

Ms. Laura Spina
Fielden Companies
2480 E. Tompkins, Suite 103
Las Vegas, NV 89121

Re: St. Jude's Ranch for Children

Dear Ms. Spina:

Please allow me to give my utmost support to the efforts in rebuilding the Good Shepherd Campus for Girls in Las Vegas.

In my dealings with the St. Jude's Ranch for Children, I have always found it to be an outstanding organization. It does so much good for children in southern Nevada.

I hope that the city of Las Vegas will participate with the exchange proposed by St. Jude's for the acreage. This will enable them to find a suitable parcel in a nearby area. I know that your efforts will certainly help to reach a successful conclusion to this great project for girls in Las Vegas.

Sincerely,

A handwritten signature in dark ink, appearing to read "Joseph E. Dini, Jr.", written over a circular stamp.

Joseph E. Dini, Jr.
Speaker of the Assembly

c: Father Herbert A. Ward, Jr.

GENE SEGERBLOM

ASSEMBLYWOMAN

District No. 22



COMMITTEES:

Member

Commerce and Labor

Judiciary

Vice Chairman

Natural Resources, Agriculture,
and Mining

Nevada Assembly

Carson City

DISTRICT OFFICE:

P.O. Box 61136

Boulder City, Nevada 89006

Office: (702) 293-2626

Fax No.: (702) 385-2909

LEGISLATIVE BUILDING:

401 S. Carson Street

Carson City, Nevada 89701-4747

Office: (775) 684-3823 or 687-5739

Fax No.: (775) 687-4007

February 10, 1999

Laura Spina
Fielden Companies
2480 E. Tompkins, Suite 103
Las Vegas, NV 89121

Dear Ms. Spina:

I would like to endorse rebuilding the Good Shepherd Campus for Girls in Las Vegas.

I am sure you realize how well St. Judes Ranch for Children in Boulder City has done under the leadership of Father Ward. Today it seems necessary to have a good program for girls who need assistance, and Good Shephard Campus seems ideal.

I contacted Father Ward and assured him I would write a letter to you in support of this project. Thank you for your consideration.

Cordially,

A handwritten signature in cursive script that reads "Gene Segerblom".

Gene Segerblom

GWS/jh

BOB BEERS, CPA
ASSEMBLYMAN
District No. 4



DISTRICT OFFICE:
7310 W. Smoke Ranch Road
Suite R
Las Vegas, Nevada 89128
Voice: (702) 966-2000, Ext. 401
Fax No.: (702) 962-3102
E-mail: rbeers@wbdnet.com

COMMITTEES:
Member
Ways and Means
Commerce and Labor
Elections, Procedures, and Ethics

State of Nevada
Assembly
Seventieth Session

LEGISLATIVE BUILDING:
401 S. Carson Street
Carson City, Nevada 89701-4747
Office: (775) 684-8829
Fax No.: (775) 687-4007

February 15, 1999

Ms Laura Spina
Fielden Companies
2480 E. Tompkins, Suite 103
Las Vegas, Nevada 89121

RE: St. Judes Ranch for Girls

I recently received a letter from Father Herbert A. Ward, Jr. President and CEO of St. Jude's Ranch for Girls, regarding a land exchange in the northern part of the county with the City of Las Vegas.

Apparently the land exchange has proceeded at a slower pace due to the logistics of the facility and the acquisition of suitable land for the ranch.

I would like to add my support for the land exchange in favor of St. Judes Ranch for Children. The ranch for girls that Father Ward is promoting is a much-needed program for that area.

If you have any questions please feel free to contact me at (775) 684-8829.

Sincerely,

A handwritten signature in dark ink, appearing to read "R. Beers".

Robert T. Beers
Assemblyman District 4

BARBARA K. CEGAVSKE

ASSEMBLYWOMAN

District No. 5

ASSISTANT MINORITY LEADER

COMMITTEES:

Member

Education

Transportation

Ways and Means



State of Nevada

Assembly

Seventieth Session

February 15, 1998

DISTRICT OFFICE:

3435 Laredo Street

Las Vegas, Nevada 89143-5272

(702) 378-0711

Fax No.: (702) 222-9909

LEGISLATIVE BUILDING:

401 S. Carson Street

Carson City, Nevada 89701-4747

Office: (775) 684-3833

Fax No.: (775) 687-4007

Laura Spina
Fielden Companies
2480 E. Tompkins, Suite 103
Las Vegas, Nevada 89121

Dear Ms. Spina:

I understand St. Judes Ranch for Children is interested in building a campus for girls in the Las Vegas area. As you may know, I am deeply interested in the educational programs for all of our children in Nevada but, unfortunately, there are some students whose self-esteem or home situation dictate that another environment must be found.

Although I have not explored the options available on a proposed land change, I do encourage you to explore all avenues available to permit these girls to become more responsible adults in the future.

If I can be of any assistance, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Barbara".

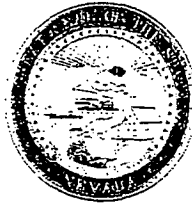
Barbara K. Cegavske

BLC:nd

ELLEN M. KOMISTO

ASSEMBLYWOMAN

District 14



DISTRICT OFFICE:

1147 Timber Ridge Court
Las Vegas, Nevada 89110

Office: (702) 438-5723
Fax No.: (702) 438-2822
E-mail: kcoivisto@ix.netcom.com

COMMITTEES:

Vice Chairman

Health and Human Services

Member

Education

Judiciary

LEGISLATIVE BUILDING:

401 S. Carson Street
Carson City, Nevada 89701-4747

Office: (775) 684-8597
Fax No.: (775) 684-8693

State of Nevada
Assembly
Seventieth Session

February 16, 1999

Ms. Laura Spina
Fielden Companies
2480 E. Tompkins, Suite 103
Las Vegas, NV 89121

Dear Ms. Spina:

I strongly support the St. Jude's Ranch for children. It is unfortunate that facilities such as yours are necessary, but they are essential to provide a caring environment for the children they aid.

I commend your efforts in rebuilding the Good Shepherd Campus for Girls in Las Vegas.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ellen Koivisto".

Ellen M. Koivisto
Assemblywoman, District 14

EK/nh

JOHN C. CARPENTER

ASSEMBLYMAN

District No. 33



DISTRICT OFFICE:

P.O. Box 190

Elko, Nevada 89803

Office: (775) 738-9861

Fax No.: (775) 738-4953

COMMITTEES:

Member

Judiciary

Natural Resources, Agriculture,
and Mining
Transportation

LEGISLATIVE BUILDING:

401 S. Carson Street

Carson City, Nevada 89701-4747

Office: (775) 884-8831 or 887-5739

Fax No.: (775) 834-8891

State of Nevada Assembly

Seventieth Session

February 16, 1999

Ms. Laura Spina
Fielden Companies
2480 E. Tompkins, Suite 103
Las Vegas, NV 89121

Dear Ms. Spina:

I am very much in favor of the St. Jude's Ranch for children. I have had information about it at other legislative sessions. I am definitely in favor of your concept and project and will pray your efforts will come to pass.

Sincerely,

A handwritten signature in cursive script that reads "John C. Carpenter".

John C. Carpenter
Assemblyman, District 33

/dh

FEB 26

Dawn Gibbons
2535 Kinney Lane
Reno, Nevada 89511-6546

February 22, 1999

Laura Spina
Fielden Companies
2480 E. Tompkins, Suite 103
Las Vegas, Nevada 8912

Dear Laura:

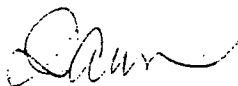
I recently received a letter from father Herbert A. Ward regarding the land exchange in the northern part of the county with the City of Las Vegas.

I would like to add my support of this land exchange and feel that the ranch for girls that Father Ward is promoting is a much-needed program for that area.

If you have any questions please feel free to contact me at (775) 684-8855 or at home (775) 851-426.

God speed and God Luck in your endeavors.

Sincerely,



Dawn Gibbons
Assemblywoman District 25

DENNIS NOLAN
ASSEMBLYMAN
District No. 13



DISTRICT OFFICE:
P.O. Box 32134
Las Vegas, Nevada 89130
Office: (702) 376-1551

LEGISLATIVE BUILDING:
401 S. Carson Street
Carson City, Nevada 89701-4747
Office: (702) 684-6853 or 687-6739
Fax No.: (702) 684-6894 or 687-4007

COMMITTEES:

Member
Judiciary
Labor and Management
Transportation

State of Nevada Assembly

Sixty-Ninth Session

March 4, 1999

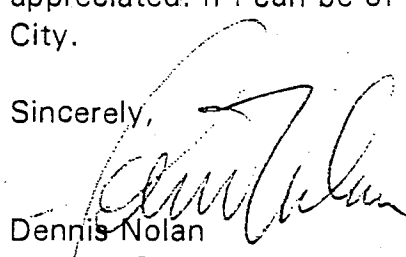
Laura Spina
Fielden Companies
2480 E Tompkins Suite 103
Las Vegas, Nevada 89121

Dear Laura:

I am writing this letter to express my support for the rebuilding project St. Judes Ranch has undertaken regarding the Good Shepard Campus for girls in Las Vegas.

I wish to convey my backing for the land exchange plan and the program as a whole. Anything you can do in support of this much-needed facility will be greatly appreciated. If I can be of assistance feel free to contact me at my office in Carson City.

Sincerely,


Dennis Nolan
Nevada State Assemblyman

DN/dk

CITY COUNCIL

MEETING OF

MAY 24, 1999

*City of Las Vegas***AGENDA & MINUTES**

Page 47

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM**ACTION****VIII. NEW BILLS**

NOTE: THE NEW BILLS WILL BE HEARD AT THE RECOMMENDING COMMITTEE MEETING ON TUESDAY, JUNE 1st, 1999, AT 4:00 P.M.

- | | | |
|----|---|--|
| 93 | Bill No. 99-22 – Increases the portion of cable television franchise fees to be deposited to the City Video Production Enterprise Fund.
<hr/> Sponsored by: Councilman Arnie Adamsen | First Reading - Referred - COUNCILMEN BROWN and McDONALD

6/1/99 Recommending Committee
6/14/99 Council Agenda

(1:23 -1:25)
3-106 |
| 94 | Bill No. 99-27 – Annexation No. A-1-98(A), Property Located: On the south side of Alexander Road, approximately 650 feet west of El Capitan Way, Petitioned By: Gary Bailey Family Trust and Matonovich Family Trust, Acreage: Approximately 5.4 acres, Zoned: R-E (County Zoning), U (L and ML) (City Equivalent)
<hr/> Sponsored by: Councilman Larry Brown | First Reading - Referred - COUNCILMEN BROWN and McDONALD

6/1/99 Recommending Committee
6/14/99 Council Agenda

(1:23 -1:25)
3-106 |
| 95 | Bill No. 99-28 – Adopts the Northwest Sector Plan as part of the City's General Plan
<hr/> Sponsored by: Councilman Larry Brown | First Reading - Referred - COUNCILMEN BROWN and McDONALD

6/1/99 Recommending Committee
6/14/99 Council Agenda

(1:23 -1:25)
3-106 |
| 96 | Bill No. 99-29 - Changes the dates of regularly scheduled meetings of the Las Vegas City Council and other matters relating thereto to the first and third Wednesday of each month
<hr/> Sponsored by: Councilman Larry Brown | First Reading - Referred - COUNCILMEN BROWN and McDONALD

6/1/99 Recommending Committee
6/14/99 Council Agenda

(1:23 -1:25)
3-106 |

THE MORNING SESSION RECESSED AT 1:25 P.M.

CITY COUNCIL

MEETING OF

MAY 24, 1999

*City of Las Vegas***AGENDA & MINUTES**

Page 48

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM**ACTION**

97

Any items from the afternoon session that the Council, staff, and/or the applicant wishes to be stricken or held in abeyance to a future meeting, may be brought forward and acted upon at this time.

NONE

There was no related discussion.

(2:33 - 2:34)

4- 1

CITY COUNCIL

MEETING OF

MAY 24, 1999

*City of Las Vegas***AGENDA & MINUTES**

Page 49

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM**ACTION****IX. PUBLIC HEARINGS**

98

Public Hearing to discuss the list of delinquent sewer accounts for sewer service charges rendered uncollectible and due to be placed on the Clark County Treasurer's Tax Roll for the July 1, 1999 tax bill

PUBLIC HEARING HELD

MAYOR JONES declared the Public Hearing open.

JIM DiFIORE, Finance & Business Services, explained that the 1995 Legislature amended Nevada Revised Statutes to permit the City to collect delinquent sewer accounts by means of the tax roll. This year the list consists of approximately 2700 delinquent accounts, totaling about \$600,000. This list was provided to the City Clerk's Office so that the public and customers have an opportunity to view them. Letters were sent informing each customer that their account will be placed on the 1999 sewer tax bill.

COUNCILMAN ADAMSEN clarified with MR. DiFIORE that no action was required on this item.

No one from the public appeared to make comment.

There was no further discussion.

MAYOR JONES declared the Public Hearing closed.

(2:34 - 2:35)

4-10

99

Public Hearing to consider the report of expenses to recover costs for abatement of dangerous building located at 1109 Meadbrook St.

PROPERTY OWNER: John Scott & Irma Tanian

ADAMSEN - APPROVED the action of Neighborhood Services - UNANIMOUS with McDonald excused

MAYOR JONES opened the Public Hearing.

DAVID SEMENZA, Neighborhood Services, stated that the dangerous and unsecured buildings were accessible to vandals and vagrants. The property was a major blight and a concern to the Police and Fire Departments. There was no response or corrective action to the notification that they were in violation. The building was demolished by Weaver Construction and he presented a video of the property before and after abatement. He requested a lien of assessment in the amount of \$2,383.66, inclusive of a 15% processing fee.

There was no further discussion.

MAYOR JONES closed the Public Hearing.

(2:16 - 2:20)

2 - 25

MEETING OF

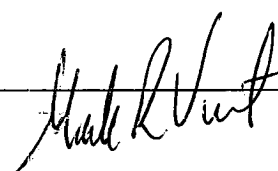
AGENDA DOCUMENTATION

May 24, 1999

TO:

City Council

FROM:

Mark R. Vincent, Director
Finance and Business Services

SUBJECT:

PUBLIC HEARING TO DISCUSS THE LIST OF DELINQUENT SEWER ACCOUNTS FOR SEWER SERVICE CHARGES RENDERED UNCOLLECTIBLE AND DUE TO BE PLACE ON THE CLARK COUNTY TREASURER'S TAX ROLL FOR THE JULY 1, 1999 TAX BILL

PURPOSE/BACKGROUND

In the 1995 State Legislature, an amendment was made to Nevada Revised Statutes Chapter 268, which authorizes the City to forward to the Clark County Treasurer a list of delinquent charges for sewerage billed by the City for collection, to be placed on the County's tax roll for the July 1, 1999 tax bill. This list of delinquent accounts will be placed on the County tax roll for the July 1 tax bill. All customers on the list were notified by letter the first week of April 1999 of the amount owed the City and that they had until May 28 to pay in full, prior to their account being forwarded to the tax roll. The total number of customers who received this letter was approximately 3,500 with a total dollar volume of \$1,332,000. At the Council meeting we anticipate these numbers being significantly less. The purpose of this hearing is to allow those customers to make public comment on this issue.

FISCAL IMPACT

Staff anticipates that placement of the delinquent sewer accounts on the Clark County tax roll will generate approximately \$750,000 to \$1 million in revenue.

RECOMMENDATIONS

Staff recommends placement of the delinquent sewer accounts on the Clark County tax roll of July 1, 1999.

Agenda Item

98

MEETING OF

AGENDA DOCUMENTATION

May 24, 1999

TO:

City Council

FROM:

Seegerblom

SHARON SEGERBLOM, DIRECTOR

NEIGHBORHOOD SERVICES DEPARTMENT

SUBJECT:

Public Hearing to consider the report of expenses to recover costs for abatement of dangerous building located at 1109 Meadbrook St.

PURPOSE/BACKGROUND

The subject property was a dangerous building, unsecured and accessible to vandals and vagrants. The condition of the property was a source of concern to the public and the Fire and Police Departments because of the hazardous conditions.

The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed, the Department of Neighborhood Services hired Weaver Construction to secure the building and remove all litter, trash and debris. Work was completed by Weaver Construction on April 20, 1999, at a cost of \$2,072.75.

Today's public hearing is to consider the Report of Expenses filed by the Department of Neighborhood Services and to hear any objections thereto. Under the "Uniform Code for the Abatement of Dangerous Buildings", the City Council may make revisions or adjustments to the Report of Expenses as deemed proper. If the Report of Expenses is confirmed and accepted by the Council, the Council can then declare the charges to be a personal obligation on the part of the property owner or may order the charges assessed against the property by means of a Lien of Assessment. In this particular case, we recommend a Lien of Assessment.

If the Lien is approved by the Council, certified copies of the recorded lien will be given to the County Treasurer's Office and the amount of the assessment will be collected at the same time and in the same manner as ordinary property taxes. All laws applicable to the collection and enforcement of property taxes shall be applicable to such assessment, and the amount of the assessment will be added to the next regular property tax bill levied against the parcel.

FISCAL IMPACT \$2,383.66

RECOMMENDATIONS

Agenda Item

99

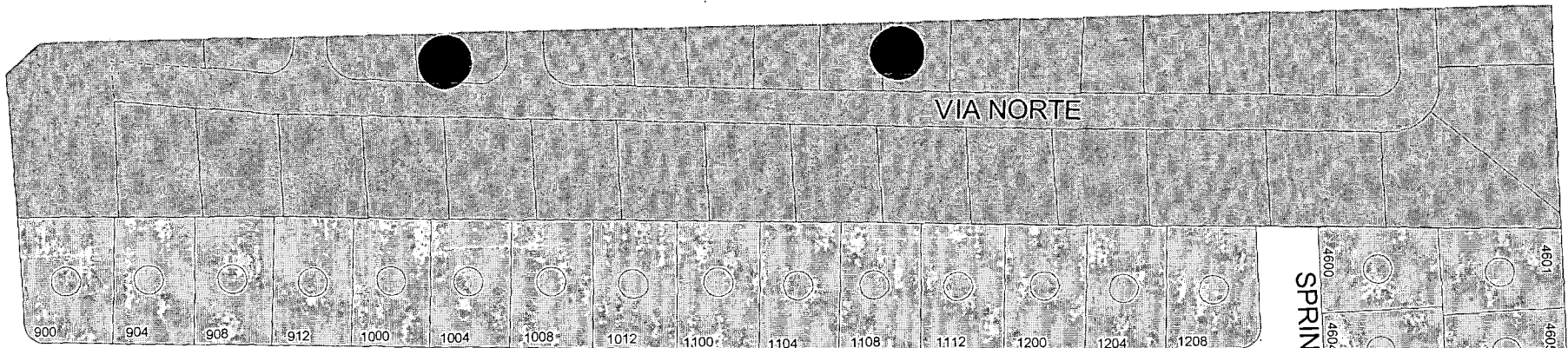
Attached for your information are the following:

1. Location map
2. Report of Expenses
3. Notice of Public Hearing
4. Chronological List of Events
5. Copy of the Notice and Claim of Lien

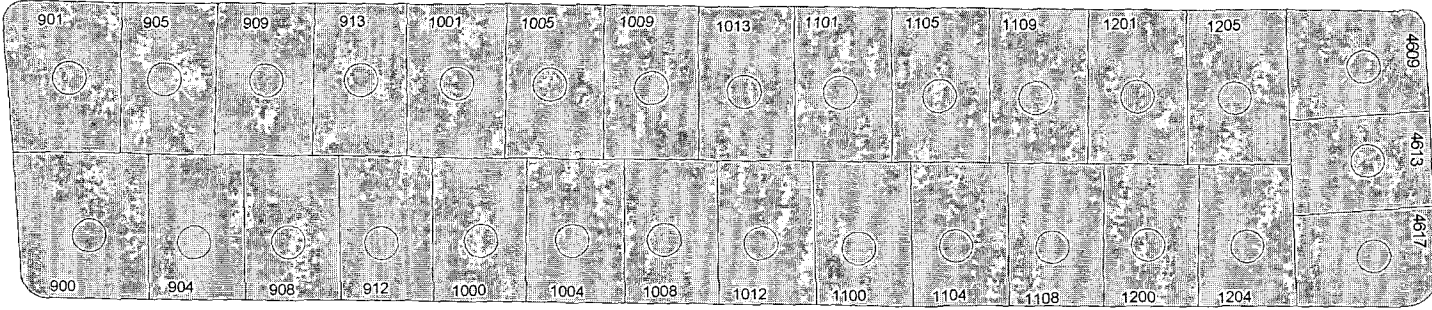
RECOMMENDATIONS:

The City Manager recommends that the City Council:

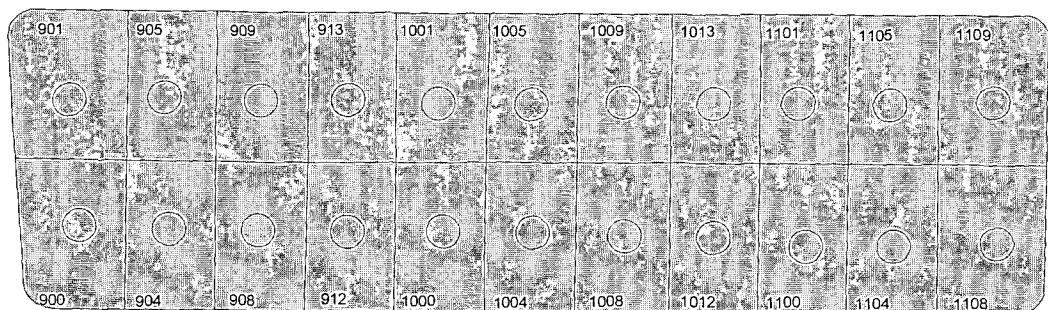
1. Approve the Report of Expenses in the amount of \$2,383.66 in order that the above charges be filed and recorded against the property, constituting a special assessment and lien.
2. Authorize that the Notice and Claim of Property Lien be duly recorded and filed with the County Treasurer's Office for collection as ordinary property taxes. If the Property Owner chooses to make payments, then a Property Lien will be recorded and filed in place of an Assessment Lien..



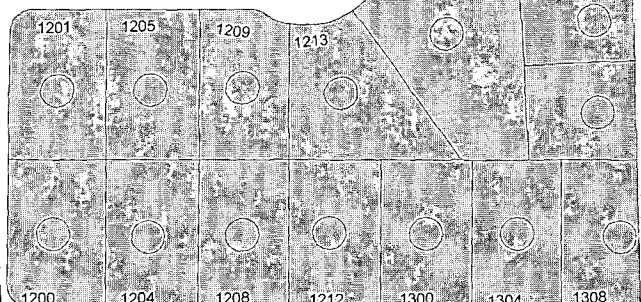
GREENBANK ST



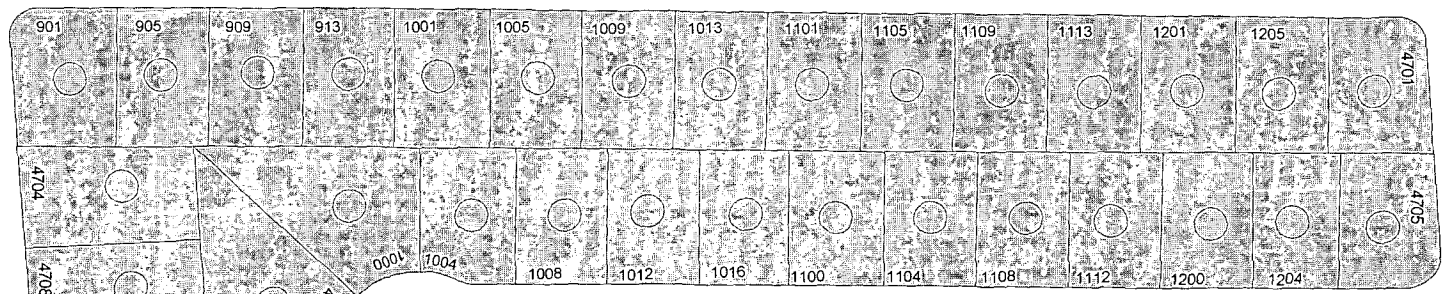
MEADBROOK ST



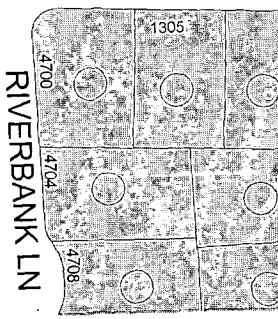
FALBROOK AVE



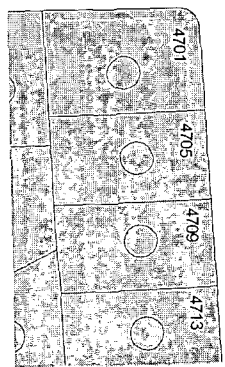
MARION DR



COLD STREAM DR



RIVERBANK LN



Memorandum

City of Las Vegas Neighborhood Services Department

To: Barbara Jo Ronemus, City Clerk

From: David Semenza, Manager - Neighborhood Response Division

DS

CC: File

Date: May 10, 1999

Re: Report of Expenses for the abatement of dangerous building located at 1109 Meadbrook St

After giving due process, notification, and an opportunity for an appeal hearing as specified in the Las Vegas Municipal Code for "Dangerous Building abatement", the Department of Neighborhood Services caused the securing of building and clearance and removal of all litter and debris from the above-referenced property.

Work was completed on April 20, 1999, by Weaver Construction at a cost of \$2,072.75 and was accepted by the Department of Neighborhood Services.

Contract Amount	\$1,994.00
Dump fees	<u>78.75</u>
AMOUNT DUE	\$2,072.75
Administrative processing fee	<u>310.91</u>
TOTAL AMOUNT DUE	\$2,383.66

OWNER OF RECORD: JOHN SCOTT & IRMA TANIAN

PROPERTY ABATED: 1109 MEADBROOK WAY

ASSESSOR'S PARCEL: 140-29-211-025

LEGAL DESCRIPTION: LAS VEGAS #6 LEWIS HOMES
PLAT BOOK 15 PAGE 70
LOT 11 BLOCK 1

DS:yl

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MICHAEL J. McDONALD
GARY REESE
LARRY BROWN

CITY MANAGER
VIRGINIA VALENTINE



CITY of LAS VEGAS

NOTICE OF PUBLIC HEARING MAY 24, 1999

Pursuant to Section 302 of the Uniform Code for the Abatement of Dangerous Buildings, adopted as Section 16.08.010 of the Las Vegas Municipal Code. NOTICE IS HEREBY GIVEN THAT ON **Monday, May 24, 1999** at the hour of **2:00 P.M.**, in the Council Chambers, City Hall Complex, 400 East Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following **REPORT OF EXPENSES** submitted by the Director of Neighborhood Services incurred by the City of Las Vegas for:

Abatement of the dangerous building by securing, boarding and removing all litter, trash and debris on property located at **1109 Meadbrook Street**, legally described as **LAS VEGAS #6 LEWIS HOMES, PLAT BOOK 15, PAGE 70, LOT 11, BLOCK 1**. Owner of record at time of abatement: **JOHN SCOTT and IRMA TANIAN**

The Director of Neighborhood Services certifies in the report that the sum of \$2,383.66 was expended (\$2,072.75 to Weaver Construction for securing and cleaning the property and \$310.91 Administrative Processing Fee).

If upon hearing the report, the City Council is satisfied with the correctness of the expenses incurred by the City, it may order a lien of assessment recorded and given to the County Treasurer to be collected in the same manner as ordinary property taxes.

Any person interested in or affected by the proposed charge may file written protests or objections with the City Clerk at any time prior to the time set for the hearing on the Report of Expenses. 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 City Clerk shall endorse on every such protest or objection the date it was received by her. She shall present such protests or objections to the City Council at the time set for the hearing, and no other protests or objections shall be considered.

BARBARA JO RONEMUS
CITY CLERK



Complaint 031699-183 1109 MEADBROOK ST

METRO BUSTED METH LAB - WINDOWS BLOWN OUT, HOUSE OPEN & ACCESSIBLE, OWNERS IN JAIL. NEIGHBORS VIEW IT AS DANGEROUS -

Dangerous Building:

Taken By:

>> 1 Open This is 8 of 10.

Ward 3 1- 2329-55
Area 4

Parcel: 140 29 211 025

TANIAN JOHN SCOTT & IRMA
1109 MEADBROOK ST
LAS VEGAS NV 89110-1441
LAS VEGAS #6 LEWIS HOMES
PLAT BOOK 15 PAGE 70
LOT 11 BLOCK 1

Complainant:
Respond To:
Phone:
Owner: TANIAN JOHN SCOTT & IRMA

Spl. Project:

03-17-99 28) CONFIRMED..ALL FRONT WINDOWS BUSTED OUT..VACANT. APPEARS THAT ALL BELONGINGS, FURNITURE, ETC HAS BEEN REMOVED. BEING VANDELIZED. T/D IN SIDE AND REAR YARD..SEE PIX. REFER TO OFF FOR DANG/BLDG

03-23-99 KB) SENT 10 DAY DANG BLDG LTR TO OWNER-TANIAN AND MORT CO-OLD KENT PO BOX 3576 GRAND RAPIDS, MI 49501N POST 3/24 CB 4/5

03-25-99 KB) RECD CERTIFIED CARD FROM TANIAN, SIGNED 3/24

03-26-99 28) POSTED NOTICE AND ORDER ON PROPERTY

03-30-99 KB) RECD CERTIFIED CARD FROM OLD KENT MORTGAGE, SIGNED 3/26

04-05-99 TL) REC'D ANOTHER COMPLAINT - NEIGHBORS ARE NOT TO HAPPY

04-06-99 28) STILL OPEN AND TRASHED. FENCE DOWN AGAIN (REFERED TO RRT STARTING TO BE VANDELIZED..REFER TO OFFICE FOR BIDS..

04-08-99 RRT TEAR OUT FENCE -COMPLETE
REMOVE DAMAGED SECTIONS OF FENCE, DUE BY 4/12

04-12-99 TL) THESE PEOPLE KEEPS CALLING & LEAVING MESSAGES - WE HAVE EXPLAIN THE SITUATION - MANY TIMES, - LEFT MESSAGE TO COMPLAINT ABOUT OUR SERVICES AND WANT TO SPEAK W/MANAGER - DIDN'T LEAVE A NAME JUST A PHONE NUMBER
KB) RECD BID FROM WEAVER IN THE AMT OF \$2,144.00

04-13-99 KB) WEAVER TO ABATE PROPERTY ON 4/16
JH BEFORE VIDEO COMPLETED

04-14-99 KB) RECD BID FROM KO (LATE)--\$1,696.00

04-16-99 TL) PHILLIS W/WEAVER CONSTRUCTION CALLED IS ALL DONE, READY FOR FINAL VIDEO

04-22-99 JH COMPLETED AFTER VIDEO

04-28-99 YL) SENT LETTER AND REPORT OF EXPENSES TO PROPERTY OWNER

05-03-99 KB) 10 DAY DANG BLDG LTR RECORDED 990505 00424

05-04-99 YL) PAID INVOICE IN AMOUNT OF \$2,072.75 TO WEAVER
CONSTRUCTION THROUGH ORACLE FINANCIAL SYSTEM

05-10-99 YL) SET DATE FOR PUBLIC HEARING

05-24-99 YL) PUBLIC HEARING SCHEDULED TO APPROVE REPORT OF EXPENSES IN THE AMOUNT OF \$2,383.66.

031699-183

NOTICE AND CLAIM OF LIEN OF ASSESSMENTTO: **JOHN SCOTT and IRMA TANIAN** (Reputed Owners) At time of abatement

On **April 20, 1999**, as provided in the Las Vegas Municipal Code 16.08, Section 302, the City of Las Vegas caused the abatement of a dangerous building condition on the following property after due notification.

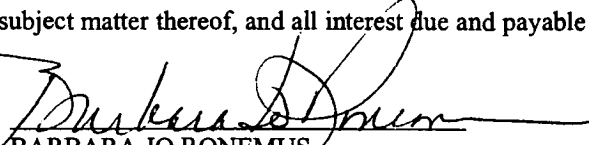
Assessor's Parcel No.: **140-29-211-025**
Commonly known as: **1109 MEADBROOK STREET**
Legal Description: **LAS VEGAS #6 LEWIS HOMES**
PLAT BOOK 15 PAGE 70
LOT 11 BLOCK 1

Expenses in the amount of **\$2,383.66** were incurred by the City of Las Vegas in the above dangerous condition abatement procedure.

The Las Vegas City Council, at a duly noticed public hearing held on **May 24, 1999**, ordered the above charges in the amount of **\$2,383.66**, assessed against the property by means of a Lien of Assessment, such lien to be duly recorded and certified copies of said lien given to the County Treasurer for collection as ordinary property taxes. Said lien shall also be prior to and superior to all liens, claims, encumbrances and titles, other than liens of assessment and general taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to this lien.

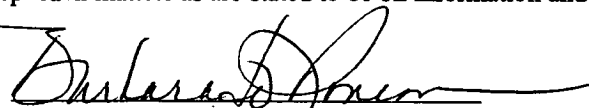
All or any portion of this lien of assessment which remains unpaid after 30 days from the date of the recording thereof on the assessment roll shall become delinquent and shall accrue interest at the rate of 7 percent per annum from and after said date.

This lien shall continue until the assessment which forms the subject matter thereof, and all interest due and payable thereon, shall have been paid in full.

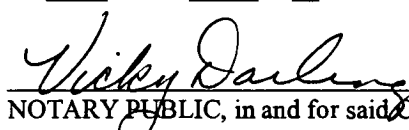

BARBARA JO RONEMUS
400 East Stewart Avenue
Las Vegas, NV 89101
Telephone: (702) 229-6311

STATE OF NEVADA)
)
COUNTY OF CLARK)

BARBARA JO RONEMUS, being duly sworn, deposes and says that she is the person who executed the foregoing instrument on behalf of the City of Las Vegas and that she has read the same and knows the contents thereof, that the matters stated therein are true of her own knowledge, except such matters as are stated to be on information and belief, and as to those matters, she believes them to be true.


BARBARA JO RONEMUS
CITY CLERK

SUBSCRIBED and SWORN to before me
this 24th day of May, 1999


NOTARY PUBLIC, in and for said County and State

WHEN RECORDED, RETURN TO:

CITY OF LAS VEGAS
DEPARTMENT OF NEIGHBORHOOD RESPONSE
400 E. STEWART AVENUE
LAS VEGAS, NV 89101



CITY COUNCIL

MEETING OF

MAY 24, 1999

*City of Las Vegas***AGENDA & MINUTES**

Page 50

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM**ACTION****IX. PUBLIC HEARINGS**

100

Public Hearing to consider the report of expenses to recover costs for abatement of dangerous building located at 3005 King Midas Way

PROPERTY OWNER: Enrique Acevedo & Jorge Espinoza

ADAMSEN - APPROVED the action of Neighborhood Services - UNANIMOUS with McDonald excused

MAYOR JONES opened the Public Hearing.

DAVID SEMENZA, Neighborhood Services, stated that the dangerous and unsecured buildings were accessible to vandals and vagrants. The property was a major blight and a concern to the Police and Fire Departments. There was no response or corrective action to the notification that they were in violation. The building was demolished by K.O. Construction and he presented a video of the property before and after abatement. He requested a lien of assessment in the amount of \$1,581.25, inclusive of a 15% processing fee.

There was no further discussion.

MAYOR JONES closed the Public Hearing.

(2:37 - 2:38)

4 - 106

MEETING OF

AGENDA DOCUMENTATION

May 24, 1999

TO:

City Council

FROM:

SHARON SEGERBLOM, DIRECTOR

NEIGHBORHOOD SERVICES DEPARTMENT

SUBJECT:

Public Hearing to consider the report of expenses to recover costs for abatement of dangerous building located at 3005 King Midas Way

PURPOSE/BACKGROUND

The subject property was a dangerous building, unsecured and accessible to vandals and vagrants. The condition of the property was a source of concern to the public and the Fire and Police Departments because of the hazardous conditions.

The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed, the Department of Neighborhood Services hired K. O. Construction to secure the building and remove all litter, trash and debris. Work was completed by K. O. Construction on April 15, 1999, at a cost of \$1,375.00.

Today's public hearing is to consider the Report of Expenses filed by the Department of Neighborhood Services and to hear any objections thereto. Under the "Uniform Code for the Abatement of Dangerous Buildings", the City Council may make revisions or adjustments to the Report of Expenses as deemed proper. If the Report of Expenses is confirmed and accepted by the Council, the Council can then declare the charges to be a personal obligation on the part of the property owner or may order the charges assessed against the property by means of a Lien of Assessment. In this particular case, we recommend a Lien of Assessment.

If the Lien is approved by the Council, certified copies of the recorded lien will be given to the County Treasurer's Office and the amount of the assessment will be collected at the same time and in the same manner as ordinary property taxes. All laws applicable to the collection and enforcement of property taxes shall be applicable to such assessment, and the amount of the assessment will be added to the next regular property tax bill levied against the parcel.

FISCAL IMPACT \$1,581.25

RECOMMENDATIONS

Agenda Item

100

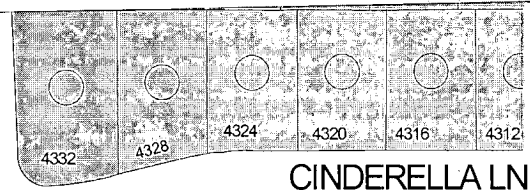
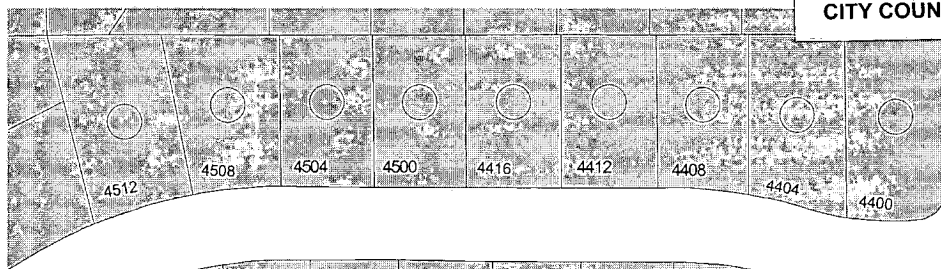
Attached for your information are the following:

1. Location map
2. Report of Expenses
3. Notice of Public Hearing
4. Chronological List of Events
5. Copy of the Notice and Claim of Lien

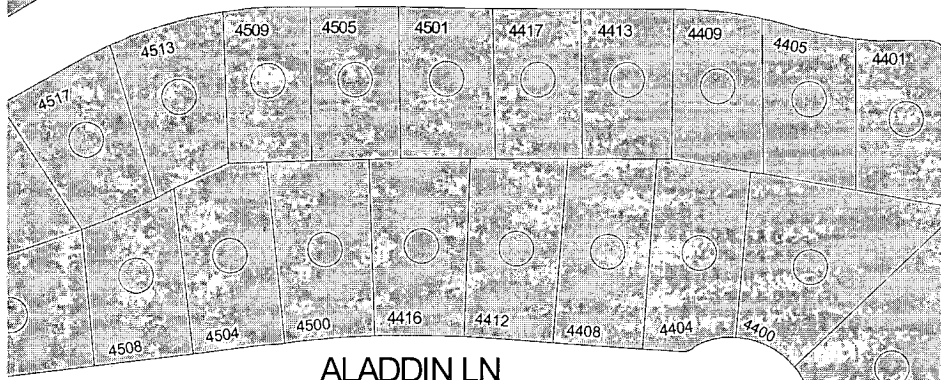
RECOMMENDATIONS:

The City Manager recommends that the City Council:

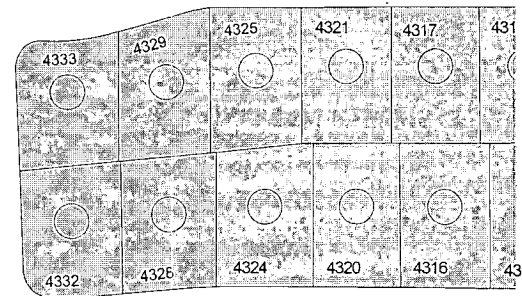
1. Approve the Report of Expenses in the amount of \$1,581.25 in order that the above charges be filed and recorded against the property, constituting a special assessment and lien.
2. Authorize that the Notice and Claim of Property Lien be duly recorded and filed with the County Treasurer's Office for collection as ordinary property taxes. If the Property Owner chooses to make payments, then a Property Lien will be recorded and filed in place of an Assessment Lien..



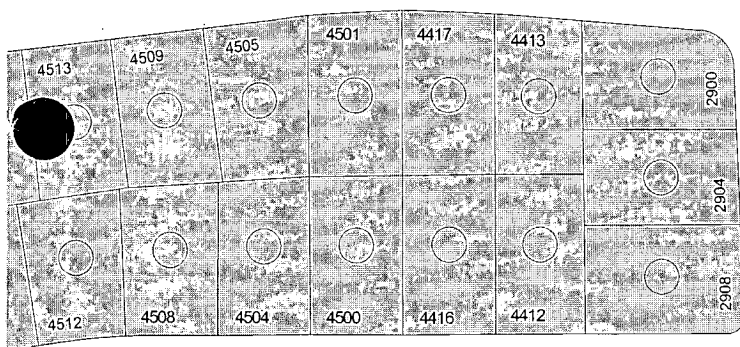
CINDERELLA LN



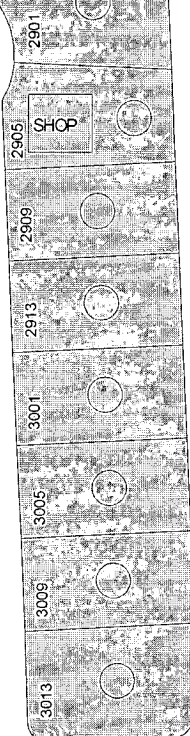
ALADDIN LN



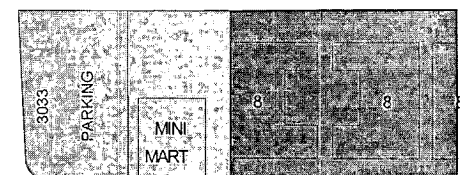
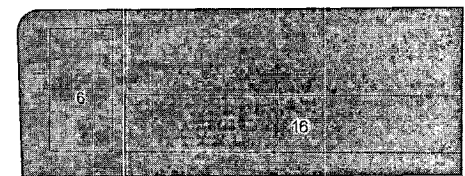
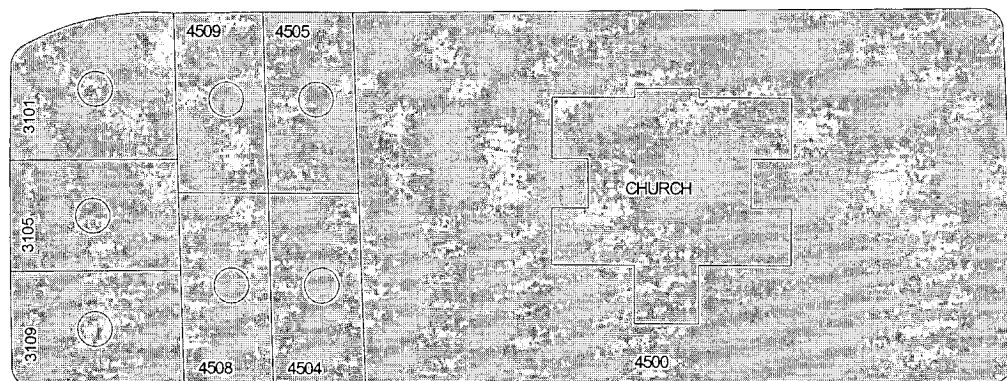
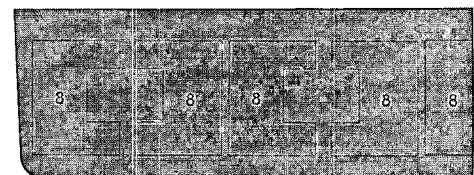
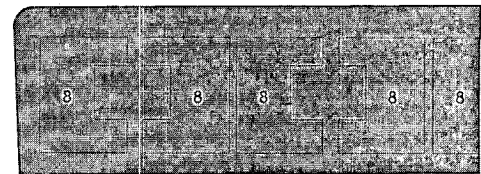
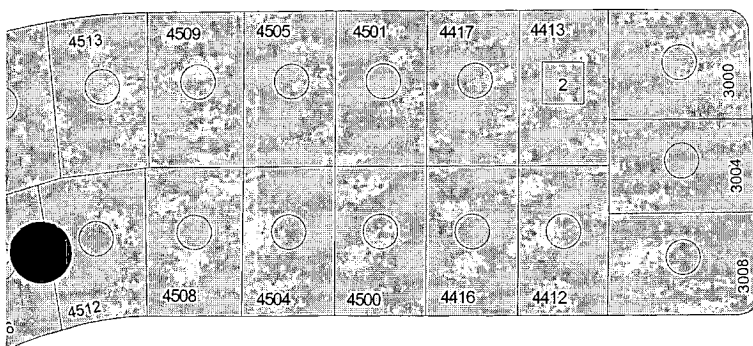
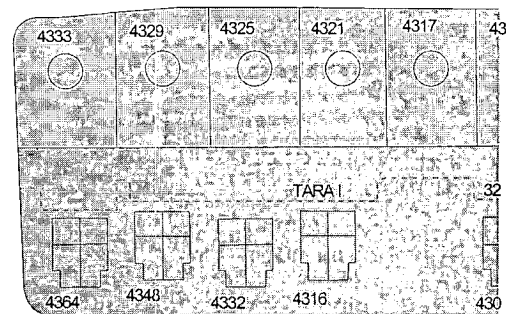
MOTT CIR



KING MIDDS WAY



ARVILLE ST



Memorandum

City of Las Vegas Neighborhood Services Department

To: Barbara Jo Ronemus, City Clerk

From: David Semenza, Manager - Neighborhood Response Division *DS*

CC: File

Date: April 28, 1999

Re: Report of Expenses for the abatement of dangerous building located at 3005 King Midas Way

After giving due process, notification, and an opportunity for an appeal hearing as specified in the Las Vegas Municipal Code for "Dangerous Building abatement", the Department of Neighborhood Services caused the securing of building and clearance and removal of all litter and debris from the above-referenced property.

Work was completed on April 15, 1999, by K. O. Construction at a cost of \$1,375.00 and was accepted by the Department of Neighborhood Services.

Contract Amount	\$1,375.00
AMOUNT DUE	\$1,375.00
Administrative processing fee	<u>206.25</u>
TOTAL AMOUNT DUE	\$1,581.25

OWNER OF RECORD: ENRIQUE ACEVEDO
JORGE ESPINOZA

PROPERTY ABATED: 3005 KING MIDAS WAY

ASSESSOR'S PARCEL: 162-07-212-072

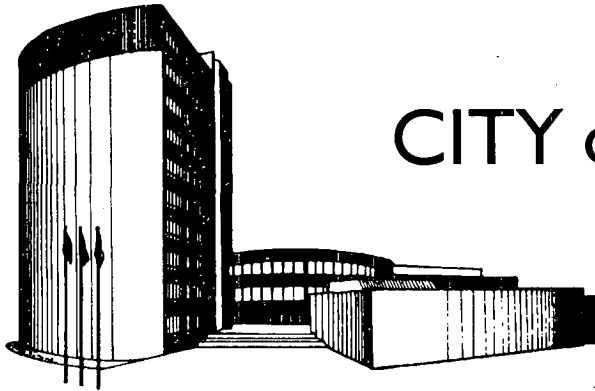
LEGAL DESCRIPTION: ENCHANTED VILLAGE UNIT #2
PLAT BOOK 8 PAGE 82
LOT 26 BLOCK 2

DS:yl

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MICHAEL J. McDONALD
GARY REESE
LARRY BROWN

CITY MANAGER
VIRGINIA VALENTINE



CITY of LAS VEGAS

NOTICE OF PUBLIC HEARING MAY 24, 1999

Pursuant to Section 302 of the Uniform Code for the Abatement of Dangerous Buildings, adopted as Section 16.08.010 of the Las Vegas Municipal Code. NOTICE IS HEREBY GIVEN THAT ON **Monday, May 24, 1999** at the hour of **2:00 P.M.**, in the Council Chambers, City Hall Complex, 400 East Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following REPORT OF EXPENSES submitted by the Director of Neighborhood Services incurred by the City of Las Vegas for:

Abatement of the dangerous building by securing, boarding and removing all litter, trash and debris on property located at **3005 King Midas Way** legally described as **ENCHANTED VILLAGE UNIT #2, PLAT BOOK 8 PAGE 82, LOT 26, BLOCK 2**. Owner of record at time of abatement: **ENRIQUE ACEVEDO and JORGE ESPINOZA**

The Director of Neighborhood Services certifies in the report that the sum of \$1,581.25 was expended (\$1,375.00 to K. O. Construction for securing and cleaning the property and \$206.25 Administrative Processing Fee).

If upon hearing the report, the City Council is satisfied with the correctness of the expenses incurred by the City, it may order a lien of assessment recorded and given to the County Treasurer to be collected in the same manner as ordinary property taxes.

Any person interested in or affected by the proposed charge may file written protests or objections with the City Clerk at any time prior to the time set for the hearing on the Report of Expenses. 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 City Clerk shall endorse on every such protest or objection the date it was received by her. She shall present such protests or objections to the City Council at the time set for the hearing, and no other protests or objections shall be considered.

BARBARA JO RONEMUS
CITY CLERK



Complaint 021099-339 3005 KING MIDAS WAY

VACANT HOUSE-WINDOWS OPEN, T/D, INOP VEH

Dangerous Building: Vacant Building

Taken By: KB

>> 1 Open This is 4 of 4.

Ward 1 1- 2622-45
Area 2

Parcel: 162 07 212 072

ACEVEDO ENRIQUE
ESPINOZA JORGE
3005 KING MIDAS WY
LAS VEGAS NV 89102-5794
ENCHANTED VILLAGE UNIT #2
PLAT BOOK 8 PAGE 82
LOT 26 BLOCK 2

Complainant: UNK
Respond To:
Phone:
Owner: ACEVEDO ENRIQUE

Spl. Project:

02-11-99 21)HOUSE OPEN- FRONT WINDOWS BROKEN.FRONT,REAR&SIDEYARDS..
T/D OVERGROWN VEGETATION.BLACK CAMARO[CALF.3BYHO1]FLATS ON
DRIVEWAY.SIDEYARD FENCES BROKEN,REFER TO OFFICE N&O- 10 DAY

02-12-99 KB) SENT 10 DAY DANG BLDG TO OWNER-ACEVEDO & ESPINOZA, CC TO
EMC MORTGAGE CORP 511 E JOHN CARPENTER FREEWAY STE 500
IRVINE TX 75062, TO REMOVE ALL T/D, VEG, REPAIR FENCE AND
REMOVE INOP VEH, POST 2/16, CB 2/26

02-16-99 21)POSTED 10 DAY

02-23-99 TL) REC'D ANOTHER COMPLAINT, IS GETTING WORSE

02-25-99 KB) RECD CERTIFIED CARD FROM EMC MORT-RETURNED (FORWARD EXP)

03-01-99 21)SAME NO ACTION YET, REFER TO TONI L. OFFICE

03-05-99 KB) RECD CERTIFIED CARD FROM ACEVEDO RETURNED (UNCLAIMED)

03-10-99 KB) RESENT 10 DANG LTR TO OWNER AND EMC MORT-PO BOX 141358,
IRVING, TX 75014, POST 3/11 CB 3/22

03-11-99 21)POSTED HOUSE.. 10DAY

03-16-99 KB) RECD REGULAR LTR TO ACEVEDO RETURNED (MOVED LEFT NO
ADDR)

03-20-99 KB) RECD CERTIFIED CARD FROM EMC MORT, SIGNED 3/15

03-22-99 21)SAME-HOUSE OPEN,GARAGE OPEN..REFER TO OFFICE

03-23-99 25)refer to office to start abatement process

03-25-99 KB) RECD BID FROM KO IN THE AMT OF \$1,375.00
KB) RECD BID FROM WEAVER IN THE AMT OF \$1,780.00

03-26-99 KB) SENT 10 BEFORE ABATEMENT, POST 3/29, CB 4/8

03-29-99 21)POSTED

03-30-99 KB) RECD CERTIFIED CARD FROM ACEVEDO RETURNED (MOVED LEFT NO
ADDR)

04-01-99 KB) RECD CERTIFIED CARD FROM EMC MORTGAGE, SIGNED 3/30

04-05-99 TL) REC'D ANOTHER COMPLAINT ON THE RECORDING THIS MORNING -
THE HOUSE IS GETTING WORSE - PLEASE CALL DOTTY AT 873-1482

04-08-99 21)NO ACTION/ SAME

04-09-99 JH COMPLETED BEFORE ABATEMENT VIDEO, ASSIGN TO CONTRACTOR

04-12-99 KB) ABATEMENT AWARDED TO KO TO SECURE/BOARD/CLEAN, T/D, HIGH
VEH - \$1,375.00 TO START 4/13

Complaint 021099-339 continued**Page 2**

04-13-99 KB) DANG BLDG LTR RECORDED - BOOK 990413 INST 01324
04-14-99 KB) RECD CALL FROM CHRIS-KO CONSTR - ABATEMENT DONE
04-15-99 KB) RECD INVOICE FROM KO - \$1,375.00
04-22-99 JH COMPLETED AFTER VIDEO
04-28-99 YL) SENT LETTER AND REPORT OF EXPENSES TO PROPERTY OWNER
05-04-99 YL) PAID INVOICE IN AMOUNT OF \$1,375.00 TO K.O. CONS THROUGH
ORACLE FINANCIAL SYSTEM
05-10-99 YL) SET DATE FOR PUBLIC HEARING
05-24-99 YL) PUBLIC HEARING SCHEDULED TO APPROVE REPORT OF EXPENSES
IN THE AMOUNT OF 1,581.25.

021099-339

NOTICE AND CLAIM OF LIEN OF ASSESSMENT

TO: **ENRIQUE ACEVEDO and JORGE ESPINOZA** (Reputed Owners) At time of abatement

On **April 15, 1999**, as provided in the Las Vegas Municipal Code 16.08, Section 302, the City of Las Vegas caused the abatement of a dangerous building condition on the following property after due notification.

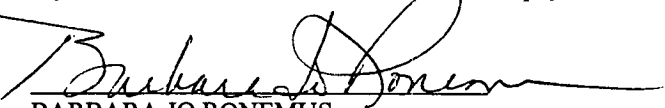
Assessor's Parcel No.: **162-07-212-072**
Commonly known as: **3005 KING MIDAS WAY**
Legal Description: **ENCHANTED VILLAGE UNIT #2**
PLAT BOOK 8 PAGE 82
LOT 26 BLOCK 2

Expenses in the amount of **\$1,581.25** were incurred by the City of Las Vegas in the above dangerous condition abatement procedure.

The Las Vegas City Council, at a duly noticed public hearing held on **May 24, 1999**, ordered the above charges in the amount of **\$1,581.25**, assessed against the property by means of a Lien of Assessment, such lien to be duly recorded and certified copies of said lien given to the County Treasurer for collection as ordinary property taxes. Said lien shall also be prior to and superior to all liens, claims, encumbrances and titles, other than liens of assessment and general taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to this lien.

All or any portion of this lien of assessment which remains unpaid after 30 days from the date of the recording thereof on the assessment roll shall become delinquent and shall accrue interest at the rate of 7 percent per annum from and after said date.

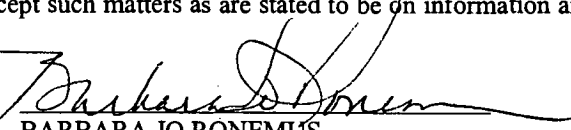
This lien shall continue until the assessment which forms the subject matter thereof, and all interest due and payable thereon, shall have been paid in full.


BARBARA JO RONEMUS
400 East Stewart Avenue
Las Vegas, NV 89101
Telephone: (702) 229-6311

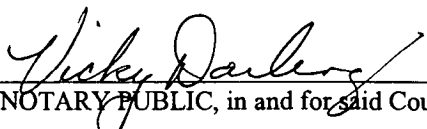
STATE OF NEVADA)

COUNTY OF CLARK)

BARBARA JO RONEMUS, being duly sworn, deposes and says that she is the person who executed the foregoing instrument on behalf of the City of Las Vegas and that she has read the same and knows the contents thereof, that the matters stated therein are true of her own knowledge, except such matters as are stated to be on information and belief, and as to those matters, she believes them to be true.


BARBARA JO RONEMUS
CITY CLERK

SUBSCRIBED and SWORN to before me
this 24th day of May, 1999


NOTARY PUBLIC, in and for said County and State

WHEN RECORDED, RETURN TO:

CITY OF LAS VEGAS
DEPARTMENT OF NEIGHBORHOOD RESPONSE
400 E. STEWART AVENUE
LAS VEGAS, NV 89101



CITY COUNCIL

MEETING OF

MAY 24, 1999

*City of Las Vegas***AGENDA & MINUTES**

Page 51

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**PLANNING & DEVELOPMENT DEPARTMENT -
CONSENT / DISCUSSION****INDEX
PAGE ONE****DISCUSSION/ACTION ITEMS****REZONING - PUBLIC HEARING**

- 101 **ABEYANCE ITEM - Z-19-99** - Thunderbird Hotel Corporation on behalf of MRA Corporation

REQUIRED ONE YEAR REVIEW OF PROJECT STATUS

- 102 **ABEYANCE ITEM - Z-105-93(5)** - Levitar Partnership

SITE DEVELOPMENT PLAN REVIEW

- 103 **Z-4-99(1)** - Harmon-Koval, Limited Liability Company

REVIEW OF CONDITION - PUBLIC HEARING

- 104 **Z-43-97(1)** - Salt Creek Associates, Limited Partnership

- 105 **Z-95-98(1)** - Chaisson Family Trust

SITE DEVELOPMENT PLAN REVIEW RELATED TO Z-95-98(1) - PUBLIC HEARING

- 106 **Z-95-98(2)** - Chaisson Family Trust

MODIFICATION TO THE LONE MOUNTAIN MASTER PLAN - PUBLIC HEARING

- 107 **ABEYANCE ITEM - Z-33-97(11)** - Las Vegas Metropolitan Police Department

SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING

- 108 **ABEYANCE ITEM - Z-33-97(10)** - Las Vegas Metropolitan Police Department

CITY COUNCIL

MEETING OF

MAY 24, 1999

*City of Las Vegas***AGENDA & MINUTES**

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**PLANNING & DEVELOPMENT DEPARTMENT -
CONSENT / DISCUSSION****INDEX
PAGE TWO**VACATION - PUBLIC HEARING

- 109 **VAC-11-99** - Presley Homes
 110 **VAC-12-99** - Nigro Desert Bloom, Limited Liability Company
 111 **VAC-14-99** - Stewart Villas, Limited Liability Company

FIVE YEAR REQUIRED REVIEW - SPECIAL USE
PERMIT - PUBLIC HEARING

- 112 **U-43-94(1)** - Kennedy-Oswald, Inc. on behalf of Ronco

SPECIAL USE PERMIT - PUBLIC HEARING

- 113 **ABEYANCE ITEM - U-37-99** - Charleston Heights Shopping Center on behalf of Auto Aid, Limited Liability Company
 114 **U-4-99** - S & S #2, Limited Liability Company on behalf of AJ's Mini-Mart

WARD 1:GENERAL PLAN AMENDMENT - PUBLIC
HEARING

- 115 **GPA-6-99** - Shawbeth, Inc.

REZONING RELATED TO GPA-6-99 - PUBLIC
HEARING

- 116 **Z-11-99** - Shawbeth, Inc.

GENERAL PLAN AMENDMENT - PUBLIC
HEARING

- 117 **GPA-9-99** - Robert E. Horner, Et Al

REZONING RELATED TO GPA-9-99 - PUBLIC
HEARING

- 118 **Z-14-99** - Robert E. Horner, Et Al

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

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CONSENT / DISCUSSION****INDEX
PAGE THREE****WARD 3:**GENERAL PLAN AMENDMENT - PUBLIC
HEARING**119 GPA-7-99** - Roman Catholic Bishop of Las VegasREZONING RELATED TO GPA-8-99 - PUBLIC
HEARING**120 Z-12-99** - Roman Catholic Bishop of Las VegasGENERAL PLAN AMENDMENT - PUBLIC
HEARING**121 GPA-8-99** - K. S. Nevada, Inc.REZONING RELATED TO GPA-8-99 - PUBLIC
HEARING**122 Z-13-99** - K. S. Nevada, Inc.**WARD 4:**GENERAL PLAN AMENDMENT - PUBLIC
HEARING**123 GPA-1-99** - City of Las VegasGENERAL PLAN AMENDMENT - PUBLIC
HEARING**124 GPA-3-99** - Dipak and Kusum Desai, Et AlREZONING RELATED TO GPA-3-99 - PUBLIC
HEARING**125 Z-8-99** - Dipak and Kusum Desai, Et AlGENERAL PLAN AMENDMENT - PUBLIC
HEARING**126 GPA-4-99** - Las Vegas Dunes, Inc.

CITY COUNCIL

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

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**PLANNING & DEVELOPMENT DEPARTMENT -
CONSENT / DISCUSSION****INDEX
PAGE FOUR**REZONING RELATED TO GPA-4-99 - PUBLIC
HEARING127 **Z-9-99** - Las Vegas Dunes, Inc.GENERAL PLAN AMENDMENT - PUBLIC
HEARING128 **GPA-5-99** - Lone Mountain Developers, LimitedREZONING RELATED TO GPA-5-99 - PUBLIC
HEARING129 **Z-10-99** - Lone Mountain Developers, Limited

CITY COUNCIL

MEETING OF

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City of Las Vegas

AGENDA & MINUTES

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION**REZONING - PUBLIC HEARINGABEYANCE ITEM - Z-19-99 - THUNDERBIRD
HOTEL CORPORATION ON BEHALF OF MRA
CORPORATION

Request for a Rezoning on property located at 1238 Las Vegas Boulevard South and on the southeast corner of Las Vegas Boulevard South and Park Paseo, From: C-1 (Limited Commercial) and C-2 (General Commercial) Zones, To: C-2 (General Commercial) Zone, PROPOSED USE: A TOURIST ORIENTED DEVELOPMENT, Size: 7.96 Acres, Ward 1 (McDonald) and Ward 3 (Reese), APNs: 162-03-112-012 and 022 through 030 and 033.

NOTICES MAILED: 209 BY PLANNING DEPT

APPROVALS: 29 BY CITY CLERK

AFTER PC MEETING

_____ Letters
_____ Petitions

TOTAL 29

PROTESTS: 18

AFTER PC MEETING

_____ Letters
_____ Petitions

TOTAL 18

Planning Commission (5-0 vote) recommends
DENIAL.

Staff recommends APPROVAL, subject to:

1. This action does not constitute approval of a site development plan. A revised site development plan shall be heard by the Planning Commission and the City Council at a public hearing.

REESE - DENIED - UNANIMOUS with Jones voting NO

MAYOR JONES declared the Public Hearing open.

APPEARANCES:

BOB STUPAK

ROBERT GENZER, Planning & Development

DOUG POWELL, Deputy Director, Planning & Development

BOB BELLUS, President, John S. Park Neighborhood Association

ALAN RUBEN

DEPUTY CITY ATTORNEY STEVE GEORGE

KENNY STEWART, 1144 S. 6th StreetMARY HAUSCH, 1139 S. 5TH PlaceHARRY BORUP, 1501 S. 5th PlaceJIM MILLS, 1108 S. 6th Street

ZORAN VELJKOVIC, 807 E. Oakey

GEORGE CHANIS, Howard Johnsons, Las Vegas Blvd.

KAREN ARNTSON, 807 E. Oakey

JAN BRITTON, 1259 S. 9TH Street

MAYOR JONES declared the Public Hearing closed.

NOTE: A petition with 186 signatures in opposition was submitted by the area residents.

NOTE: A Verbatim Transcript is made a part of the Final Minutes.

(2:38 - 2:58/3:37 - 4:00)

4 - 154/4-2320

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM**ACTION****PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION****DENIED**ABEYANCE ITEM - Z-19-99 - THUNDERBIRD
HOTEL CORPORATION ON BEHALF OF MRA
CORPORATION

2. Dedicate 10 feet of additional right-of-way (where such does not exist) for a total half-street right-of-way width of 50 feet adjacent to this site for Las Vegas Boulevard South prior to the issuance of any permits as required by the Department of Public Works. Also, revise the site plan to show the previously dedicated portions of Las Vegas Boulevard adjacent to this site.

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site as required by the Department of Public Works.

4. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

5. A detailed Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall specifically address measures to mitigate the impact of introducing additional vehicular and pedestrian traffic onto Las Vegas Boulevard South, and shall make specific recommendations for such mitigation and

CITY COUNCIL

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*City of Las Vegas***AGENDA & MINUTES**

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM**ACTION****PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION****DENIED**ABEYANCE ITEM - Z-19-99 - THUNDERBIRD
HOTEL CORPORATION ON BEHALF OF MRA
CORPORATION

this site's participation therein. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

6. Submit an Encroachment Agreement for all landscaping and private improvements located in the Las Vegas Boulevard public right-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works. Also, obtain an aerial easement for those portions of the boat and the overhead access bridge which encroach above and across the Las Vegas Boulevard public right-of-way.

7. Landscape and maintain all unimproved right-of-way on Las Vegas Boulevard adjacent to this site as required by the Department of Public Works.

CITY COUNCIL

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MAY 24, 1999

*City of Las Vegas***AGENDA & MINUTES**

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM**ACTION****PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION****DENIED**ABEYANCE ITEM - Z-19-99 - THUNDERBIRD
HOTEL CORPORATION ON BEHALF OF MRA
CORPORATION

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved Drainage Plan/Study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.

9. A Resolution of Intent.

10. All City Code requirements and design standards of all City departments must be satisfied.

11. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.

12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

CITY COUNCIL

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City of Las Vegas

AGENDA & MINUTES

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION****DENIED**ABEYANCE ITEM - Z-19-99 - THUNDERBIRD
HOTEL CORPORATION ON BEHALF OF MRA
CORPORATION

13. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.

14. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

*City of Las Vegas***CITY COUNCIL MINUTES
MEETING OF
MAY 24, 1999****AGENDA DOCUMENTATION**

TO: THE CITY COUNCIL	FROM: WILLARD TIM CHOW, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
-------------------------	---

SUBJECT: ABEYANCE ITEM - REZONING - PUBLIC HEARING - Z-19-99 - THUNDERBIRD HOTEL CORPORATION
ON BEHALF OF MRA CORPORATION

PURPOSE/BACKGROUND

THIS ITEM WAS HELD IN ABEYANCE FROM THE MAY 10, 1999 CITY COUNCIL MEETING AT THE APPLICANT'S REQUEST.

APPLICATION REQUEST:

This is a request for a Rezoning from C-1 (Limited Commercial) and C-2 (General Commercial) to C-2 (General Commercial) for a proposed tourist oriented development on a 6.02 acre parcel located on the southeast corner of Las Vegas Boulevard and Park Paseo and a parking garage on a 1.58 acre parcel located on the west side of Las Vegas Boulevard, approximately 847 feet south of Charleston Boulevard.

BACKGROUND DATA:

The portions of this site along Las Vegas Boulevard have been zoned C-2 (General Commercial) since the early 1950's. The portions adjacent to the single family homes to the east were rezoned to C-1 (Limited Commercial) in a series of applications from 1963 to 1972.

DETAILS OF APPLICATION REQUEST:

The applicant indicates this property will be developed as a tourist oriented project. The existing Thunderbird Hotel and other assorted commercial buildings on these sites will be demolished. The applicant has submitted conceptual development plans depicting a tourist oriented development in the shape of a boat with adjacent accessory structures. A preliminary traffic study has been submitted based on a resort use. The main structure is shown at the southeast corner of Las Vegas Boulevard and Park Paseo and it is accessed by a circular driveway to Las Vegas Boulevard. A parking garage is shown on the west side of Las Vegas Boulevard, connected to the main structure by an overhead bridge. The submitted elevations indicate the boat will be 280 feet high to the top of the stacks, with the main structure being 140 feet in height and containing 15 floor/decks. The current application makes no reference to any proposed gaming within the structure. Floor plans have been submitted for the main deck, levels 1 through 10, and for the promenade deck levels 1 through 5. However, the floor plans contain limited detail.

Agenda Item

101

City of Las Vegas

CITY COUNCIL MINUTES
MEETING OF
MAY 24, 1999

AGENDA DOCUMENTATION

TO: THE CITY COUNCIL	FROM: WILLARD TIM CHOW, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
-------------------------	---

SUBJECT: ABEYANCE ITEM - REZONING - PUBLIC HEARING - Z-19-99 - THUNDERBIRD HOTEL CORPORATION ON BEHALF OF MRA CORPORATION

PURPOSE/BACKGROUND

EXISTING ZONING:

Subject Property:	C-2 (General Commercial) and C-1 (Limited Commercial)
North	C-2
South	C-2 and R-1 (Single Family Residential)
East	R-1
West	C-2

EXISTING LAND USE:

Subject Property:	Hotel
North	Retail Shops
South	Motel and Single Family Dwellings
East	Single Family Dwellings
West	Retail Shops

PLANNED LAND USE:

Subject Property:	Tourist Commercial
North	Tourist Commercial
South	Tourist Commercial and Low Density Residential
East	Low Density Residential
West	Tourist Commercial

FINDINGS:

GENERAL PLAN:

The City of Las Vegas Downtown Development Plan designates this site for Tourist Commercial land uses. The proposed Rezoning to C-2 (General Commercial) is in conformance with that designation.

Agenda Item

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*City of Las Vegas***CITY COUNCIL MINUTES
MEETING OF
MAY 24, 1999****AGENDA DOCUMENTATION**

TO: THE CITY COUNCIL	FROM: WILLARD TIM CHOW, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
-------------------------	---

SUBJECT: ABEYANCE ITEM - REZONING - PUBLIC HEARING - Z-19-99 - THUNDERBIRD HOTEL CORPORATION
ON BEHALF OF MRA CORPORATION

PURPOSE/BACKGROUND**REZONING:**

The proposed Rezoning to C-2 (General Commercial) is in conformance with the existing and proposed development in the vicinity of this request and will allow this property to be developed in a manner that is compatible with the tourist-oriented development along Las Vegas Boulevard. Uses permitted as a matter of right in the C-2 (General Commercial) zone include a hotel, new car dealership, hospital, mortuary, post office, mortuary, special care facility, outdoor recreation facility, wedding chapel, commercial cleaners, or a full service car wash.

SITE PLAN:

Because the site plans and elevations submitted as part of this request are conceptual in nature, staff is recommending that a Site Development Plan Review of this site be required prior to any construction on this site.

COMMUNITY GROWTH FACTORS:

The proposed tourist oriented development can be compatible with existing surrounding land uses, and with the Tourist Commercial land uses designated for this site by the City of Las Vegas Downtown Development Plan. As evidenced by the recent development of the Stratosphere, Aztec Inn and Holy Cow properties in the vicinity of this request, staff finds this application to be compatible with the existing tourist-oriented businesses located along this portion of Las Vegas Boulevard.

Staff recommends APPROVAL.

The Planning Commission (5-0 vote) recommends DENIAL.

[Note: The Planning Commission expressed concerns about the compatibility of this use with the adjacent single family neighborhood. The Commission suggested that the applicant look at the possibility of flipping the proposal by locating the boat on the west side of Las Vegas Boulevard and the garage on the east side of the street.

Agenda Item

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*City of Las Vegas***CITY COUNCIL MINUTES
MEETING OF
MAY 24, 1999****AGENDA DOCUMENTATION****TO:**
THE CITY COUNCIL**FROM:** WILLARD TIM CHOW, DIRECTOR
PLANNING AND DEVELOPMENT DEPARTMENT**SUBJECT:** ABEYANCE ITEM - REZONING - PUBLIC HEARING - Z-19-99 - THUNDERBIRD HOTEL CORPORATION
ON BEHALF OF MRA CORPORATION**PURPOSE/BACKGROUND**

PC NOTICES MAILED: 209

APPROVALS: 2

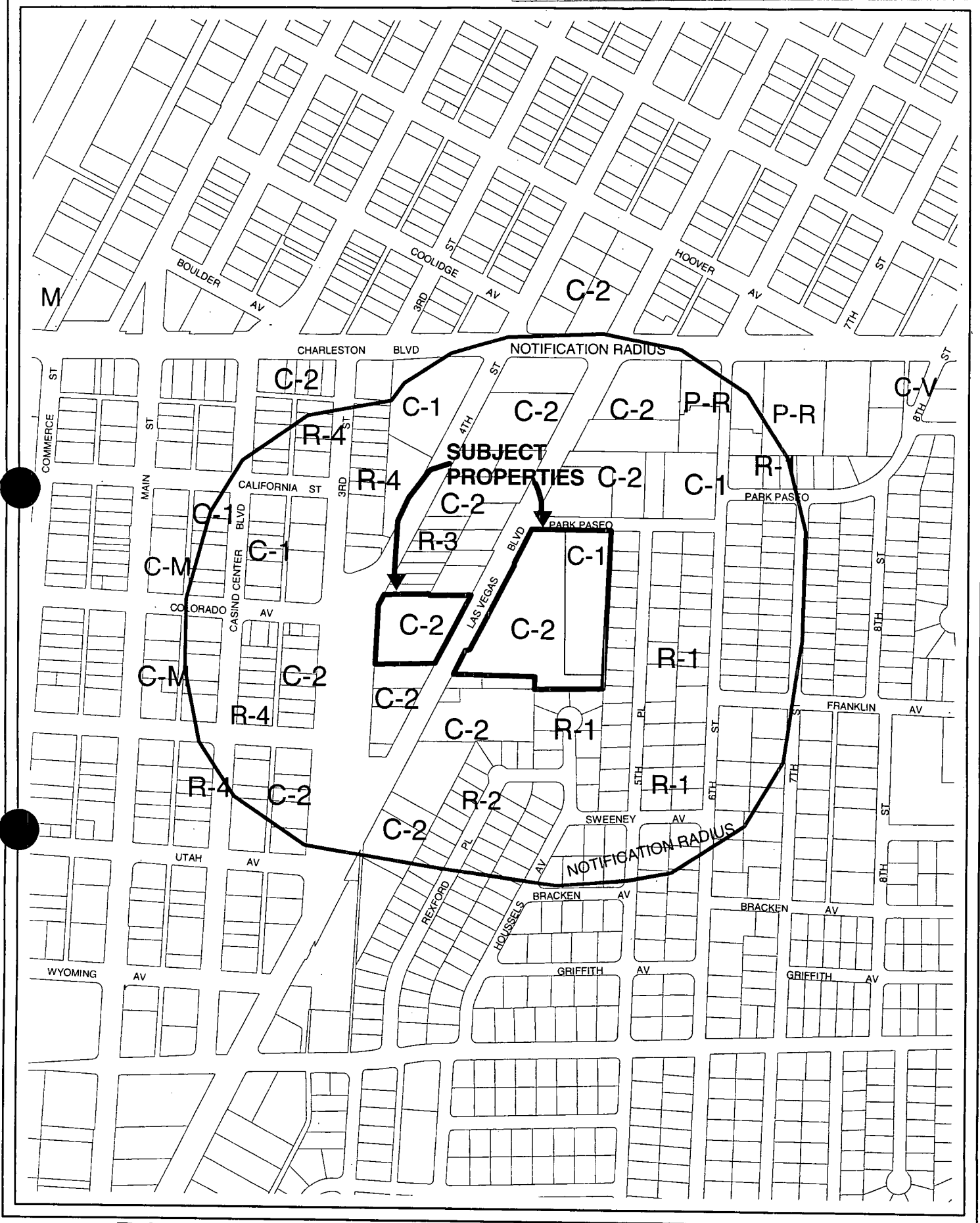
PROTESTS: 18

[Note: The protesters stressed the need for neighborhood preservation and the lack of compatibility of a 280 foot structure adjacent to single family homes. They were also concerned about the traffic a use of this nature would generate and the negative effect. such traffic could have on the neighborhood.

SEE ATTACHED LOCATION MAP

Agenda Item

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CASE: Z-19-99

RADIUS: 750 FT



PROPOSED BOAT PROJECT SITE

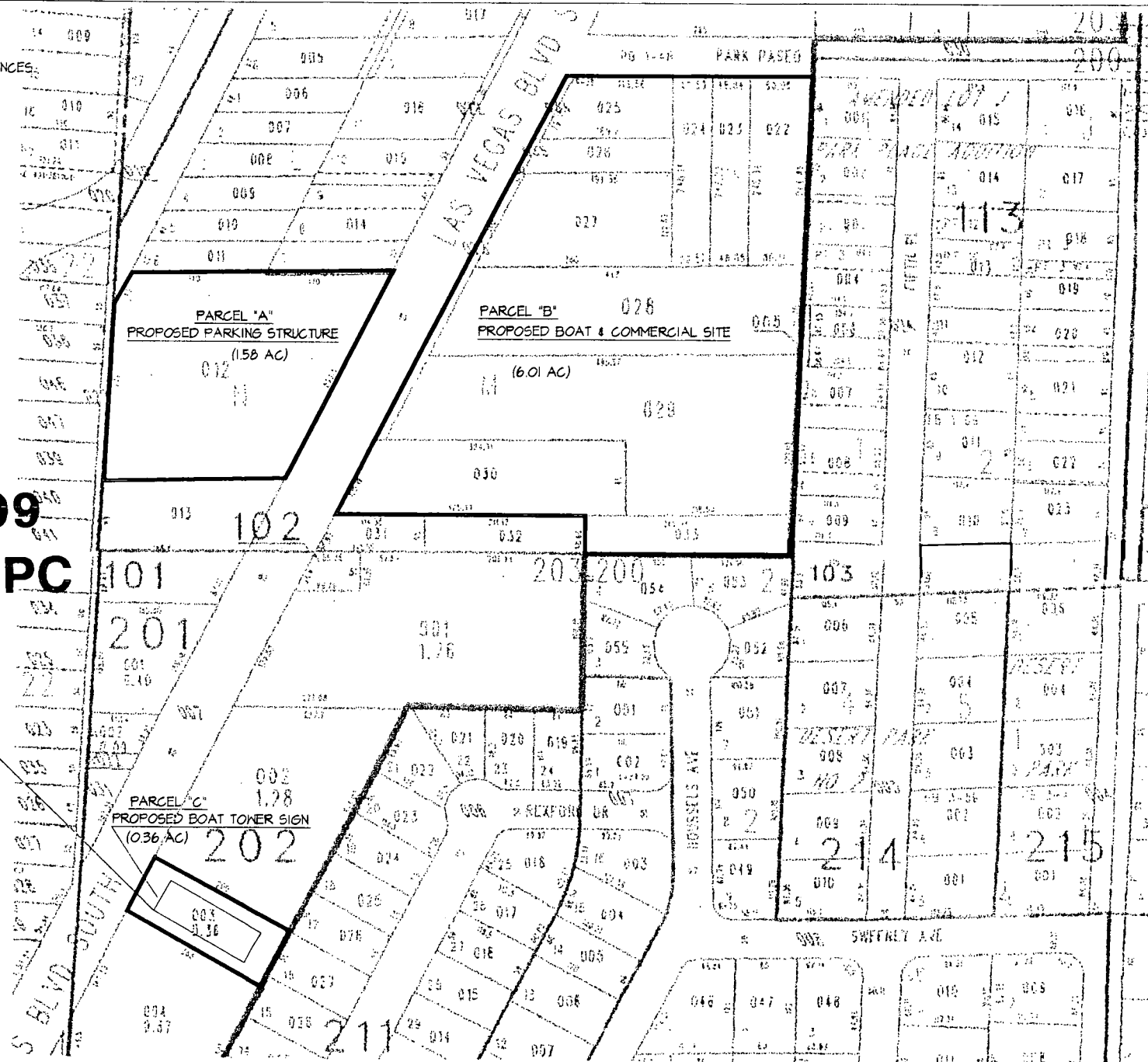
INFORMATION PROVIDED REFERENCES:
 ASSESSOR'S PARCELS NO'S
 162-03-1 AND 162-03-2
 T215 R61E SEC 03 N 2 NW 4

STAFF

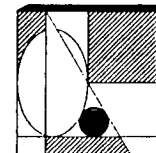
Z-19-99

4-8-99 PC

BOAT TOWER SIGN
 150' LAS VEGAS BOULEVARD SOUTH
 SIGN HEIGHT AT 100 FT ELEVATION



Studio West Inc.



architecture & design

RACHEL C. O'NEILL, AIA

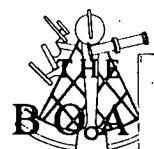
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THE DAVIES CORPORATION

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CITY COUNCIL MEETING OF MAY 24, 1999

LAS VEGAS	
REVISION	
NO.	DATE
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PROPOSED LOCAL MAP

"THE BOAT"

1999

5-1-99

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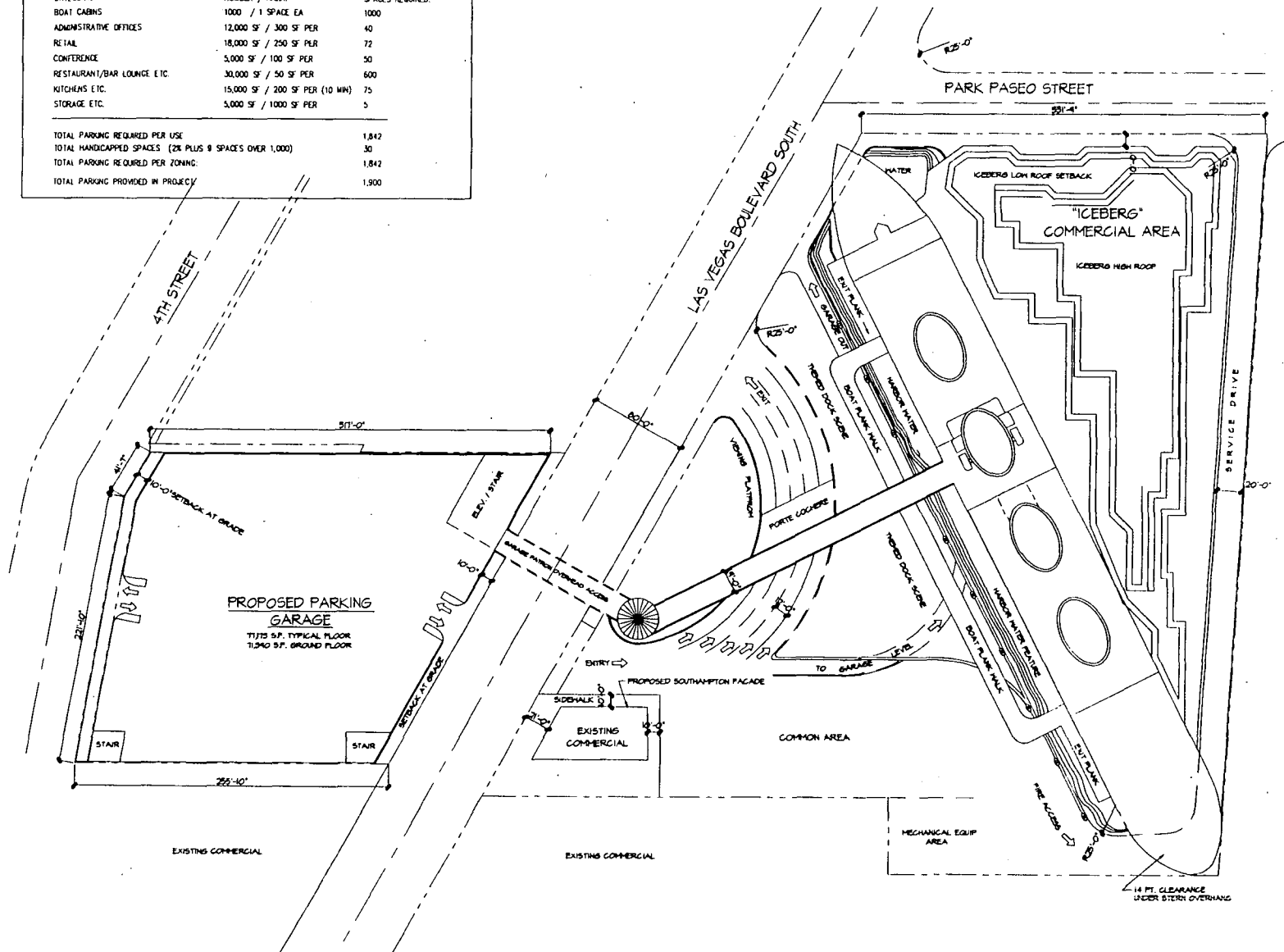
5-1-99

A-1

PARKING ANALYSIS

CATEGORY:	NUMBER / AREA:	SPACES REQUIRED:
BOAT CABINS	1000 / 1 SPACE EA	1000
ADMINISTRATIVE OFFICES	12,000 SF / 300 SF PER	40
RETAIL	18,000 SF / 250 SF PER	72
CONFERENCE	5,000 SF / 100 SF PER	50
RESTAURANT/BAR LOUNGE ETC.	30,000 SF / 50 SF PER	600
KITCHENS ETC.	15,000 SF / 200 SF PER (10 MM)	75
STORAGE ETC.	5,000 SF / 1000 SF PER	5

TOTAL PARKING REQUIRED PER USE	1,842
TOTAL HANDICAPPED SPACES (2% PLUS 9 SPACES OVER 1,000)	30
TOTAL PARKING REQUIRED PER ZONING	1,842
TOTAL PARKING PROVIDED IN PROJECT	1,900

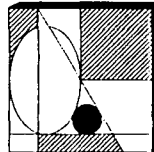


1 PARTIAL SITE PLAN
A-2 SCALE 1" = 40'

STAFF



Studio West Inc.



architecture & design

RACHEL C. O'NEILL, AIA

3281 S. HIGHLAND DRIVE STE. 804
LAS VEGAS, NEVADA 89102
TEL (702) 368-1881 FAX (702) 368-1878

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BETH A. BARNES, PRESIDENT

1000 S. MAIN STREET, SUITE 200
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LAS VEGAS

NO.	DATE	REVISION
1	5-5-99	REVISED
2	5-5-99	REVISED
3	5-5-99	REVISED
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7	5-5-99	REVISED
8	5-5-99	REVISED
9	5-5-99	REVISED
10	5-5-99	REVISED

SCALE 1" = 40'-0"
DRAWN: HLB
CHECKED: RCO
DATE: 5-5-99

PARTIAL SITE PLAN

"THE BOAT"

ISSUE
ISSUED FOR REVIEW
5-4-99

SHEET NUMBER

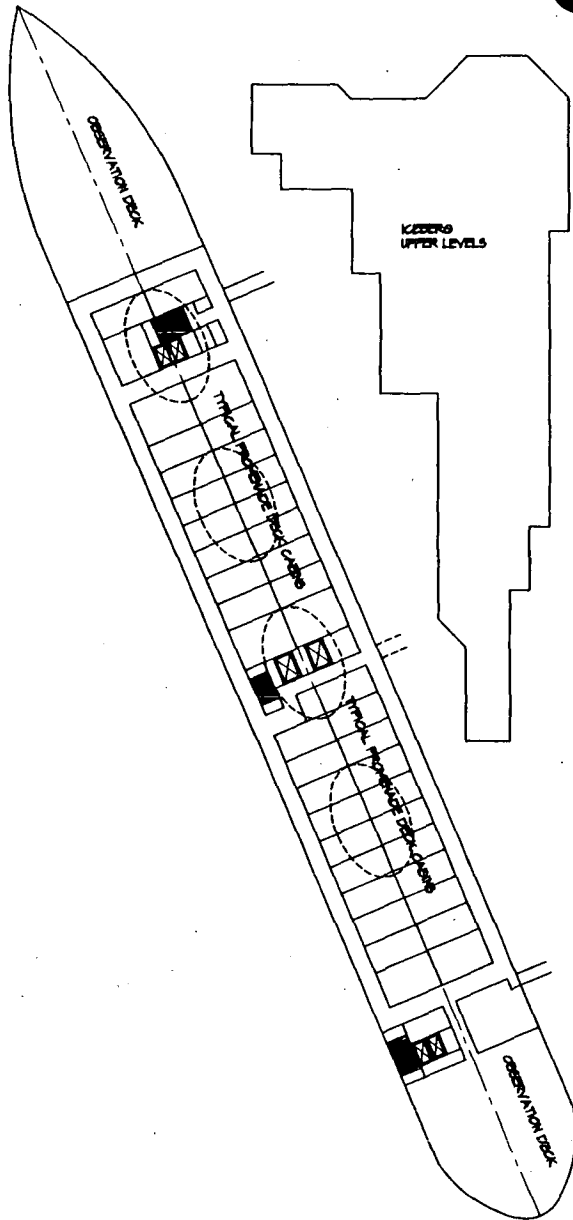
A-2

CITY COUNCIL MEETING OF MAY 24, 1999

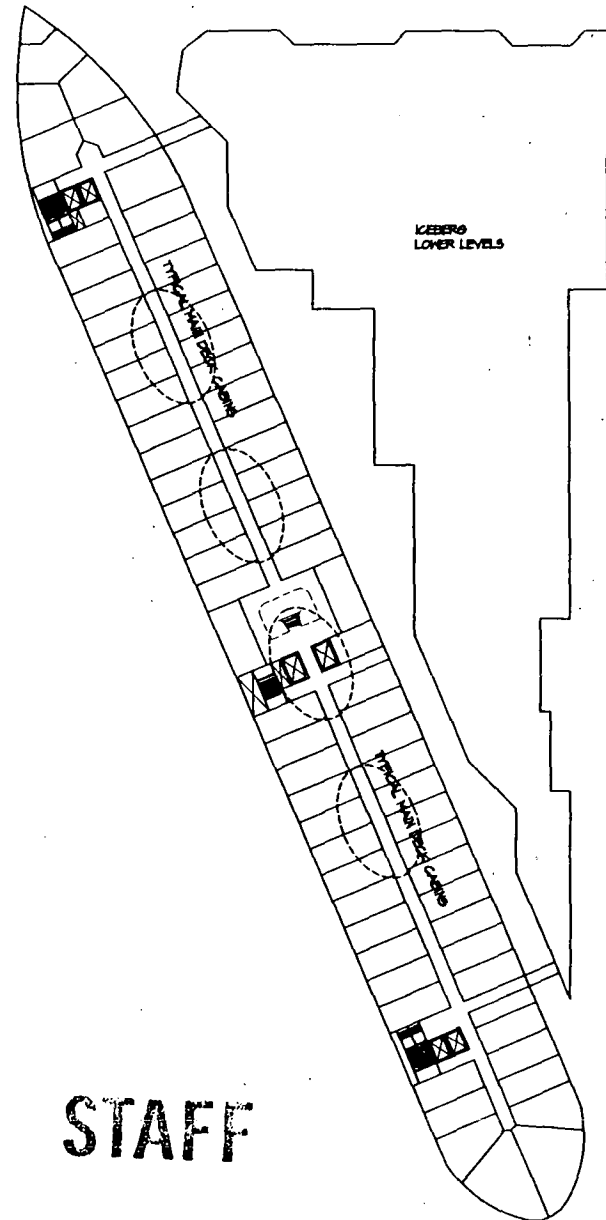
Page 695

Z-19-99

4-8-99 PC



1 TYPICAL PROMENADE DECK FLOOR PLAN LEVELS 1-5
A-5 SCALE: 1"=50'

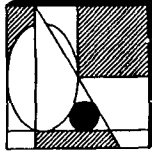


2 TYPICAL MAIN DECK FLOOR PLAN LEVELS 1-10
A-6 SCALE: 1"=50'

STAFF



Studio West Inc.



architecture & design

RACHEL C. O'NEILL, A.I.A.

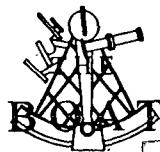
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LAS VEGAS NEVADA 89169
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THE DAIMLER CORPORATION

1001 S. MAIN STREET
LAS VEGAS, NV 89101
TEL (702) 388-1881 FAX (702) 388-1878



LAS VEGAS

REVISION	DATE	BY	CHKD

REV. 1-2-99 REV. 11-21

AS NOTED REV. 2

REV. 3

REV. 4

TYPICAL FLOOR PLAN

'THE BOAT'

SCALE: 1"=50'

DATE: 4-8-99

SHEET NUMBER

A-5

CITY COUNCIL MEETING OF MAY 24, 1999

Page

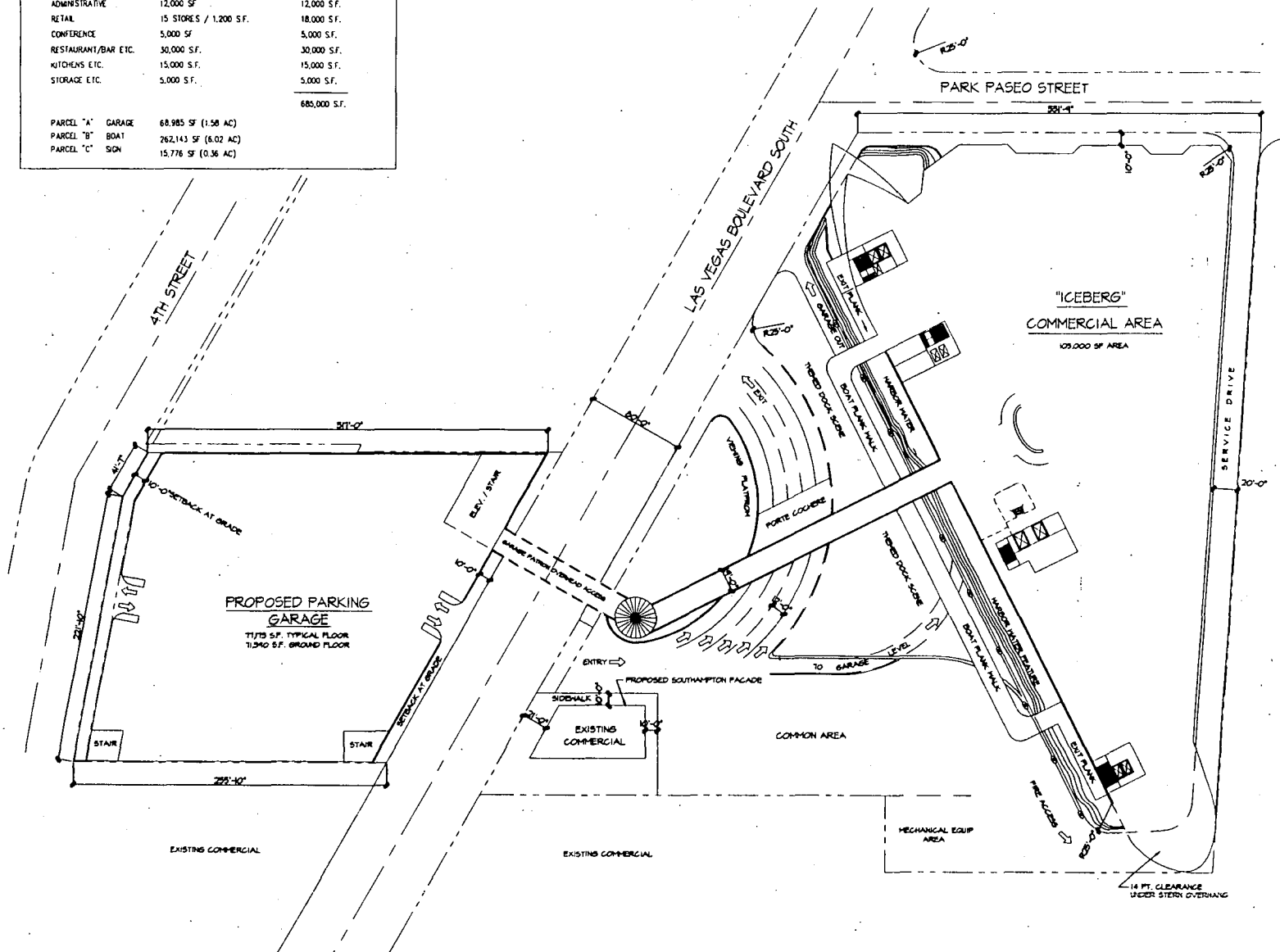
697

Z-19-99
4-8-99 PC

SITE ANALYSIS

CATEGORY:	NUMBER / AREA:	TOTAL S.F.
BOAT CABINS	1000 / 600 SF	600,000 S.F.
ADMINISTRATIVE	12,000 SF	12,000 S.F.
RETAIL	15 STORES / 1,200 S.F.	18,000 S.F.
CONFERENCE	5,000 SF	5,000 S.F.
RESTAURANT/BAR ETC.	30,000 S.F.	30,000 S.F.
KITCHENS ETC.	15,000 S.F.	15,000 S.F.
STORAGE ETC.	5,000 S.F.	5,000 S.F.
		680,000 S.F.

PARCEL "A" GARAGE	68,985 SF (1.58 AC)
PARCEL "B" BOAT	262,143 SF (6.02 AC)
PARCEL "C" SIGN	15,776 SF (0.36 AC)



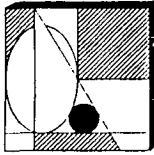
1 GROUND FLOOR PLAN
A-2.1 SCALE: 1" = 40'

STAFF

Z-19-99

4-8-99 PC

Studio West Inc.



architecture & design

RACHEL C. O'NEILL, A.I.A.

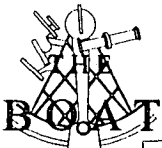
2261 S. HIGHLAND DRIVE STE. 200
LAS VEGAS NEVADA 89109
TEL (702) 369-1881 FAX (702) 369-1878

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THE DAVES CORPORATION
SCOTT A. DAVES, PRESIDENT

1001 S. MAIN STREET, SUITE 100
LAS VEGAS, NEVADA 89101
TEL (702) 369-1881 FAX (702) 369-1878



LAS VEGAS NV

REVISION

NO. DATE BY

DATE 3-3-99 BY 01-01

DATE 1-1-99 BY 01-01

DATE 1-1-99 BY 01-01

DATE 1-1-99 BY 01-01

DATE 1-1-99 BY 01-01

DATE 1-1-99 BY 01-01

DATE 1-1-99 BY 01-01

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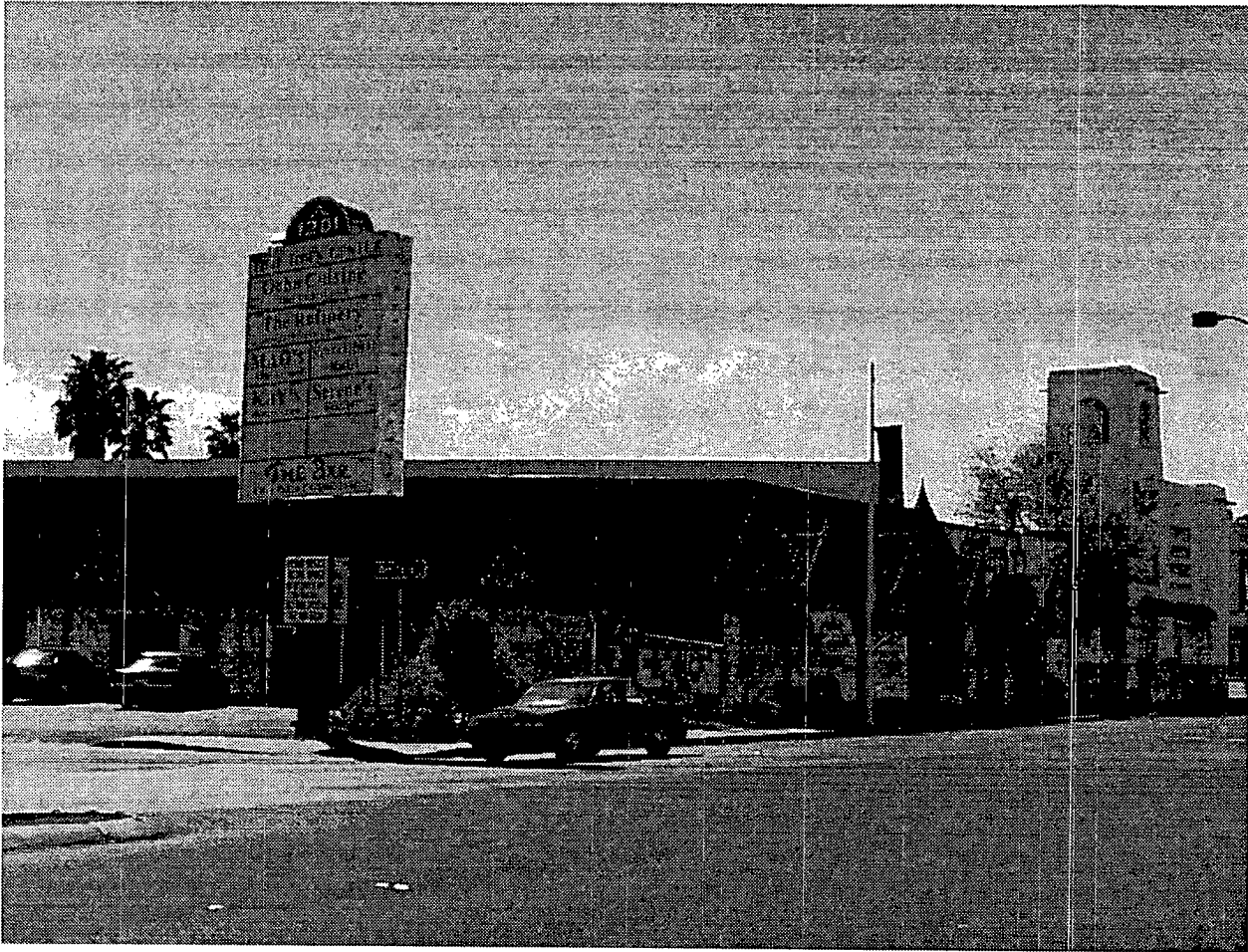
DATE 1-1-99 BY 01-01

DATE 1-1-99 BY 01-01

CITY COUNCIL MEETING OF MAY 24, 1999

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A-2.1



Z-19-99



Z-19-99



Z-19-99



Z-19-99



Z-19-99

As residents of the neighborhood near Las Vegas Boulevard South and Park Paseo we are opposed to rezoning property near that intersection from C1 to C2.

Name	Address
1. J. M. Zurzo	1301 S. 7th St.
2. Adele Engel	1601 Houssels Ave
3. Gladys Engel	1601 HOUSSELS AVE
4. M. Minkelson	1107 South FIVE Pl.
5. M. Minkelson	1107 South FIVE Pl.
6. J. J. Gray	1107 S. 5th Place
7. Diana Fountas	1469 S. 7th St.
8. Dennis Spencer	1469 S. 7th St.
9. Jon Coblentz	1609 S. 6th ST
10. Kim Christensen	1509 S. 6th STREET
11. Jim Berrington	1509 S. 6th STREET
12. Jim Church	1013 So. 6th St.

As residents of the neighborhood near Las Vegas Boulevard South and Park Paseo we are opposed to rezoning property near that intersection from C1 to C2.

Name	Address
1. Anne Petman	1249 8 th Pl
2. Marie Johnson	1244 So. 8 th Place
3. Bhupinder Bhatti	1600 HOUSSELS AVE
4. Eunice Reynolds	1315 S 5 th Place
5. Harold L. Earl	1403 So 5 th place
6. Mary M Borup	1501 So. 5 th Place
7. Ida Egnor	1503 8.5 th Place
8. Scott Hasselbach	1509 5 th Place
9. T. Kuhl	1509 5 th Place
10. M. Y. Kuhl	1509 5 th Place
11. Amy Hasselbach	1509 5 th Place
12. Robert Brown	1506 5 th Pl

As residents of the neighborhood near Las Vegas Boulevard South and Park Paseo we are opposed to rezoning property near that intersection from C1 to C2.

Name	Address
1. Sarah S. Miller	1108 S. 6 th ST.
2. Mr + Mrs Math Howard	1101 S 6 th St.
3. Shannon Hart	1051 FRANKLIN AVE.
4. Thomas Haly	1051 Franklin
5. Zacharine Miller	1304 S. 7 th St.
6. Della Lee Dunbar	1320 So. Seventh
7. Chustene Hunsaker	1470 So 7 th
8. Alta Plunkett	1480 So 7 th St.
9. Kerin Rodgers	1500 So 17 th
10. Philip Henda	1329 SO. 7 TH ST. LV 8904
11. Mr. + Mrs. BRIAN RIGHTMAN	1311 SO. 7 TH ST LV
12. Edna L zoso	1301 So 7 th LV

As residents of the neighborhood near Las Vegas Boulevard South and Park Paseo we are opposed to rezoning property near that intersection from C1 to C2.

Name

Address

1. ALLEN SHAPIRO 1601 S. 5TH PL.
2. Anneliese Fullmer 1605 S 5th Pl.
3. Joey Manos 554 GRIFFITH AVE
4. Fran Manos 554 Griffith Ave.
5. Mimi Cedeno 55 GRIFFITH + AVE
6. Go Lee 550 GRIFFITH
7. Charlette Ward 1226 So 7th St.
8. Louisa Ruiz 1230 S. 7th St.
9. ~~Figueras~~ 1241 So. 7th
10. Virginia Brun 1239 S. 7th St.
11. Noel Vidarín 1231 So 7th St
12. Raman Kesh Bhatti 1600 Howsers Ave

As residents of the neighborhood near Las Vegas Boulevard South and Park Paseo we are opposed to rezoning property near that intersection from C1 to C2.

Name

Address

1. Hector Orozco

1234 5th Pl.

2. Rosie Romero

1234 5th Pl.

3. Frank Nails

1100 So 6th

4. Shirley Sustek

1105 So. 6th

5. Benny Vazquez

1137 S 6 Street

6. Dimas Pineda

1137 S 6 Street

7. Brian Weiss

1130 S. 6 Street

8. James Singel

1130 S. 6th Street

9. MARK & SUSAN HUFF

1140 S. 6th STREET

10. Paul Jant

1400 So. 6th St.

11. Lynda Kiehlow

2309 Santa Rita Dr.

12. Edwin Barnes

1500 So. 6th St.

As residents of the neighborhood near Las Vegas Boulevard South and Park Paseo we are opposed to rezoning property near that intersection from C1 to C2.

Z-19-99

Name	Address
1. Ethel Ragsdale	830 Park Paseo 89104
2. Jan Britain	1259 A 9th 89104
3. Mildred A. Britain	1259 S 8th 89104
4. J. Britain	1253 S 9th St 89104
5. Rebecca Henderson	1253 S 8th Pl
6. Teresa Granvort	1289 8th Pl.
7. Ben Hean	1233 8th place 89104
8. Dawn Neal	1233 8th Place 89104
9. Mark Kell	1223 S 8th Place 89104
10. Fred Allen	1223 S 8th Place 89104
11. Cindy Adams	1223 S 8th Pl 89104
12. Thomas Berger	815 PARK PASEO 89104

As residents of the neighborhood near Las Vegas
Boulevard South and Park Paseo we are opposed to
rezoning property near that intersection from C1 to C2.

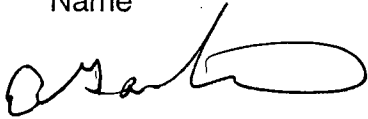
7-19-99

Name	Address
1. Ann Bu	827 Park Paseo
2. Claudia Mittelstadt	1276 8 th Pl
3. Ruth S Olson	1264 8 th Pl
4. Marie Johnson	1244 S. 8 th Pl -
5. R P Johnson	1244 So 8 th Place
6. Dy	1734 8 th Place
7. Rick Hester	1211 S 8 th St
8. J. Bennett	1216 S 8 th Pl
9. Shannon Hart	1051 FRANKLIN Ave
10. Colleen Mayhew	1812 8 th Pl
11. Marianne Hart	1212 8 th Place
12. Bryn Hart	822 Park Paseo

As residents of the neighborhood near Las Vegas Boulevard South and Park Paseo we are opposed to rezoning property near that intersection from C1 to C2.

Name	Address
1. Julio A. Furios	1304 Housse (S AVE)
2. Francisca Lopez	1308 Housels. Av.
3. Michel Parnam	1312 Housels Av.
4. Mamm Tamm	1408 HOUSSELC AV
5. Renato Catalano	1410 HOUSSELS AVE
6. Darlene Whitehead	1400 So. 5 th Pl.
7. Sandra Parnam	551 Bracken Ave
8. John P. Parnam	551 Bracken Ave
9. Mark Arthur	1301 HOUSSELS AVE
10. Hart L. Wegner	1238 South 5 th Place
11. Gayle Schreiber	545 Griffith
12. Jim Frontham	1111 5 th PLACE

As residents of the neighborhood near Las Vegas Boulevard South and Park Paseo we are opposed to rezoning property near that intersection from C1 to C2.

- | | Name | Address |
|-----|---|-------------------------------|
| 1. |  | 1404 Houssels |
| 2. | Barbara Pasqua | 1400 Houssels Ave. |
| 3. | Hortense & Earl | 140380. 5 th Pl. |
| 4. | Rulon Whitehead | 1400.50 5 th Pl. |
| 5. | Shain Shunts | 1112 S 5 th Pl |
| 6. | Kimi Seale | 1112 S. 5 th Pl |
| 7. | Cheryl Thomas | 1112 S. 5 th Pl |
| 8. | Jeannette Soke | 1112 S. 5 th Pl |
| 9. | Rulon A. Earl | 1314 S. 5 th Pl |
| 10. | Glada Earl | 1314 S. 5 th Place |
| 11. | Monne & Mason | 1332 S. 5 th Pl. |
| 12. | Cynthia Mason | 1332 S. 5 th Pl. |

As residents of the neighborhood near Las Vegas Boulevard South and Park Paseo we are opposed to rezoning property near that intersection from C1 to C2.

Name	Address
1. Mary Hausel	1139 Fifth Place
2. Chuck Quinley	1489 S. 7th St.
3. Eudora Lewerton	1115 S. 5th Pl.
4. Diana Hill	829 Franklin
5. Ky Spil	1144 6th St
6. Bri Rytz	1311 So. 7th St
7. Jay Gray	206 Braden
8. Jan Britain	1254 S. 9th
9. Bob Bellis	823 Park Paseo
10. Kurex Antton	1324 S. 6th St
11. Vivian Woods	1206 S. 10th St
12. Jack Woods	" " "

As residents of the neighborhood near Las Vegas Boulevard South and Park Paseo we are opposed to rezoning property near that intersection from C1 to C2.

2-19-99

Name	Address
1. NATALIE Forysth	1201 S. 9th Street
2. Joanne Forysth	831 Park Paseo
3. Anne Martindale	1218 S. 9th St.
4. Denise McCormack	1224 S. 9th St
5. John Cunn	827 PARK PASEO
6. Margaret McElhie	1269 So 9th St
7. Judith Mark	1273 S. 9th St.
8. Lisa Granger	1274 S. 9th St.
9. Wayne H. Lutz	1278 So. 9th St.
10. Carl Hall	1144 S. 6th St
11. John A. Thomas	809 FRANKLIN
12. Thelma Roberts	1609 So. 6th St

As residents of the neighborhood near Las Vegas Boulevard South and Park Paseo we are opposed to rezoning property near that intersection from C1 to C2.

Name	Address
1. N. A. Arias	1324 S 5 th Pl.
2. Sandra Arias	1324 5th Pl.
3. Joan Gordon	1331 S. Fifth Place
4. La Carr	545 G. H. H.
5. Nedra Baron	1506 ~~5th~~ 5 th St.
6. Fred Carter	554 BRACKEN
7. Gwen Bentzen	554 Bracken
8. Loi TRAN	1118 #5 Place
9. Alex Rivas	1311 Houssels
10. Felipe 89104	1311 HOUSSELS
11. McQuinn	
12. Wand Emerson	1305-HOUSSELS

As residents of the neighborhood near Las Vegas Boulevard South and Park Paseo we are opposed to rezoning property near that intersection from C1 to C2.

Name	Address
1. Ron Ripp	823 PARK PASEO
2. Tracy D'Gugliemo	1244 S 9 th ST
3. Ann An	827 PARK PASEO
4. Marianne Karl	1212 S. 8 th Place
5. DIANA FOUNTOS	1469 S. 7 th ST
6. <i>[Signature]</i>	1249 S 8 th ST
7. James L. Mills	1108 S 6 th ST.
8. Edward Block	1301 S 5 th ST
9. Daniel Keller	1311 S. 5 th PL
10. Jerry Cornelison	1401 HausseLS
11. Rene M. Royer	1508 HausseLS Ave
12. B.J. Mitchell	1416 HausseLS Ave

As residents of the neighborhood near Las Vegas Boulevard South and Park Paseo we are opposed to rezoning property near that intersection from C1 to C2.

Z-19-99

Name	Address
1. Jan W Glaser	1215 S. 9TH ST LAS VEGAS NV 89104
2. Tatyana Khomyukova	1215 S. 9TH ST LAS VEGAS NV 89104
3. Michael Brooks	1239 S. 9TH Street Las Vegas NV 89104
4. Melissa & John Canham-Clyne	1268 S. 9TH ST Las Vegas, NV 89104
5. Tracy & Robert O'Guglielmo	1244 S 9TH ST Las Vegas, NV 89104
6. Bob Coffin	1139 5th Pl. Las Vegas 89104
7. John J. Hursel	1312 S. 7TH LAS VEGAS
8. Berniece Hursel	1312 S. 7th St. Las Vegas
9. Karen J. Antzow	807 E. Oakley Blvd.
10. ZORAN VELJKOVIC	807 E. OAKLEY BLVD)
11. Jeanne Amussen	718 E Park Paseo
12. Christy M. Hagan	1139 Fifth Place

As residents of the neighborhood near Las Vegas Boulevard South and Park Paseo we are opposed to rezoning property near that intersection from C1 to C2.

Name	Address
1. Sean Ripp	823 PARK PASEO
2. Sebastian Spontano	1239 So 8 th Street
3. Susan Gregor	1275 So 8 th St
4. Pam Starr	1312 S. 8 th street
5. Elizabeth Putman (Elizabeth Putman)	1312 S. 8 th street
6. Jessica Putman (Jessica Putman)	1312 S. 8 th Street
7. Mr & Mrs George Gato	1316 S. 8 th street
8. Alan Roth	1278 S. 8 th St.
9. Charmant/ulles	1272 S. 8 th Street
10. Daluho/Sun S.	1268 S. 8 th St.
11. Ole Bortsen	1248 S. 8 th STREET
12. Linda Mar	1228 S. 9 th St.

As residents of the neighborhood near Las Vegas
Boulevard South and Park Paseo we are opposed to
rezoning property near that intersection from C1 to C2.

Z-19-99

Name

Address

1.

DAWN SIMMS

1308 S. 6th

2.

Robert B. GRZYWACZ

1302 S. 6th

3.

Dan J. Borup

1501 So. 5th place

4.

5.

6.

7.

8.

9.

10.

11.

12.

As residents of the neighborhood near Las Vegas
Boulevard South and Park Paseo we are opposed to
rezoning property near that intersection from C1 to C2.

~~E~~-19-99

Name

Address

1.

Betty Rosowal 619 Park Paseo

2.

Christine Sterling 701 Park Paseo

3.

Cynthia Fraser 701 Park Paseo

4.

5.

6.

7.

8.

9.

10.

11.

12.

CITY COUNCIL MINUTES
MEETING OF
MAY 24, 1999

Page 1

VERBATIM TRANSCRIPT: ITEM 101 - ABEYANCE ITEM - Z-19-99 - THUNDERBIRD HOTEL CORPORATION
ON BEHALF OF MRA CORPORATION

MAYOR JONES

Item 101, Z-19-99, Thunderbird Hotel Corporation on behalf of MRA Corporation. It's a request for a rezoning on the property located at 1238 Las Vegas Boulevard South on the southeast corner of Las Vegas Boulevard from C-1 and C-2 to C-2. Proposed is a tourist-oriented development. There were two approvals, eighteen protests. Planning Commission recommended denial. Staff recommends approval. This is a public hearing. I'd now declare it open.

BOB STUPAK

Good afternoon, Mayor --

MAYOR JONES

Good afternoon, Mr. Stupak.

BOB STUPAK

-- member of the Council. We have on file for an application one small piece of property. A small portion of the property that's been in discussion, is not located on Las Vegas Boulevard. It's located behind Las Vegas Boulevard, a piece of property. I am not the owner of -- That piece of property is owned by a gentleman by the name of David Strawser, he happens to be in the audience also.

The program was filed to see what zoning was needed and what zoning would be available. And we were told that there property should be C-2. Now, what I don't seem to understand is that the, I made an announcement at the Union Plaza Hotel about building the Titanic Resort, a large ship, so many stories high. (inaudible) that I believe would be good for the City of Las Vegas in a location I felt was good for the City of Las Vegas because it's, sits, what would be considered the gateway to downtown from Las Vegas Boulevard and Fourth Street.

But, however, that project, the aesthetic review, the plans for it, the height, the width no matter how high it is or how big it is not on this agenda. Only thing we're doing is talking about one small piece of property. The property in front of it is C-2. The property behind it is C-2. I don't want the individual that owns that piece of property to do whatever he may want to do in the future to be curtailed in any way, except to do something that goes along with the existing property has.

Right now there's a project there, it's called Thai Town and some Thai people own it. They have various businesses in there, a restaurant, a bar, some slot machines. They have the immigration service, they have a lawyers fees, they have child care, and what have you. It's a successful part of the business. I know the owner, the owner of the business that leases off of Mr. Strawser. He some day, he's been there

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**VERBATIM TRANSCRIPT: ITEM 101 - ABEYANCE ITEM - Z-19-99 - THUNDERBIRD HOTEL CORPORATION
ON BEHALF OF MRA CORPORATION**

four years. He has a long-term lease. He might wanna to extend his, Thai Town, which may require extra zoning.

The only thing we're talking about today is one piece of property. We're not here talking about the Titanic. That's never been before this Council. It's never been before the Planning Council. We're just talking about one piece of property. If there is any problems with building the Titanic on that property, then that's the time that there should be a public hearing, where all the protesters can protest and all the people who are in favor can favor it.

When the announcement was made at the Union Plaza Hotel, it was put out to the world press, it was shut up on satellite. We accomplished a lot of publicity for Las Vegas, and it's the same old story. The, you know, only Las Vegas can they build a, the Titanic, and it works in Las Vegas.

What I'm asking at this stage of the game is that wherever it may be built, if it's built on that location, if it's built across the street, there's one piece of property downtown where I've spoken to the owners about, building it there. There's also three different sites on the Las Vegas Strip that it could go there, I'm talking about in the County. Since I've been here for about 30 years and all of my business has been within the City limits, I'm gonna try the best to keep it within the City limits. But if necessary, it could go to another location or another place.

All I'm asking you at this stage of the game is that we need a continuance, or I'm actually requesting a continuance, maybe somewhere in the neighborhood of two or three months so we can work out the situation. We can talk to the neighbors, all in Ward 1 on one basis to see if there's really, to resolve this situation to everybody's satisfaction.

Now, I understand that they have a couple hundred signatures, the people that are protesting this. Over the last few weeks, you know, we've done our surveys. We contacted thousands of people, you know residents of Las Vegas. It's an overwhelming support. I mean, I could come here today, I could throw a stack of names this high and say, ladies and gentlemen of the Council, I have three thousand four hundred and thirty-seven people that are -- for this thing, and that should be taken into consideration. But, that is not necessary today because we're not trying to do that today.

We're not trying to -- ask for permission to build this boat, to go up so many stories, or so many things that are taken into

CITY COUNCIL MINUTES
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VERBATIM TRANSCRIPT: ITEM 101 - ABEYANCE ITEM - Z-19-99 - THUNDERBIRD HOTEL CORPORATION
ON BEHALF OF MRA CORPORATION

consideration. Not only is there zoning, but there's setbacks. There's other requirements. All these things have to come into play.

So that will be some other day. Hopefully, before this Council and the Council will have to make up their mind when and where we should build it. At this stage of the game, we're talking about a small piece of property, and I just don't want anybody else to suffer for it.

I think that two or three months is -- necessary to put all this together, and then we come, and we really come to this Council not for a zone change. We come to this Council for the entire project. What's it gonna be. How it's gonna be. How large it's gonna be. How high it's gonna be. And at that time we'll know if we have problems with the neighbors, or problems with too many neighbors, or 'cause it's too much of an interruption, or if not. There's always obvious things to do.

And where it's planned right now, it's only a plan, only an idea. There's some setbacks, how far away from public housing, you know? It could be moved across the street, which would alleviate that problem. It could be moved downtown, or it could be moved on the Strip. So what I'm requesting is that we do nothing more except give it about two or three months. Nothing can happen today that can give me permission to build it. Keep in mind I can't go get a building permit. I can't do any of this without the City's approval. And we are not here for do we want the Titanic or not want the Titanic. (inaudible) about a small piece of property and actually that small piece of property doesn't even sit, the ship doesn't even sit on that small piece of property.

So to make things easier for all of us, I'm just asking -- for a two-to-three-month delay to see exactly where we're on. Maybe I'll come back here and say, hey, we're building it downtown, we're building it across the street, but that's a whole plan that needs time. I think I gave my two cents worth. That's all I have to say. And if you have any questions, I'd be more than happy to hear them.

COUNCILMAN McDONALD

Thank you, Mr. Stupak. Comments from the Board?

COUNCILMAN REESE

No comments at this time. Other than I would make a comment on, you know, holding this in abeyance. The Planning Commission, I think, was heard about six weeks ago. We did extend Mr. Stupak a two-week abeyance at the last meeting. We had, I think, probably three times the

**CITY COUNCIL MINUTES
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**VERBATIM TRANSCRIPT: ITEM 101 - ABEYANCE ITEM - Z-19-99 - THUNDERBIRD HOTEL CORPORATION
ON BEHALF OF MRA CORPORATION**

amount of people here then that we have here today. I think that a lot of the residents see where Mr. Stupak initiated a press release stating that he was gonna hold this in abeyance again. So I've had 25 or 30 people calling me asking me, in fact, if we was gonna hold this in abeyance, and I told them I had not heard anything about, that I hadn't seen anything come across my desk to hold this in abeyance.

So I feel very strongly in going forward. The people that elected me to represent them in Ward 3, I think that they should at least have the privilege of being heard. So I'm gonna request that we go forward and hear this application today.

BOB STUPAK

I certainly agree with you, but I do not want to hear – The Titanic ship is not on the application today, building that ship is not on the application today.

COUNCILMAN REESE

That's fine --.

BOB STUPAK

And if we get into that, that's another agenda for another day.

COUNCILMAN BROWN

Mayor Pro Tem, if I may. If we're talking simply the zoning, and just the zoning, I think as it currently exists, the C-1 serves as a little bit of a buffer from the transitional C-2, C-1, R-1, the existing neighborhood. I'm curious on staff's perspective. I see Planning Commission recommended denial, but staff had recommended approval on the zoning, and I was wondering the justification of that.

ROBERT GENZER, PLANNING &
DEVELOPMENT

Yes, Councilman, we looked at the zoning that exists along Las Vegas Boulevard in this area. As Mr. Stupak has stated, this is the only parcel, as you can see on the map that's on your screen at the present time, that is – currently zoned C-1. The request to rezone this piece of the property, C-2, is in conformance with the tourist/commercial land-use designation on the General Plan and based on that we recommended approval of the rezoning only.

COUNCILMAN REESE

But there again, though, how many times in the City of Las Vegas have we went from C-1 to C-2 when there's residences backed up to this, don't we always offer some type of a buffer? And – C-1 is a lot better buffer than C-2. I mean, even if the project doesn't go forward and we change this, we rezone this to a C-2 use, then they go in there and put in a lot more uses that are available today.

**CITY COUNCIL MINUTES
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**VERBATIM TRANSCRIPT: ITEM 101 - ABEYANCE ITEM - Z-19-99 - THUNDERBIRD HOTEL CORPORATION
ON BEHALF OF MRA CORPORATION**

ROBERT GENZER, PLANNING &
DEVELOPMENT

That's -- true. There's, I can't dispute that fact. Again, in looking at the map, there are other parcels currently in the area backing up to C-2, and that was the basis for our recommendation.

COUNCILMAN REESE

Thank you.

COUNCILMAN BROWN

A comment on that. Looking at the Z-19-99 map with subject properties and surrounding properties, there's certainly along the Boulevard, a lot of C-2 designation. But I also see C-1 designation on Park Paseo, that abuts into the neighborhood. The existing C-1 on the subject property. And then across there seems to be some C-1, so I don't think -- it's a clear indication of there is only C-2 in the area, especially in regards to buffering back into a neighborhood.

I agree with Mr. Stupak as far as if we're not talking about a concept or a proposed project, we should stick strictly to the zoning here. And if that's all that's before us, I'm a little reluctant to move forward on zoning when we're not sure of what the real concept of project is. I think we give up some intensity when we flip a C-1 to a C-2, especially in relation to an established R-1 neighborhood just to the east. And I -- see your point with some C-2, but I also see some -- real C-1 buffering into this established R-1 neighborhood.

BOB STUPAK

May I address you, please?

MAYOR JONES

Yeah.

BOB STUPAK

I -- see this map right here. And if you can look, the C-1, it seems to start at Park Paseo, and it moves all the way to cross the back of the property. That's, I believe, incorrect. Only that first parcel, the one that says C-1, is C-1. The rest of it, this is the Thunderbird Hotel. That's where all the rooms are at, swimming pools, the casino was there, wedding chapels. That is C-2 and that was always C-2. So this is just a little distorted. I say about maybe really shows -- C-2 and just take that and that's the property and the property in front of it. That's the same piece of property that Mr. Strawser owns.

COUNCILMAN BROWN

Mr. Stupak, if we could ask staff to put this on the overhead.

MAYOR JONES

So Mr. Stupak --

COUNCILMAN BROWN

Maybe you could just follow --

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MAYOR JONES

Well, we want him to look at exactly what we're looking at that we're --

COUNCILMAN BROWN

Yeah.

ROBERT GENZER

Oops.

BOB STUPAK

Yes. Can the, staff, you can see what I see? We're in the right place? All right. A hundred and fifty feet from there to here -- Oops. I'll do as best I can. A hundred and fifty from here to here, this would be Mr. Strawser's property right there, approximately. I hope I'm not getting too close. This is the area at C-1. All of this right here is all C-2. It's all part of the Thunderbird, so we're not talking about this whole section right here. We're talking about this right here. As you can see, across the street there's also a C-1, which even penetrates the neighborhood a little bit further, or C-2, I'm sorry, and a C-2 right behind that too.

I believe the Hart's mansion is --

UNIDENTIFIED GENTLEMAN

It's right in there.

BOB STUPAK

I think it's in there. Well, whatever that is. That's going back, I think, that's --

UNIDENTIFIED GENTLEMAN

I think that's C-1 right there.

BOB STUPAK

C-1.

UNIDENTIFIED GENTLEMAN

Yeah.

BOB STUPAK

So, that --

COUNCILMAN McDONALD

Mr. Genzer?

ROBERT GENZER, PLANNING &
DEVELOPMENT

The only response I can give you is that -- this map was generated off of our GIS system which shows our zonings as are on the book. We'd have to look into that, but -- this is the way we show it.

MAYOR JONES

Well, I -- Are we -- Mr. Stupak, I think this is sort of a issue that's quite germane to the zoning question. If in fact this is already C-2 going all the way back, notwithstanding, keeping this in zoning. We're not talking about a use or what would go on that, and all you're talking about is changing one little corner here, it doesn't really have any impact --

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Be', you have to look at, if you got an entire piece of property that is -- we're not talking about a use. We're talking about zoning. We're not talking about approving any kind of use. And so if all of this is C-2 and we're looking at a wrong map --

COUNCILMAN BROWN

Mayor, so just, if you would follow, the gentleman property in question goes from along Park Paseo up to the Boulevard that, you feel that from the Boulevard back is C-1 just on that northern most --

BOB STUPAK

No.

COUNCILMAN BROWN

-- most piece?

BOB STUPAK

No. The very first part -- You can see what I'm looking at; right?

COUNCILMAN BROWN

Okay. Yes.

BOB STUPAK

This -- here is already C-2.

COUNCILMAN BROWN

C-2. So you're talking just that back square?

BOB STUPAK

That is already C-2, and this is where he already has that business that's called Thai Town. This is vacant right now. If that ever needed to be expanded, he wanted to expand this, it would, I think, be appropriate to -- rezone this for him.

COUNCILMAN BROWN

Mayor Jones, I would agree then.

BOB STUPAK

But that's another issue.

COUNCILMAN BROWN

I would agree as far as if zoning is what's before us, then --

MAYOR JONES

We need to know the answer.

COUNCILMAN BROWN

We need to know which map is -- accurate.

MAYOR JONES

Because if it's this tiny little quadrant, that's entirely different than the whole back piece of property.

COUNCILMAN REESE

Well, Bob?

ROBERT GENZER, PLANNING &
DEVELOPMENT

If it's your pleasure, if you'd like to trail this item, we will try and get that information as quickly as we can from our office and have it double checked.

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COUNCILMAN McDONALD This where the, Mr. Stupak, this is where the motorcycle dealership used to be on Park Paseo?

BOB STUPAK Yes.

UNIDENTIFIED GENTLEMAN Yeah.

COUNCILMAN McDONALD Used to be an old motorcycle central, motorcycle --

MAYOR JONES But that's not the issue.

UNIDENTIFIED GENTLEMAN No --.

COUNCILMAN McDONALD Kawasaki.

UNIDENTIFIED GENTLEMAN Kawasaki dealership. Yeah.

COUNCILMAN McDONALD Kawasaki.

MAYOR JONES This is all --

COUNCILMAN REESE My -- question is of staff is why wasn't this brought out at the Planning Commission level?

ROBERT GENZER, PLANNING & DEVELOPMENT We believe this map that you're seeing on the screen to be correct.

COUNCILMAN REESE So, I mean, to me, this is now, this is the first time this has come up? This was not brought up at the Planning Commission level?

ROBERT GENZER, PLANNING & DEVELOPMENT No, it was not.

MAYOR JONES But there's an issue here. If, in fact, right now does the Thunderbird go all the way back?

BOB STUPAK Yes. It goes all the way back.

MAYOR JONES Could the Thunderbird have been built on C-1?

ROBERT GENZER, PLANNING & DEVELOPMENT It's been there a long time. That's possible.

BOB STUPAK And I made some improvements, eight, nine years ago, or so, when Chris Karamanus has it. He built extensions on to it, in the back section of it.

UNIDENTIFIED GENTLEMAN (inaudible)

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Mayor and Council members, Doug Powell, Deputy Director of Planning & Development Department. I apologize for the confusion earlier. We had not before or prior had the issue raised on the zoning map. We did verify with staff back at the office that the zoning map as part of your packet and

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shown is correct, and that property has been zoned C-1 since 1963, and we have verified that.

MAYOR JONES

So were there different zoning requirements for use in 1963?

DOUG POWELL, DEPUTY
DIRECTOR, PLANNING &
DEVELOPMENT

I don't --

MAYOR JONES

Because even though it's zoned C-1, the use is a C-2 use and has long been a C-2 use.

DOUG POWELL, DEPUTY
DIRECTOR, PLANNING &
DEVELOPMENT

Obviously, there's been different zoning regulations back in, before the -- current 19-A was adopted two years ago. What was in effect when the Hotel was built, I don't know at this point in time. Also, the Council used to issue use variances for projects. I do believe that it was built according to the code at that time, and so it might be pre-existing non-conforming but the zoning map is correct.

MAYOR JONES

So we have a C-2 use in a C-1 zone?

DOUG POWELL, DEPUTY
DIRECTOR, PLANNING &
DEVELOPMENT

That's correct.

BOB STUPAK

This is all news to me. The Hotel was built, started in '63. One name had became the Lotus Inn for awhile, the Tallyho for awhile. It was the Hyatt Hotel for awhile, same owners that had the Four Queens. It's only been a hotel and casino. I was always under the impression that, I'm talking about the Thunderbird property, up until today that was all C-2. That's the way it's been used for all these years.

And the only issue we were talking was Mr. Strawser's issue, that one part of his behind it. So we are, there is a hotel there. There are rooms, three-story rooms, and there's 300 of them there, and they've been there for quite awhile. Then they did extend, they didn't start at 300, they extended over the years. The last bit when they were built that I know of was in the 80's with Chris Karamanus, and he added offices, he added restaurants, and he added other things. So even back to the, I think it was '88, not it was '88, '89, somewhere in that neighborhood, when he -- bought the place and -- made these additions. It was still covered under some zoning that it was approved and permitted.

COUNCILMAN REESE

Your Honor, this is a public hearing. Can we listen to some testimony from the residents?

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MAYOR JONES

Yes. It is a public hearing, and anyone who wishes to speak can do so at this time, remembering we're talking about zoning. We are not talking about a use. A use of this property is not before us at this time.

COUNCILMAN McDONALD

Jan, you want the timer? Want the timer?

MAYOR JONES

Yes. And I will, I would like at this time to ask everyone to limit their comments to three minutes on the zoning.

BOB BELLUS

Mayor and Councilmen, my name is Bob Bellus, and I'm the President of the John S. Park Neighborhood Association. As you can see here on the properties, these are like \$300,000 homes. Okay? I mean, the C-1's there to protect our homes. It's, this will be a buffer so we can, you know, have something inbetween a casino or a high rise or whatever. All we're asking is to keep this the - C-1 property.

And we have 200 signatures here - the - I'd like to give the Clerk - from all the neighborhood, the neighbors from the whole neighborhood just asking to keep the C-1 the same as it is, you know, just for a buffer. Thanks.

MAYOR JONES

Thank you.

COUNCILMAN REESE

Thank you.

ALAN RUBEN

Hi. My name is Alan Ruben, and I own the trademark for Titanic Hotel and Casino.

COUNCILMAN REESE

Sir, if I can get staff. This - gentleman here's got litigation against Mr. Stupak for the use of the Titanic. This is not pertinent to this rezoning. I don't know whether we should hear this or not.

DEPUTY CITY MANAGER GEORGE

And, Your Honor, also to confirm the record. The Council is limited to the scope of the item that has been agendaed for discussion purposes. So, the comments related to the zoning of this piece of property then they'd be relevant for this discussion, but, if they relate to trademarks or anything like that, the Council doesn't have discretion on that matter.

ALAN RUBEN

Okay. Well, I didn't intend to build it over there. I have my land elsewhere.

MAYOR JONES

But --, Sir?

ALAN RUBEN

Yes.

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MAYOR JONES

And it's what I said, we're not discussing the Titanic today. We're discussing land use, whether it's C-1 or a C-2.

ALAN RUBEN

Okay. All right.

MAYOR JONES

That would be an issue if this Council was considering a use of that land.

ALAN RUBEN

Okay, fine. Well, at least you know. And that's it.

KENNY STEWART

Honorable Mayor and Council members, I'm Kenny Stewart, 1144 South 6th Street. I seriously oppose the rezoning of C', from C-1 to C-2 at the property in question. I've been a resident of this area for over ten years and would be devastated to see the affected area such a zoning change. The impact of such a change would have a detrimental affect on the historical value, architectural-diversity integrity of this neighborhood.

The argument is to improve the area. All of the residents, of course, want to improve the area. But changing the zoning only allows freedom to build whatever one wants. With C-1 zoning, there are limitless possibilities to clean up the area and bring in new enterprises and businesses. The new Walgreens and Wells Fargo Bank are perfect examples of improvements without impacting the neighborhood. One only has to think that with the completion of the new Federal Building only blocks away there might be tremendous growth potential without a cause for rezoning.

Mr. Stupak's argument is to clean up the area. We all wanna clean up the area. The homeowners in this area take great pride in their homes and spend limitless hour and money for a beautiful environment in which to live. Mr. Stupak has had many years to act on his solution, by cleaning up his own property, a haven for drug users and prostitutes that he himself admits to. Now, all of a sudden he wants to make a change and clean up the area.

Mr. Stupak's other argument is that he might be willing to buy out the property owners in the affected areas. What the Council members need to understand is that the vast majority of homeowners in this area are living here by choice. They have chosen to live in a neighborhood filled with culture and historical qualities. There is pride of ownership in this neighborhood because people love living here.

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I strongly urge the members of the City Council not to change the zoning of this property in question. Your no vote will help communicate to all of Las Vegas that we are a caring community and hold our history and values with compassion and honesty. Thank you.

COUNCILMAN REESE

Thank you.

MAYOR JONES

Thank you.

AUDIENCE

Applause.

MARY HAUSCH

Hello. My name is Mary Hausch, and I live at 1139 South 5th Place. Kenny lives in the house right behind me, I might add. I'm here today on behalf of myself and my husband Bob Coffin, who was unable to be here because of business in Carson City.

For more than 11 years we have had the privilege of living in what is known as the Gubler House. Until I moved to this downtown neighborhood, I had no idea that such a wonderful enclave existed in the heart of our City. I wish I could take you on a tour of 5th place and the surrounding neighborhood. The oldest house on our street was built in 1931. The next, in 1936. Many more were added in the 40's. My house, which was built in 1951, is one of the newer houses on the block. People in our neighborhood, such as Mormon Patriarch, (inaudible), have called it home for decades. When I helped circulate the petition against this project and rezoning, I was amazed at how many people told me, I've lived here for 30 years. I've lived here for 40 years. People reminded me of a potluck dinner we had a few years ago when our mailman of 25 years retired. This neighborhood has this kind of unusual stability.

Although, we are only one block off of Las Vegas Boulevard, ours is a quiet street. Councilman Brown was correct when he said that this is our buffer. This C-1 is protection for us. There's no direct access to either Las Vegas Boulevard or Charleston from our street, so you can see children playing, including my own, in relatively – safe conditions out in the street in front of their homes.

Mr. Stupak knows this community because before he moved to the gated Rancho Circle Community, he lived on 6th Street. I'm also a member of the Las Vegas Historic Preservation Commission. And as such, I am kingly aware of the need to preserve and maintain our neighborhoods. And we were very appreciative when at your last meeting

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you adopted a resolution talking about protecting the irreplaceable. In fact, there's your motto for preservation week. Why not go beyond the designation of a week and help preserve our neighborhood and indeed protect the irreplaceable for us by keeping the C-1 zoning as our buffer. Thank you.

MAYOR JONES

Thank you.

COUNCILMAN REESE

Thank you.

AUDIENCE

Applause.

HARRY BORUP

My name is Harry Borup. I live at 1501 South 5th Place. I have been living there now for the past 19 years. I wish to express my objection to the rezoning of that property concerned, for - I have listed here three particular reasons. One is that the approval of such a change would enable Mr. Stupak to build what I would consider to be a monstrosity out of place in this desert valley.

Secondly, during the, during and subsequent to the construction, that project would debilitate our neighborhood with a traffic flow far in excess of that appropriate for a residential neighborhood. And in association with that, the many small children who live on the north end of South 5th Place would be put in unwarranted danger because of that traffic. Thank you.

COUNCILMAN REESE

Thank you.

JIM MILLS

Good afternoon, City Council. My name is Jim Mills, 1108 South 6th Street, and I know you know me; I've been here several times before. Again, I'm against the rezoning. I would like to recall through most of you, not, have not been here before. Only two members are still here from the April 19, 1995, Mayor Jones and Mr. Adamsen, when you signed a proclamation Neighborhood Preservation Day.

I was also working, I was active and you asked me to volunteer, I did. The Neighborhood Preservation Counsel, which I tried to help rewrote, rewrite the codes to preserve our neighborhoods.

Going back to your proclamation, two items: That the spirit and direction of our community is to provide its citizens with the highest quality of life through preservation of neighborhoods by utilizing new and existing legislation. And the last item: Through the creation of the Neighborhood Preservation Ordinance, the City of Las Vegas will stabilize

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and improve property values as well as foster and revitalize neighborhoods. Gentlemen, keep that in mind. Thank you.

COUNCILMAN REESE

Thank you.

COUNCILMAN McDONALD

Thank you, Sir.

AUDIENCE

Applause.

ZORAN VELJKOVIC

My name is Zoran Veljkovic. I'm at 807 East Oakey. I oppose the rezoning because if Mr. Stupak wants to clean that neighborhood, why didn't he clean up the neighborhood around Stratosphere? And also, I don't think that that is a place for a rezoning because it's all that neighborhood and it's all private properties, and all private homes. Thank you.

COUNCILMAN McDONALD

Thank you, Sir.

COUNCILMAN REESE

Thank you.

COUNCILMAN McDONALD

Does anyone else wish to be heard?

GEORGE CHANIS

Good afternoon, Council members. I'm, my name is George Chanis. I'm representing the Howard Johnsons on Las Vegas Boulevard, one of the affected property owners. We're not here to recommend that you change the zoning from C-1 to C-2 at this time. Frankly, I don't believe that that's the issue that Mr. Stupak has raised in his opening remarks. I think what he asked for was a continuance. The reason that we think that a continuance would be a good idea is as follows: Number one, it's not clear, it doesn't seem like this project was approached properly from -- the very beginning. I don't know if Councilman Reese and Councilman McDonald and the rest of the Council were, you know, fully appraised or -- brought into the process. I don't know if the neighbors were brought into the process. As you all know, that's the way that this should have been done.

It sounds like what Mr. Stupak is asking for is an opportunity to go back and do this properly. Clearly, the -- integrity of the neighborhood, the overall integrity of the neighborhood is a very serious consideration. In addition, the economic vitality of that particular segment of the Las Vegas Strip is also a very significant consideration.

You have before you an entrepreneur who's expressed interest in developing that segment of the Las Vegas Strip, which currently has adult bookstores, rent-by-the-hour motels, adult toy shops, bars and taverns. It -- it's not a particularly great area along Las Vegas Boulevard, that

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abuts these – neighbors that are – urging you not to make that zoning change because they believe that the buffer that they require to preserve the integrity of their neighborhood is the C-1 buffer.

What I would argue is that what they need to preserve the integrity of their neighborhood is, they need that area to be redeveloped. And they need it to be redeveloped, not necessarily with a huge, you know, oversized boat or some other, you know, project that may not be, you know, completely well conceived. But they do need it to be redeveloped. You're not preserving the integrity of that neighborhood with adult toy shops and adult bookstores.

So, it would seem, to me, that the logical thing to do at this point would give him, would be to give Mr. Stupak the continuance that he's looking for. Let him go back, let him integrate the neighbors into the process, let him meet with the City Council members, and let him, as an entrepreneur, try to come up with something that does satisfy everyone's concerns. And that you hold off voting on whether or not to make this a changed zoning at this time.

And just as a final point, whether this is currently zoned C-1 or whether it's currently zoned C-2, the segment that we're talking about, it is de facto C-2, because the use that predominates the majority of that parcel is in fact a C-2 use. So, you, to suggest that you're going to keep it C-1 to maintain a buffer is really sort of fallacious, because you've got a C-2 use on the majority of that land already.

Again, I would suggest that the most commonsense approach at this time would be to grant him the continuance, let him come back with a more thoroughly developed plan that has neighborhood support.

COUNCILMAN REESE

Just – a quick question. Whereabouts do you live?

GEORGE CHANIS

Where do I live? I live in Green Valley.

COUNCILMAN REESE

Thank you.

GEORGE CHANIS

You're welcome.

COUNCILMAN McDONALD

Thank you, Mr. Chanis. Yes, Ma'am.

KAREN ARNTSON

Hi. My name is Karen Arntson. I live at 807 East Oakey. I would like to say that I object to the zone change for all the reasons that have been stated before, because it is a residential area. I would also like the Council to consider

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looking into the matter that if, in fact, the Thunderbird Hotel, which as Mr. Stupak said is an hourly property for drug users and prostitutes. If it is, in fact, a property that's zoned for C-2 but sitting on C-1, then let's tear it down. Let's get it off that C-2 land and keep that land C-2 so we really, truly do have that buffer. And then, yes, we can redevelop the area, but not as a casino and not as a C-2. Thank you.

COUNCILMAN REESE

Thank you.

COUNCILMAN McDONALD

Thank you. Anyone else wish to be heard? Close the public hearing. Oh, please, come forward. Reopen the public hearing.

JAN BRITTON

Good afternoon.

COUNCILMAN McDONALD

Good afternoon.

JAN BRITTON

My name is Jan Britton. I live at 1259 South 9th. I do highly disagree with the gentleman prior to me. We do have some developed area in that neighborhood right now, such as Walgreens, as he just suggested, that has been built up quite nicely. So we do know that there is a potential for that to happen. We do not think that a big monstrosity of a ship is going to be a good development for us. We would probably be more than willing for some other nice facility to go in.

We have cleaned up our neighborhood. We are proud of our neighborhood. We will continue to fight this and be proud of our neighborhood. Thank you.

COUNCILMAN REESE

Thank you, Ma'am.

MAYOR JONES

Does anyone else wish to be heard on this hearing? I'd close the public hearing. Mr. Stupak, you – can speak now.

UNIDENTIFIED GENTLEMAN IN THE
AUDIENCE

How many times?

MAYOR JONES

That is what is always appropriate. Applicant always gets final comments.

BOB STUPAK

Again, I heard everybody, and I can understand everybody's feelings about this, which has brought up another thought. I think you're all familiar with the MGM Hotel, largest hotel in the world. An awful lot of homes, hundreds of homes, they had to be removed one way or the other to – make the MGM what it was today. How that was done, I know Paul Anka had one, he didn't wanna leave for – anything, until

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the owner just gave him an offer he couldn't refuse. Anything and everything is possible. Even this is possible. But it takes time, and that's all I'm asking for is just simply time.

We are not approving any Titanic. We're not approving anything today. Just asking for something that's reasonable, and I think a three-month period of time would be reasonable. In that period of time, if I can't make peace with the owners, if they find it's not necessary, or they don't get offers that they can't -- refuse, or they'll refuse any offer, then we're down a dead-end street and we'll look to another area.

So that's basically all I'm asking to do is have that span of time to see if this is all possible, because even if you put it on hold, you're not, we're not winning anything. We're not making any serious decisions. We're just waiting to see if it's possible. And if I can come back to this Board, or this Council and most of these people are standing up and supporting me and waving flags, then we're in the right spot, and that should be the time to make the decision, or vice versa. So, that's all I have to say. Thank you.

COUNCILMAN REESE

Council members?

MAYOR JONES

No. The public hearing's closed. I'm sorry.

UNIDENTIFIED GENTLEMAN IN THE
AUDIENCE

Pardon?

MAYOR JONES

I -- closed the public hearing.

UNIDENTIFIED GENTLEMAN IN THE
AUDIENCE

You let him speak after everybody.

MAYOR JONES

That's because he's the applicant. The applicant gets --

UNIDENTIFIED GENTLEMAN IN THE
AUDIENCE

(inaudible)

MAYOR JONES

No. No. Council?

COUNCILMAN REESE

I've listened to the constituents. I've listened to Mr. Stupak. This zone change is something that I've, guess, and it was at his own discretion when he said that he didn't want to hear what he was gonna do with this piece of property. I really have a hard time changing anything, especially that's

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backed up to a residential piece of property, to a C-2 zoning. I mean, I hate to have anything C-2 anywhere in the City of Las Vegas.

I think maybe what would be best if we had something to look at as far as a plan for this proposed zone change rather than just changing the zoning and saying, well, we'll come back later and put something in here. I'd rather really see something that we can say this is what it's gonna be.

I think that the people that have elected me to Ward 3 City Council has always depended upon me to preserve our neighborhoods. I've always tried to – do that in any issue like this. I don't think that the zone change, I think that we have to have the C-1 zoning buffer, the residents that leave. I think that the Planning Commission made the right decision when they decided to not approve the zone change. So, for the reasons I've, I'm stating, I feel that it won't be harmonious and compatible with the neighbors, surrounding neighborhood. So my **motion is gonna be for denial of, let me find it here, Z-19-99, for those reasons.**

MAYOR JONES

I – have a question for the City Attorney. Since the request was for a continuance, not an approval, if the applicant, and the Councilman also made the comments, that he would rather consider the entire project in terms of a project. What kind of time frame is encompassed with the denial?

DEPUTY CITY ATTORNEY GEORGE

Yes, Your Honor. The motion that has been made today has been for denial. If that motion does carry, then the applicant would not be able to present an application for a zone change request for a one-year period of time. After that period of time, then the applicant could submit the same or similar application back to this Council again. The applicant would not be precluded from submitting a zone change request for something that was not the same or similar within that period of time.

Since the Council did not entertain the thought of the abeyance and the motion is on the floor currently for the denial, then the motion must be acted upon unless the maker of the motion withdraws that motion.

MAYOR JONES

Further comments from the Board? There is a motion on the floor for denial. Vote on the motion. Post. Motion's approved. **(Motion carried with JONES voting NO)**

(END OF DISCUSSION)

/gpb

CITY COUNCIL

MEETING OF

MAY 24, 1999

City of Las Vegas

AGENDA & MINUTES

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION****REQUIRED ONE YEAR REVIEW OF PROJECT
STATUS**

102

**ABEYANCE ITEM - Z-105-93(5) - LEVTAR
PARTNERSHIP**

Required One Year Review of Project Status for a Site Development Plan Review on property located on the northeast corner of Tenaya Way and Craig Road FOR A PROPOSED 84,279 SQUARE FOOT COMMERCIAL SHOPPING CENTER, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Size: 9.99 Acres, Ward 4 (Brown), APN: 138-03-611-001.

NOTICES MAILED: N/A

APPROVALS: 0

_____ Letters
_____ Petitions

TOTAL 0

PROTESTS: 0

_____ Letters
_____ Petitions

TOTAL 0

BROWN - APPROVED subject to conditions with an added condition:

- Applicant to meet with the City Traffic Engineer for assistance in designing a right turn bay into the main driveway on Tenaya Way as required by the Department of Public Works. Dedicate appropriate right-of-way to accommodate the approved design prior to the issuance of permits for this site and construct such improvements concurrent with the first phase of development anywhere on this site. Also coordinate the design and construction of such turn bay with the City's Craig Road Capital Improvement project, if possible;
- Meet with the City Traffic Engineer for assistance in designing a right turn bay into the main driveway on Tenaya Way as required by the Department of Public Works. Dedicate appropriate right of way to accommodate the approved design prior to the issuance of permits for this site and construct such improvements concurrent with the first phase of development anywhere on this site. Also coordinate the design and construction of such turn bay with the City's Craig Road Capital Improvement project, if possible.

UNANIMOUS

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared on behalf of the applicant and stated that a site development plan for this property was approved a year ago. Since that time a traffic study has been approved and a drainage study was approved for approximately two-thirds of the property. Construction shall commence towards the end of this year.

CITY COUNCIL

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MAY 24, 1999

City of Las Vegas

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

ABEYANCE ITEM - Z-105-93(5) - LEVTAR
PARTNERSHIP

COUNCILMAN BROWN pointed out that Craig Road is going to have a median island preventing cross access and that the main entrance to the proposed shopping center will be flipped onto Tenaya Way which currently has only two lanes of traffic. Once the shopping center becomes successful there will be a traffic problem at this location. Regardless of the site development plan approval, this would have to be revisited. CHERI EDELMAN, Public Works, recommended that a condition be added to address COUNCILMAN BROWN's concern that the applicant meet with the City Traffic Engineer for assistance in designing a right-turn bay into the main driveway on Tenaya Way.

COUNCILMAN BROWN asked DEPUTY CITY ATTORNEY STEVE GEORGE whether the City is locked into the site development plan approved a year ago or whether the intensity of the overall site development can be reduced based on the impacts of things like the SID from the expressway and up Tenaya Way, increased traffic on Tenaya Way and the new overpass at Lone Mountain. DEPUTY CITY ATTORNEY STEVE GEORGE replied that the City is not locked into that site plan and the Council has the discretion to mitigate the impacts that currently exist at that location. COUNCILMAN BROWN clarified for the record that if the property owner chooses to move forward as the current alignment exists, the intensity of the approved uses on this site plan will be revisited and probably reduced. ATTORNEY GRONAUER noted that the property owner has concurred with that and will work with the Traffic Engineer to resolve any concerns. A successful project at this particular corner is important to the applicant and the City. COUNCILMAN BROWN thanked the applicant for working with staff on this application.

No one appeared in opposition.

There was no further discussion.

(2:58 - 3:02)

4 - 783

*City of Las Vegas***CITY COUNCIL MINUTES
MEETING OF
MAY 24, 1999****AGENDA DOCUMENTATION**

TO: THE CITY COUNCIL	FROM: WILLARD TIM CHOW, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
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SUBJECT: ABEYANCE ITEM - REQUIRED ONE YEAR REVIEW OF PROJECT STATUS - Z-105-93(5) - LEVTAR PARTNERSHIP

PURPOSE/BACKGROUND

THIS ITEM WAS HELD IN ABEYANCE FROM THE MAY 10, 1999 CITY COUNCIL MEETING AT THE APPLICANT'S REQUEST.

APPLICATION REQUEST:

This item is the Required One Year Review of Project Status for a Site Development Plan Review on property located on the northeast corner of Tenaya Way and Craig Road for an approved 84,279 square foot commercial shopping center.

BACKGROUND DATA:

- 12/15/93 The City Council approved a Rezoning to C-1 (Limited Commercial) to provide for commercial retail development on this site (Z-105-93).
- 10/02/96 The City Council approved a Reinstatement and Extension of Time for this site with an expiration date of October 2, 1997 [Z-105-93(2)]. The site was subsequently subdivided as a commercial subdivision which extends the Resolution of Intent indefinitely.
- 05/11/98 The City Council approved a Site Development Plan Review for a 84,279 square foot commercial shopping center on this site [Z-105-93(3)].
- 05/11/98 The City Council approved a Special Use Permit for a Car Wash and for the Off-Premise Sale of Beer and Wine in conjunction with a proposed Convenience Store on this site (U-136-97).
- 10/08/98 The Planning Commission approved a Site Development Plan Review for a 2,862 square foot McDonald's Restaurant on a pad within this proposed shopping center [Z-105-93(4)].

Agenda Item

102

*City of Las Vegas***CITY COUNCIL MINUTES
MEETING OF
MAY 24, 1999****AGENDA DOCUMENTATION****TO:**
THE CITY COUNCIL**FROM:** WILLARD TIM CHOW, DIRECTOR
PLANNING AND DEVELOPMENT DEPARTMENT**SUBJECT:** ABEYANCE ITEM - REQUIRED ONE YEAR REVIEW OF PROJECT STATUS - Z-105-93(5) - LEVTAR PARTNERSHIP**PURPOSE/BACKGROUND****UPDATE:**

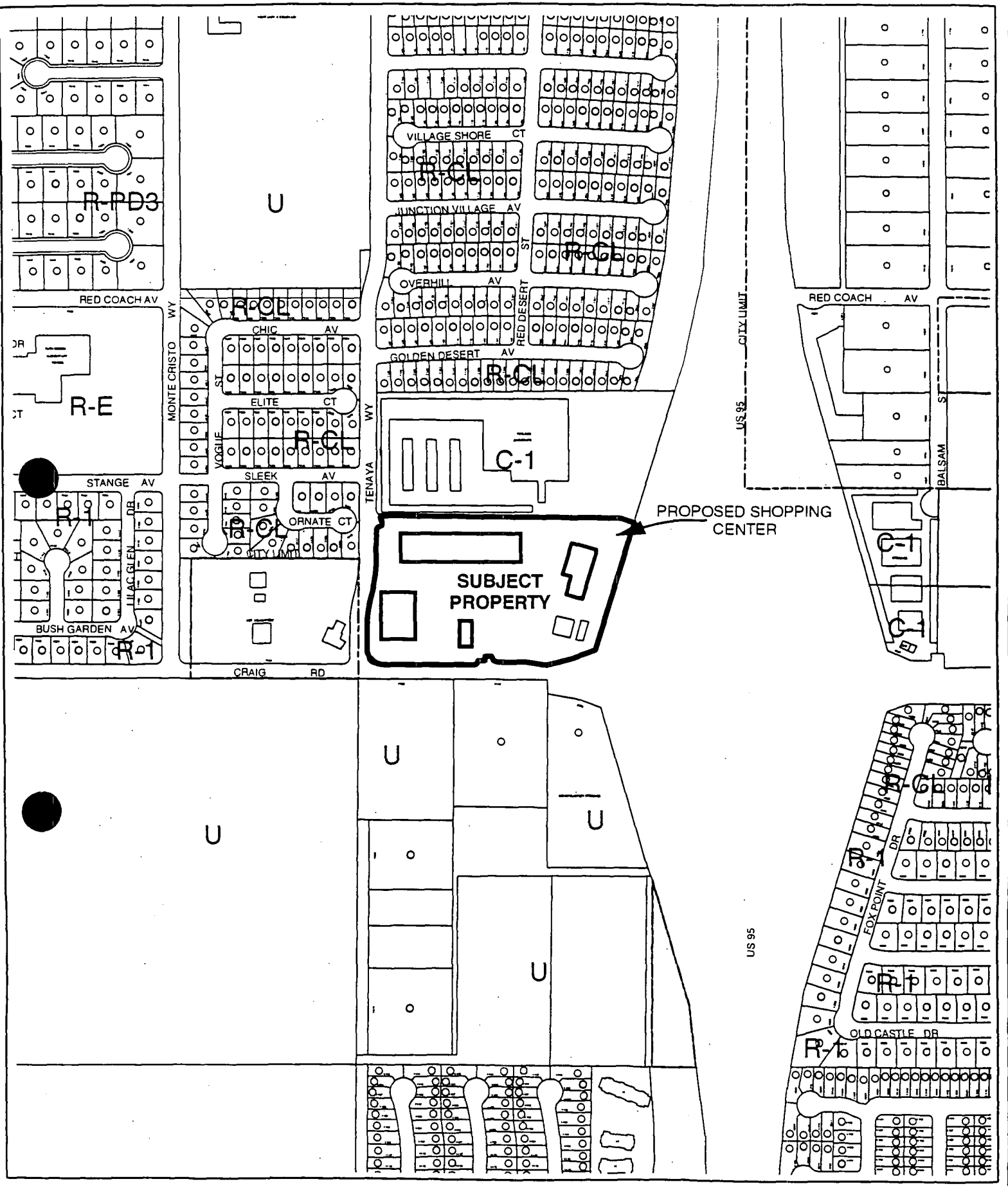
Staff received a letter dated April 15, 1999 from the representative of the developer of this site which indicates the following:

- The Traffic Study has been submitted and approved.
- The Drainage Study has been submitted for review and a drainage plan has been approved for approximately the western two-thirds of the property.
- The improvement plans for the approved McDonald's and a proposed Rite-Aid are almost completed.

SEE ATTACHED LOCATION MAP

Agenda Item

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CASE: **Z-105-93(5)**

KUMMER KAEMPFER BONNER & RENSHAW
ATTORNEYS AT LAW

JOHN C. RENSHAW
THOMAS F. KUMMER
CHRISTOPHER L. KAEMPFER
MARTHA J. ASHCRAFT
MICHAEL J. BONNER
JOHN N. BREWER
VON S. HEINZ
GERALD D. WAITE
SHERWOOD N. COOK
SHARI CASSIN PATTERSON
JOHN C. JEPSEN
MARK H. FIORENTINO

OF COUNSEL
H. GREGORY NASKY
JAMES H. BILBRAY
JOHN A. CURTAS

SEVENTH FLOOR
3800 HOWARD HUGHES PARKWAY
LAS VEGAS, NEVADA 89109-0907

(702) 792-7000
FAX: (702) 796-7181
E-MAIL: NVLAW@KKBR.COM

April 15, 1999

THOMAS D. AMICK
NIKKI L. BAKER
JAMES E. BERCHTOLD
GEORGE J. CLASEMAN
L. JOE COPPEDGE
GREGORY S. GILBERT
ROBERT J. GRONAUER
ROBERT C. KIM
KURT C. LAMBETH
ANGELA TURRICIANO OTTO
ELIZABETH A. SAVAGE
LYSSA M. SIMONELLI
JAMES E. SMYTH II
MARTINA JACCARINO VERO
ANTHONY A. ZMAILA

VIA FACSIMILE & MAIL

385-7268

Bob Genzer, Planning Supervisor
City of Las Vegas
Community Planning & Development
731 S. 4th St.
Las Vegas, NV 89101

Re: ⁵ Z-105-93(*) One Year Review of Project Status

Dear Bob:

Pursuant to your letter dated March 30, 1999, our client has been working with the City to obtain building permits for development. Our traffic study was submitted and approved. A drainage study was submitted. An updated drainage plan was approved for approximately two-thirds of the western property. The improvement plans for the McDonalds and Rite-Aid are almost completed.

If you have any questions or need further information, please call me.

Sincerely,

KUMMER KAEMPFER BONNER & RENSHAW


Robert J. Gronauer

RJG/mlt

CITY COUNCIL

MEETING OF

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City of Las Vegas

AGENDA & MINUTES

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

103

**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION**SITE DEVELOPMENT PLAN REVIEWZ-4-99(1) - HARMON/KOVAL, LIMITED
LIABILITY COMPANY ON BEHALF OF BEAZER
HOMES

Request for a Site Development Plan Review on property located on the northwest corner of Elkhorn Road and Thom Boulevard for a 112 lot single family subdivision, R-E (Residence Estates) Zone, under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Size: 20.4 Acres, Ward 4 (Brown), APN's: 125-13-801-004, 007.

NOTICES MAILED: N/A

APPROVALS: 0

AFTER PC MEETING

_____ Letters
_____ Petitions

TOTAL 0

PROTESTS: 0

AFTER PC MEETING

_____ Letters
_____ Petitions

TOTAL 0

Staff recommends APPROVAL, subject to:

1. Construct a nominal six foot high decorative block wall along the west, south and east property lines as required by the Planning and Development Department. The wall along the south and east property lines shall be set back behind the landscape planter/open space areas as shown on the submitted site development plan.

**BROWN - APPROVED subject to conditions -
UNANIMOUS**

The applicant was not present.

ROBERT GENZER, Planning & Development, clarified for COUNCILMAN BROWN that this item did not go before the Planning Commission and is a direct to Council item. COUNCILMAN BROWN had requested that a condition be imposed on the rezoning of this site for the applicant to redesign the project. The main intent was to create a buffer for the larger R-E parcels to the east and west. The applicant has done that with leaner-type open space areas on both the east and west sides of the project and has gone from a north/south, east/west type street orientation to a cul-de-sac grouping. Staff recommended approval, however, MR. GENZER was uncertain whether the applicant had seen and agreed to all the conditions which were sent by staff. COUNCILMAN BROWN noted that the applicant can come back through the process if he had any concerns with the recommended conditions.

No one appeared in opposition.

There was no further discussion.

(3:02 - 3:04)

4 - 932

CITY COUNCIL

MEETING OF

MAY 24, 1999

*City of Las Vegas***AGENDA & MINUTES**

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM**ACTION****PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION****APPROVED**Z-4-99(1) - HARMON/KOVAL, LIMITED
LIABILITY COMPANY ON BEHALF OF BEAZER
HOMES

2. A detailed landscape plan depicting the types and number of trees and shrubs to be installed in the perimeter landscape and open space areas shall be submitted to the Planning and Development Department for approval prior to the issuance of building permits. The landscaping within the planter along Elkhorn Road shall conform to the requirements of the Las Vegas Urban Design Guidelines and Standards.

3. The setbacks for this development shall be as follows: Front, 15 feet to the house and 18 feet to the garage door as measured from the back of sidewalk, except that lots located on a cul-de-sac bulb may be reduced to 16 feet for front entry garages; Rear, 10 feet; Side, 5 feet; Corner Side, 10 feet.

4. Prior to the submittal of a Tentative Map for this site, meet with the Collection Systems Planning Engineer in Public Works to determine appropriate public sewer alignments as required by the Department of Public Works. The Tentative Map shall comply with the recommendations of the Collection Systems Planning Engineer.

5. Site development to comply with all previous conditions of approval for Z-4-99 and all other site related actions as required by the Department of Public Works.

City of Las Vegas

**CITY COUNCIL MINUTES
MEETING OF
MAY 24, 1999**

AGENDA DOCUMENTATION

TO: THE CITY COUNCIL	FROM: WILLARD TIM CHOW, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
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SUBJECT: SITE DEVELOPMENT PLAN REVIEW - Z-4-99(1) - HARMON-KOVAL, LIMITED LIABILITY COMPANY

PURPOSE/BACKGROUND

APPLICATION REQUEST:

This is a request for a Site Development Plan Review for a 112 lot single family subdivision on 20.46 acres of property located at the northwest corner of Elkhorn Road and Thom Boulevard. The density of the proposed project is 5.47 dwelling units per acre.

BACKGROUND DATA:

03/22/99 The City Council approved a request to rezone this site from R-E (Residence Estates) to R-PD5 (Residential Planned Development - 5 units per acre) with a density not to exceed 5.49 units per acre (Z-4-99). Condition No. 3 of that approval requires approval of a Site Development Plan Review application by the City Council at a non-public hearing.

DETAILS OF APPLICATION REQUEST:

Site Area:	20.46	Acres
Number of Lots:	112	
Density:	5.47	Lots Per Gross Acre
Minimum Lot Size	4,000	Square Feet
Typical Lot Size:	4,500	Square Feet
Model Homes:	Four Plans; One and Two Stories	
Required Open Space:	1.68	Acres
Provided Open Space:	2.52	Acres

Access to the site will be provided by Elkhorn Road and Severance Lane from Decatur Boulevard and Bradley Road. The proposal consists of a series of internal 51 foot wide public streets, mostly cul-de-sacs, with access provided to Severance Lane and Thom Boulevard. Nineteen lots are designed to front to Severance Lane along the north property line. A 6 foot wide perimeter landscape planter will be provided along Elkhorn Road. Open space areas are located along the west and east sides of the subdivision which will be improved with walking paths and landscaping. The open space areas are designed to act as a buffer between the proposed subdivision and the larger R-E properties to the west and east.

Agenda Item

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City of Las Vegas

**CITY COUNCIL MINUTES
MEETING OF
MAY 24, 1999**

AGENDA DOCUMENTATION

TO: THE CITY COUNCIL	FROM: WILLARD TIM CHOW, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
-------------------------	---

SUBJECT: SITE DEVELOPMENT PLAN REVIEW - Z-4-99(1) - HARMON-KOVAL, LIMITED LIABILITY COMPANY

PURPOSE/BACKGROUND

The applicant has requested that setbacks be established as follows:

Front (to house):	15 feet
Front (to garage):	18 feet
Side:	5 feet
Corner Side:	10 feet
Rear:	10 feet

ZONING AND DEVELOPMENT OF ADJACENT PROPERTIES:

North	ROI R-PD7	Unimproved
East	R-E	Unimproved, Single Family Residential
South	R-E, ROI R-PD2	Unimproved
West	R-E	Unimproved, Single Family Residential

FINDINGS:

The R-PD (Residential Planned Development) zoning category is a Special Purpose District intended to provide flexibility and innovation in residential development, with an emphasis on enhanced residential amenities and efficient utilization of open space. The proposed subdivision has been significantly redesigned from the original submittal which included long, uninterrupted public streets. This design creates a series of cul-de-sacs which will discourage higher speed traffic within the development. The two proposed access points to the interior of the subdivision are from collector streets which will not affect the traffic handling capability of Elkhorn Road which is a primary (100 foot wide) arterial along the south edge of the site.

Agenda Item

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*City of Las Vegas***CITY COUNCIL MINUTES
MEETING OF
MAY 24, 1999****AGENDA DOCUMENTATION****TO:**
THE CITY COUNCIL**FROM:** WILLARD TIM CHOW, DIRECTOR
PLANNING AND DEVELOPMENT DEPARTMENT**SUBJECT:** SITE DEVELOPMENT PLAN REVIEW - Z-4-99(1) - HARMON-KOVAL, LIMITED LIABILITY COMPANY**PURPOSE/BACKGROUND**

The original layout included lots which faced outward to Thom Boulevard along the east property line. The Planning Commission objected to this design because the lots were not compatible with the R-E parcels to the east that are in excess of one acre. The current layout provides an open space area of a minimum of 20 feet along Thom Boulevard to act as the buffer. Open space is also provided adjacent to the abutting large lots along the west property line of the site. This linear open space design is generally discouraged, however in this instance, staff is supportive of the proposal because it will provide a substantial buffer for the large lots located west and east of the site

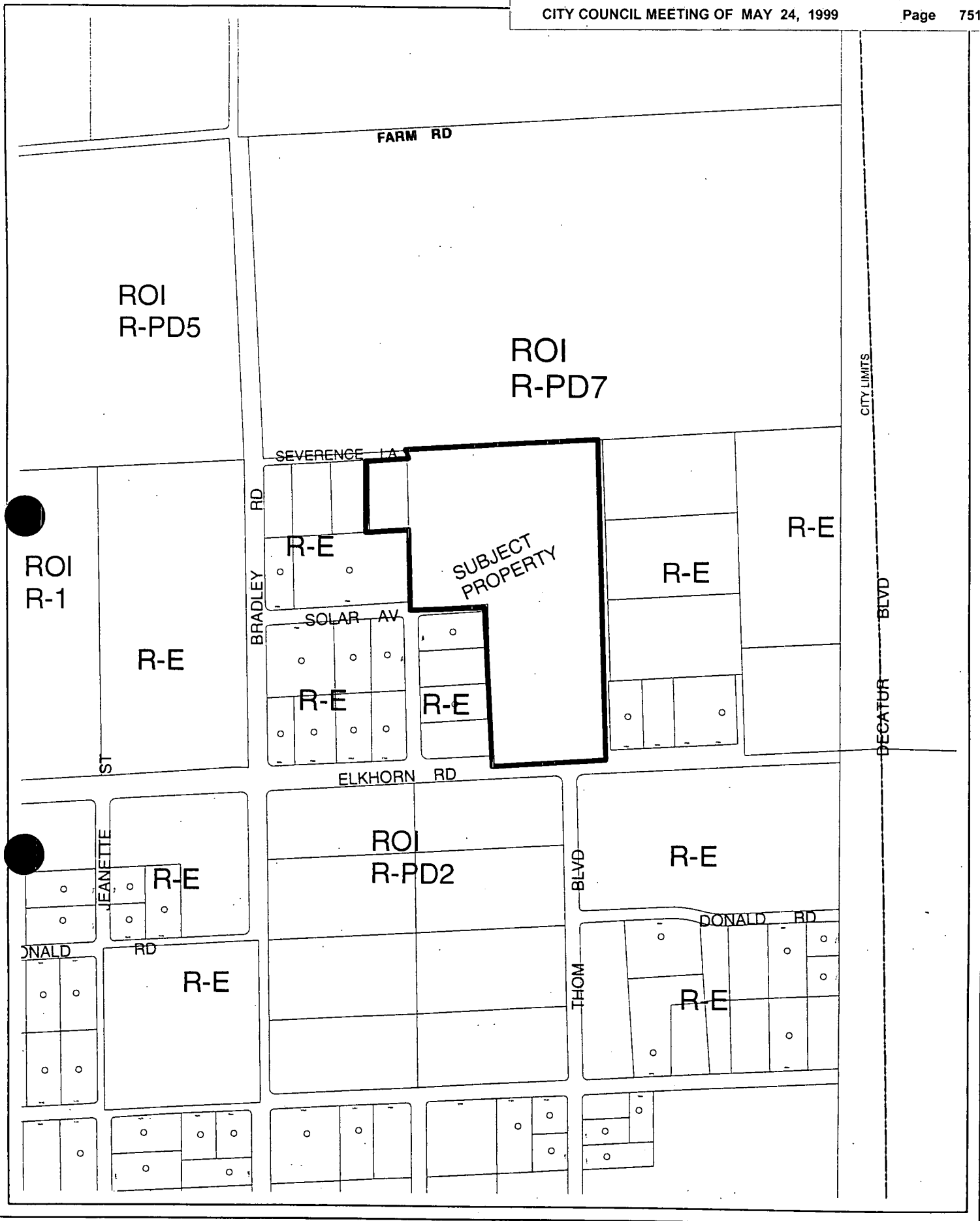
The final site layout should be determined at the time of submittal of the Tentative Map

Staff recommends APPROVAL.

SEE ATTACHED LOCATION MAP

Agenda Item

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CASE: Z-4-99(1)



CITY COUNCIL

MEETING OF

MAY 24, 1999

City of Las Vegas

AGENDA & MINUTES

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

104

**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION**REVIEW OF CONDITION - PUBLIC HEARINGZ-43-97(1) - SALT CREEK ASSOCIATES,
LIMITED PARTNERSHIP

Request for a Review of original Condition No. 5 on property located at the southwest corner of Farm Road and Tenaya Way, to allow a 30 foot front yard setback with a 25 foot front setback for side load garages and a 30 foot rear yard setback where a minimum 30 foot front yard setback and a minimum 35 foot rear yard setback are required, U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Size: 39 Acres, Ward 4 (Brown), APN's: 125-15-311-043 through 051, 125-15-311-053 through 055, and 125-15-311-070 through 081.

NOTICES MAILED: 29 BY CITY CLERK

APPROVALS: 0

AFTER PC MEETING

_____ Letters
_____ Petitions

TOTAL 0

PROTESTS: 0

AFTER PC MEETING

_____ Letters
_____ Petitions

TOTAL 0

The Planning Commission (5-0-1 vote) and staff recommend APPROVAL, subject to:

1. The minimum setbacks for lots 43 to 54 in block 4 and lots 69 to 80 in block 6 shall be: 30 feet in the front, 25 feet for side-entry garages; 10 feet on the side, 20 feet on the corner side and 30 feet in the rear.

**BROWN - APPROVED subject to conditions -
UNANIMOUS**

MAYOR JONES declared the Public Hearing open.

RICK McCARTY, John Lang Homes, appeared on behalf of the applicant. The shapes of the parcels are square and rectangular. To avoid having two totally different sets of plans for the different shaped parcels, the floor plans are being made as large as possible and range between 2500 to 3500 square feet with a ballpark price for the product of \$230,000 to \$280,000. The all single-story design is an accommodation to the neighborhood. This plan will also preserve the open space and maintain the existing ranch flavor of the area to the best extent possible.

COUNCILMAN BROWN discussed with MR. McCARTY the difference between the lots is that some are larger but shorter.

No one appeared in opposition.

There was no further discussion.

MAYOR JONES declared the Public Hearing closed.

(3:04 - 3:05)

4 - 998

CITY COUNCIL

MEETING OF

MAY 24, 1999

*City of Las Vegas***AGENDA & MINUTES**

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION**Z-43-97(1) - SALT CREEK ASSOCIATES,
LIMITED PARTNERSHIP

2. Conformance to all applicable Conditions
of Approval for Zoning Application Z-43-97 and
the Saltcreek subdivision.

APPROVED

City of Las Vegas

**CITY COUNCIL MINUTES
MEETING OF
MAY 24, 1999**

AGENDA DOCUMENTATION

TO: THE CITY COUNCIL	FROM: WILLARD TIM CHOW, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
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SUBJECT: REVIEW OF CONDITION - PUBLIC HEARING - Z-43-97(1) - SALT CREEK ASSOCIATES, LIMITED PARTNERSHIP

PURPOSE/BACKGROUND

APPLICATION REQUEST:

This request is for a Review of Original Condition of Approval No. 5 on property located on the southwest corner Farm Road and Tenaya Way to reduce required front and rear setbacks for 24 recorded single-family lots located within an existing 40 lot development. The applicant's justification letter indicates the reduction of setbacks is necessary to accommodate a house product type. The subject lots are shallower than other lots in this subdivision with an average depth of 130 feet.

BACKGROUND DATA:

07/14/97 The City Council approved a Rezoning (Z-43-97) from U (Undeveloped) [DR (Desert Rural) General Plan Designation) to R-PD2 (Residential Planned Development - 2 Units Per Acre) zoning for this site.

10/09/97 The Planning Commission approved the Saltcreek Final Map (FM-130-97) which has recorded.

DETAILS OF APPLICATION REQUEST:

The applicant is proposing to reduce the previously approved setbacks for 24 lots in this subdivision. The subject lots have an average depth of 130 feet which is 25 feet less than the other lots in the subdivision. The setbacks approved with the original Rezoning required a 35 foot front setback, 30 feet for side entry garages, and a 35 foot rear yard setback. On lots that are 130 feet deep, the building area would be 60 to 65 feet deep. Application of the original setbacks would not allow development of proposed single family dwellings that range from 70 to 75 deep feet for this development.

ZONING AND DEVELOPMENT OF ADJACENT PROPERTIES:

North	U(DR)	Unimproved
South	County (R-E)	Single-family
East	County (R-E)	Unimproved
West	R-E and R-D	Single-family (under construction)

Agenda Item

104

*City of Las Vegas***CITY COUNCIL MINUTES
MEETING OF
MAY 24, 1999****AGENDA DOCUMENTATION****TO:**
THE CITY COUNCIL**FROM:** WILLARD TIM CHOW, DIRECTOR
PLANNING AND DEVELOPMENT DEPARTMENT**SUBJECT:** REVIEW OF CONDITION - PUBLIC HEARING - Z-43-97(1) - SALT CREEK ASSOCIATES, LIMITED PARTNERSHIP**PURPOSE/BACKGROUND****FINDINGS:**

The reduced setbacks will occur on lots internal to the subdivision. The reduction is minor in nature and should not have an adverse effect on surrounding properties. It should be noted, the revised setbacks shall only apply to the 24 lots located in blocks 4 and 6 of the subdivision. The remaining lots must conform to the original setback requirements.

The Planning Commission (5-0-1 vote) and staff recommend APPROVAL.

PC NOTICES MAILED: 88

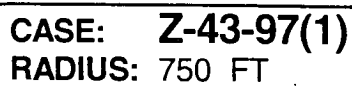
APPROVALS: 0

PROTESTS: 0

SEE ATTACHED LOCATION MAP

Agenda Item

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Z-4-99(1) 5-24-99 CC STAFF

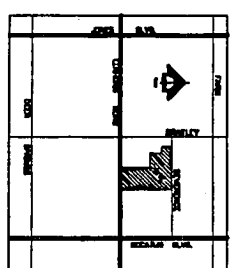


LAND STATUS
 CURRENT ZONING: RE
 MASTER PLANNED ZONING: (M) MEDIUM DENSITY
 PROPOSED ZONING: RPD-3 (UP TO 3.49 U.P.A.)
 ACREAGE: 20.46 ACRES
 NUMBER OF LOTS: 112
 LOTS PER ACRE: 5.47
 REQUIRED OPEN SPACE: 8.21% OR 1.68 AC.
 OPEN SPACE PROVIDED: 2.32 AC.
 APN # 125-13-801-007

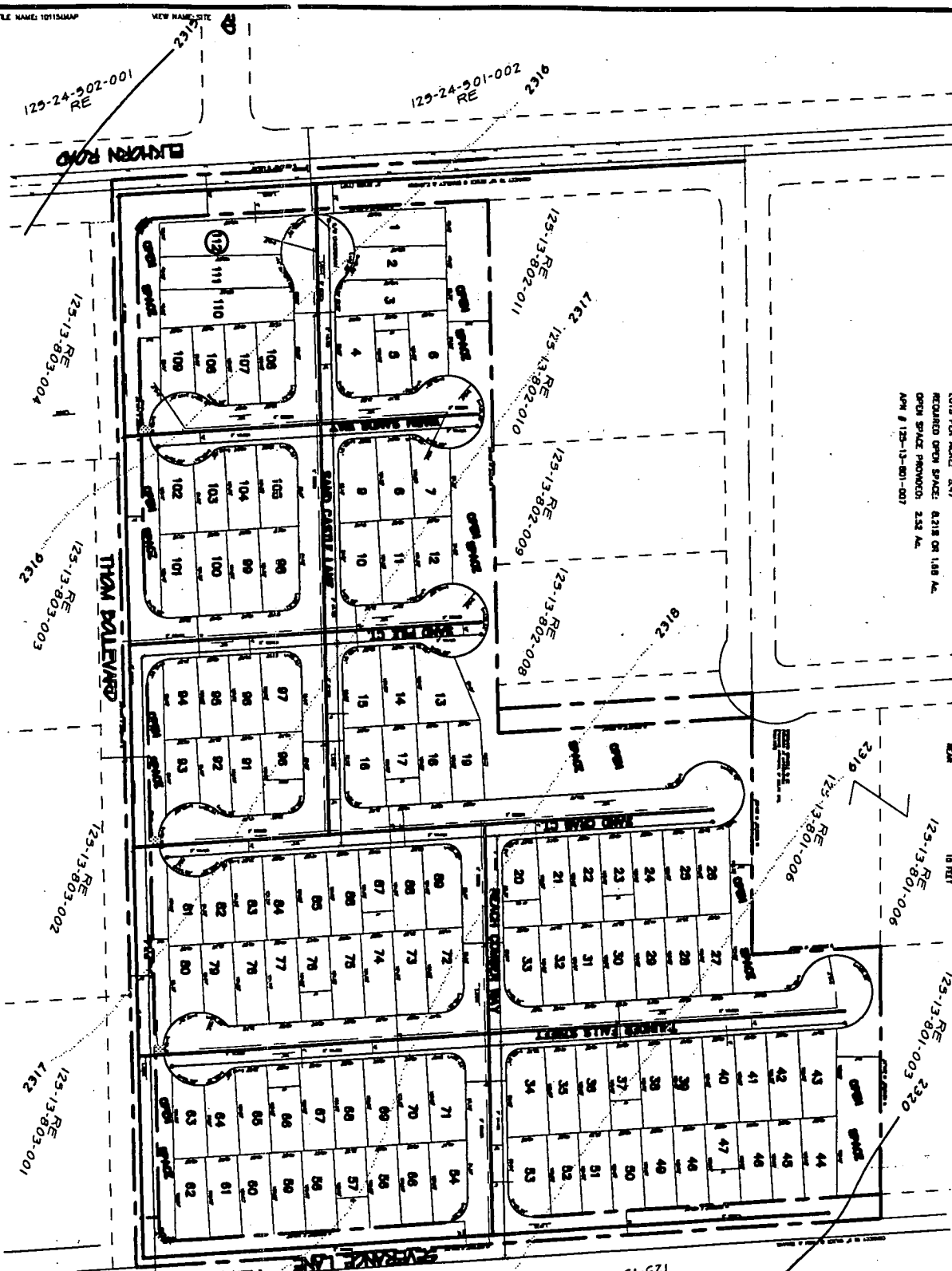
SETBACKS

FRONT (TO ROAD)	15 FEET
FRONT (TO DRAINAGE)	10 FEET
BACK (ON CORNER)	10 FEET
REAR	10 FEET

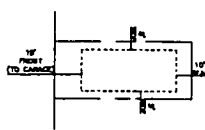
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 A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 80 EAST, N.M.
 SAID PARCEL CONTAINS 20.46 ACRES MORE OR LESS.



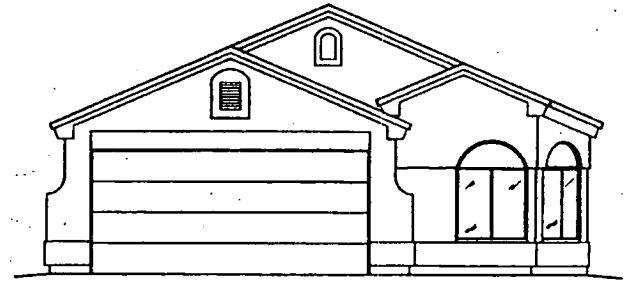
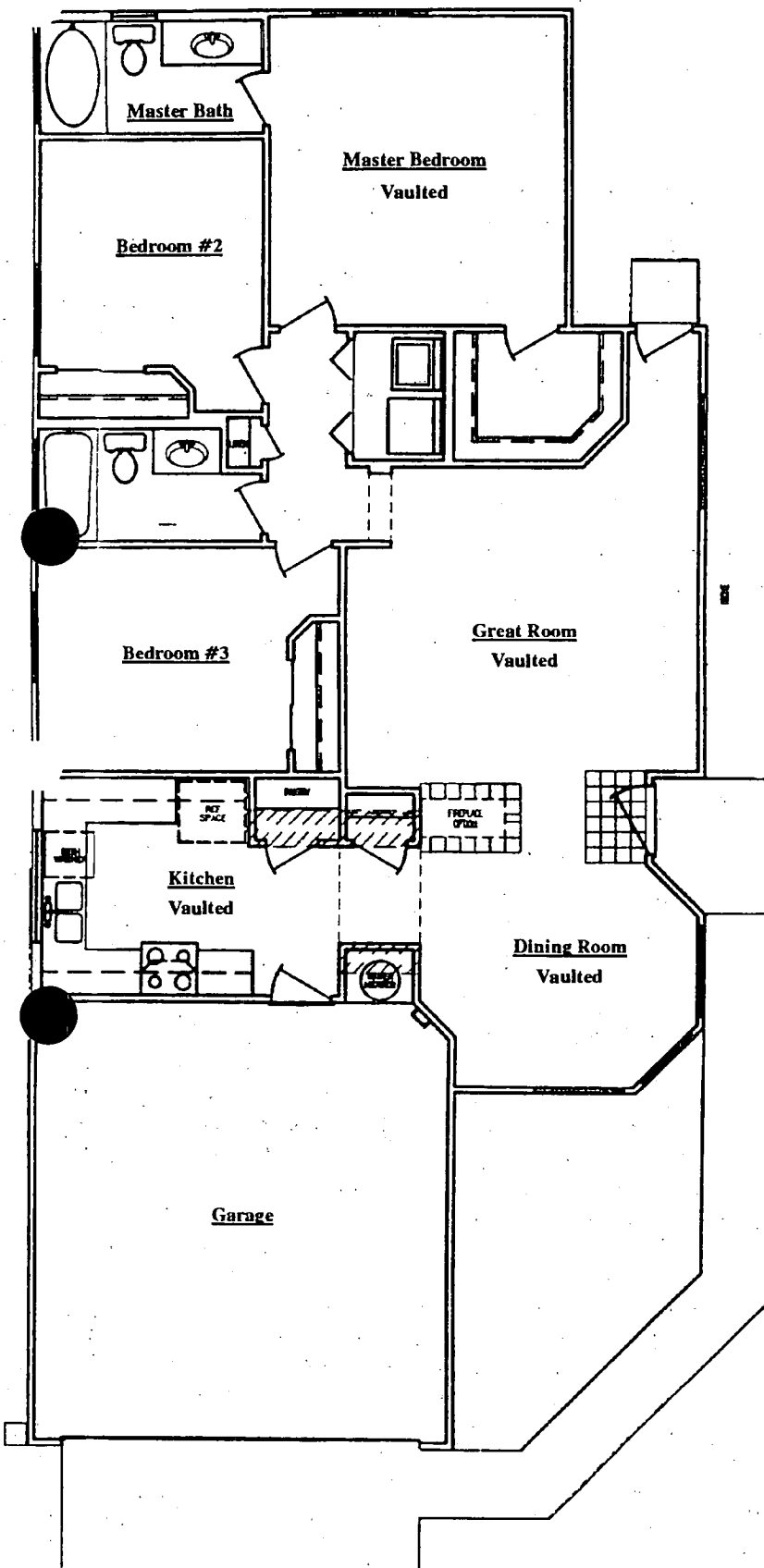
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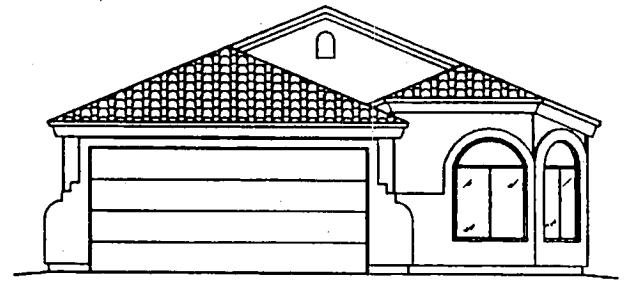
OWNER
 HARMON KOVAL, LLC
 2801 EL CAMINO AVE. #202
 LAS VEGAS, NV 89122



DRAWN BY: [Signature] 12.21.99 DESIGNED BY: [Signature] 12.21.99 CHECKED BY: [Signature] PROJECT NO: [Blank]		SHEET: [Blank] TITLE: PARADISE ISLES	TENTATIVE MAP ALPHA ENGINEERING COMPANY 2801 EL CAMINO AVE. #202 LAS VEGAS, NV 89122 (702) 877-1308
CITY COUNCIL MEETING OF MAY 24, 1999		HARMON-KOVAL, L.L.C. 2801 EL CAMINO AVE. #202 LAS VEGAS, NV 89122	



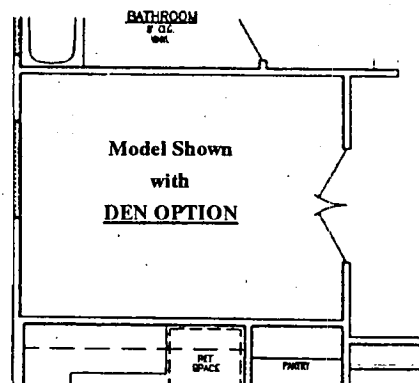
1260 PLAN - ELEVATION 'B'



1260 PLAN - ELEVATION 'A'

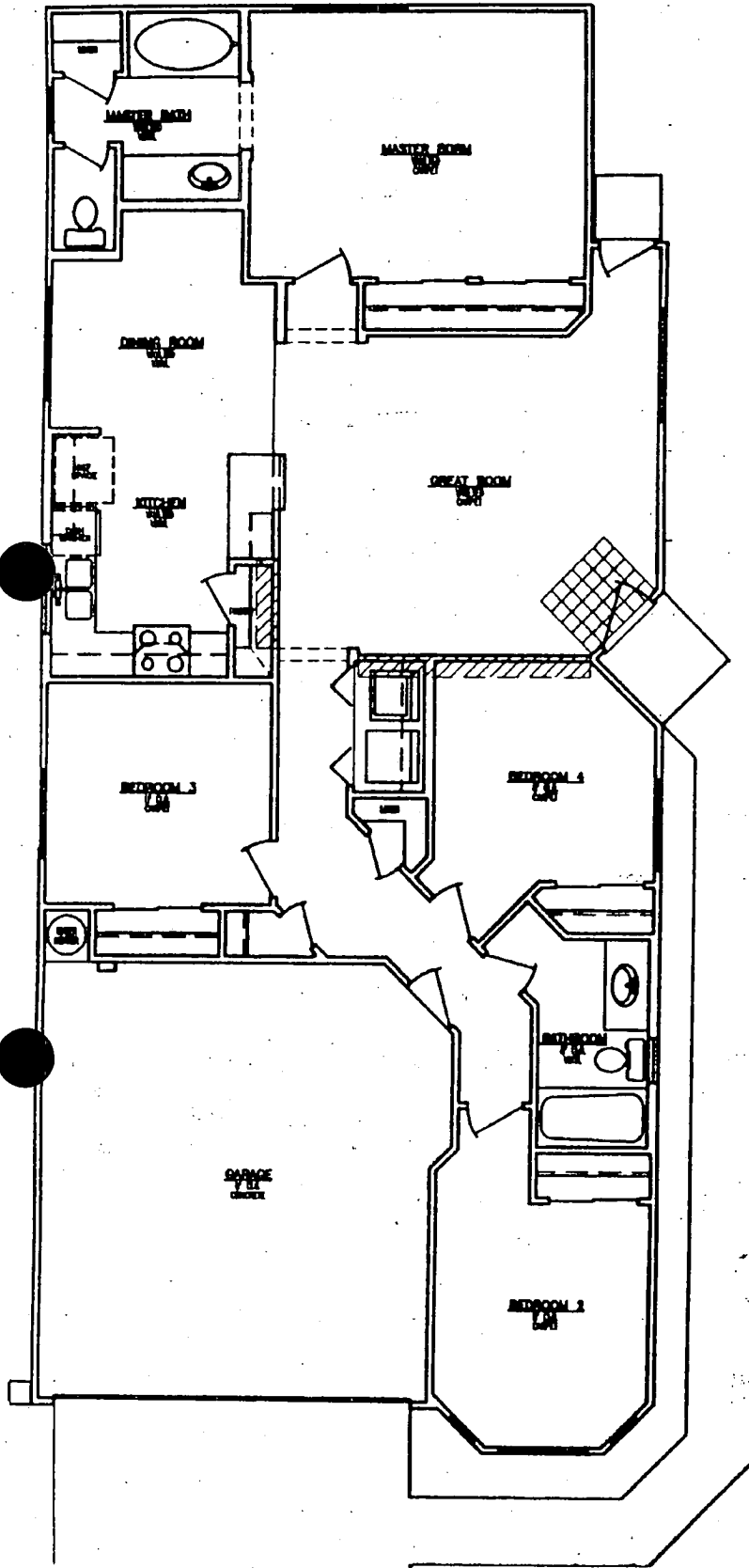
**Z-4-99(1)
5-24-99 CC**

STAFF

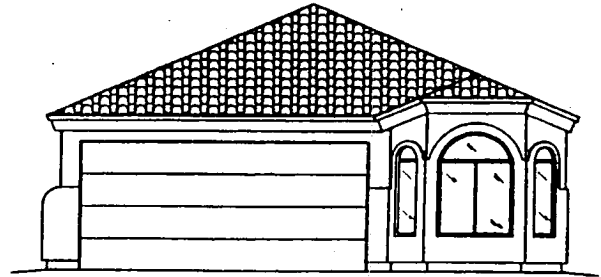


PLAN 1260

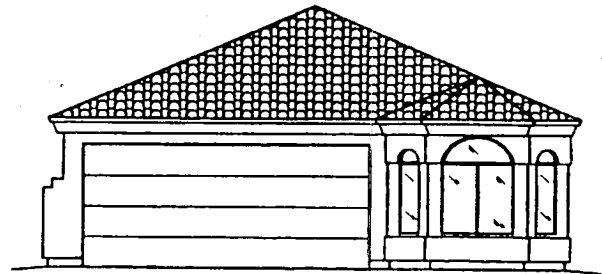
MONTANA MANOR



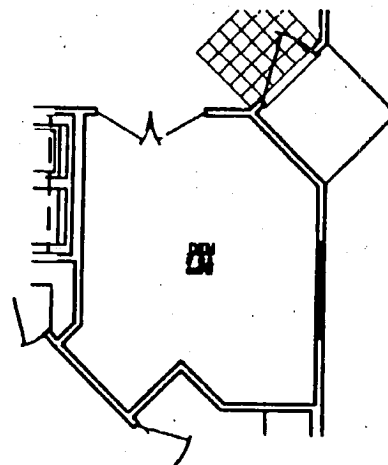
1370_PLAN



1370 PLAN - ELEVATION 'B'



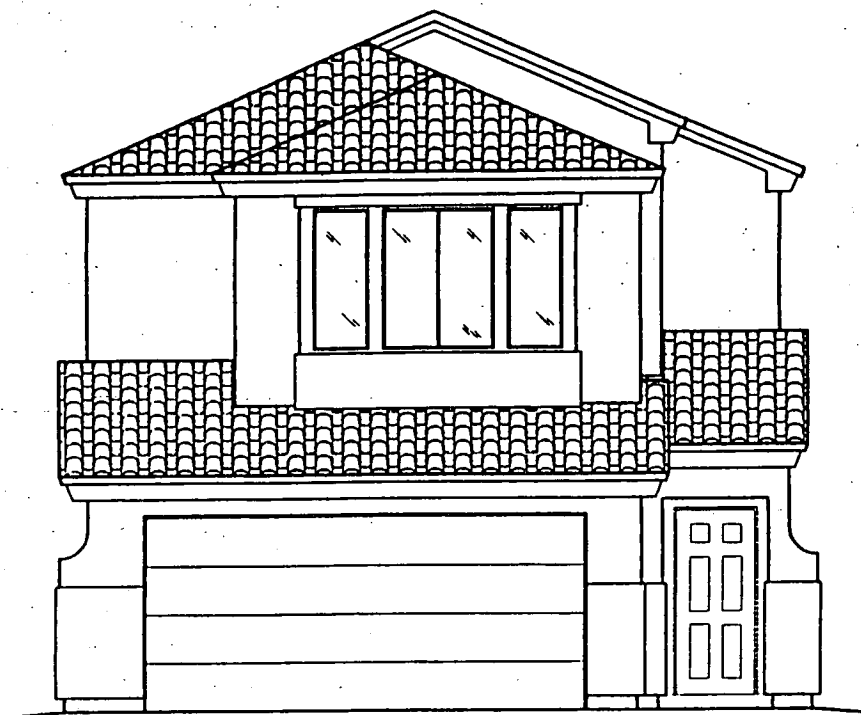
1370 PLAN - ELEVATION 'A'



DEN

PLAN 1370

**Z-4-99(1)
5-24-99 CC
STAFF**



1680 PLAN - ELEVATION 'B'

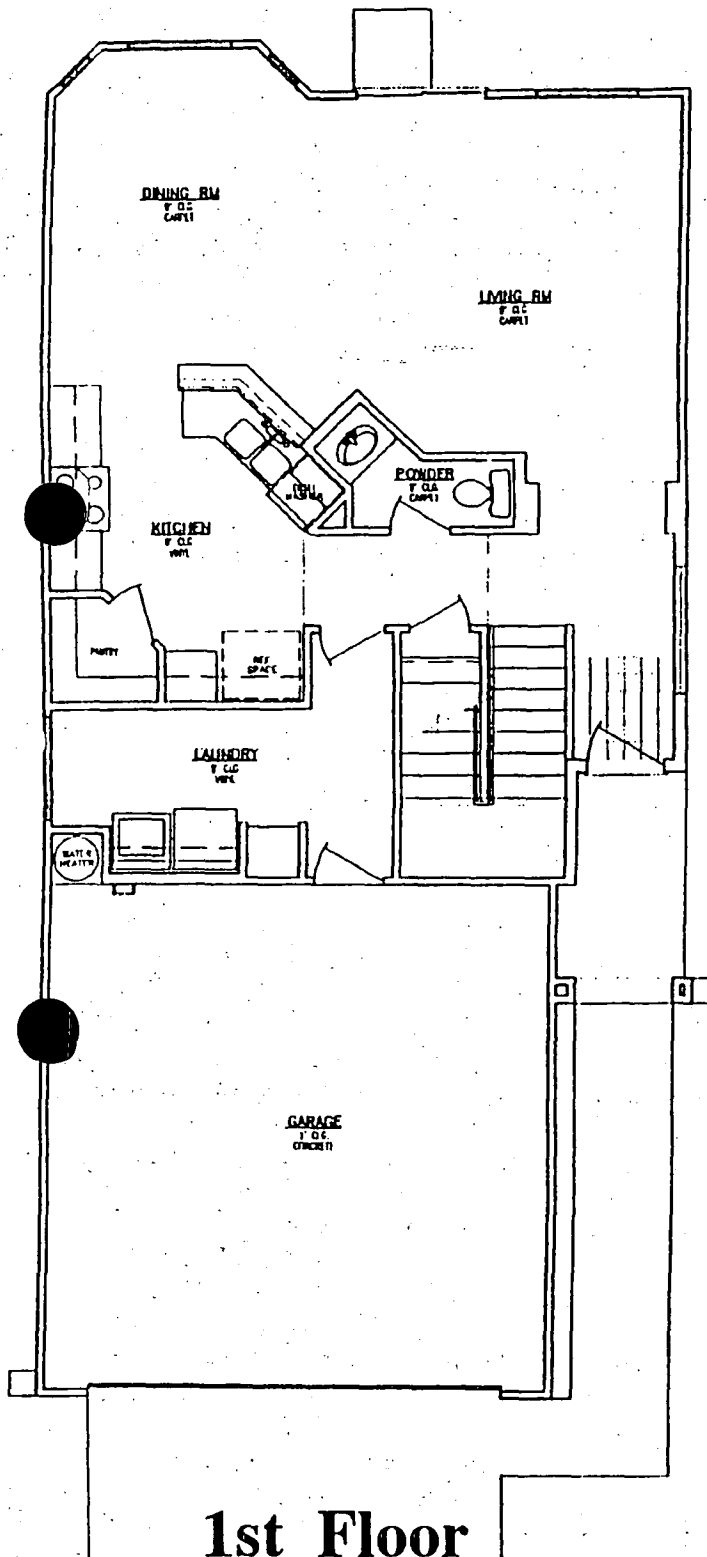


Z-4-99(1)
5-24-99 C'

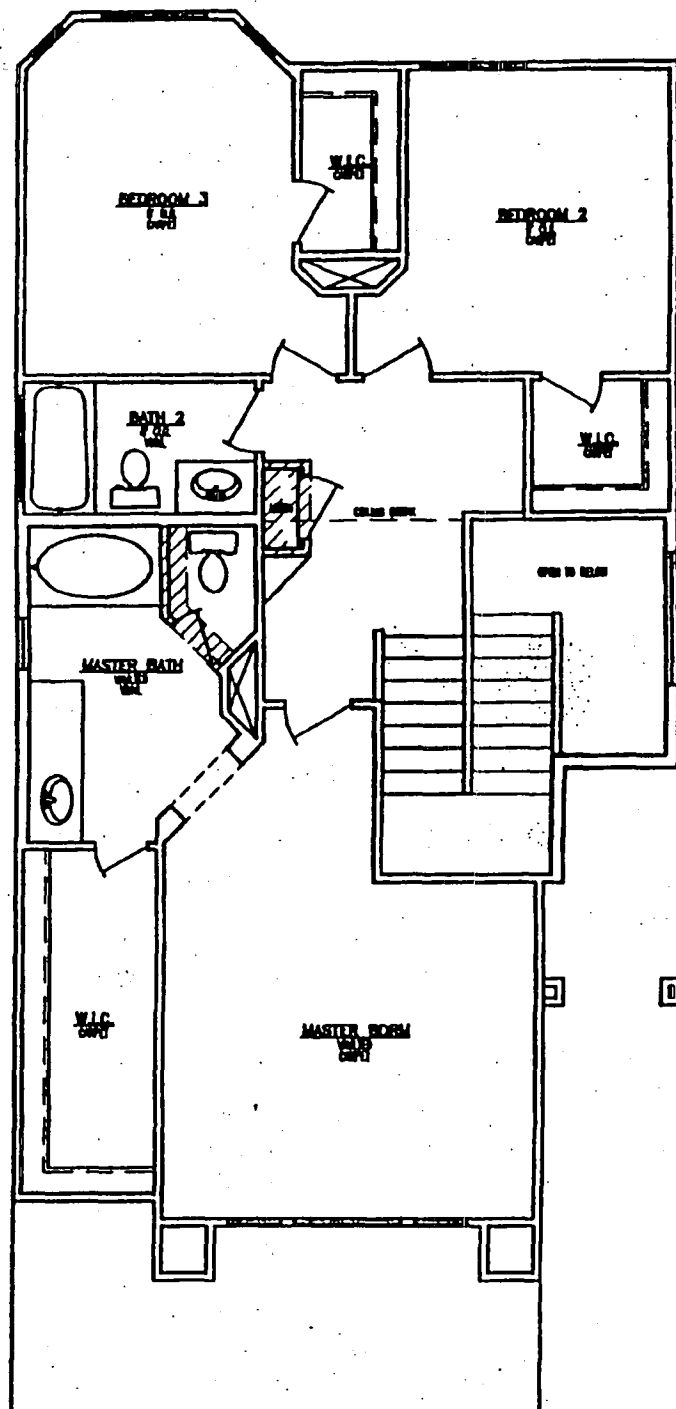
STAF'

1680 PLAN - ELEVATION 'A'

MONTANA MANOR



1st Floor



2nd Floor

Z-4-99(1)
5-24-99 CC
STAFF

PLAN 1680



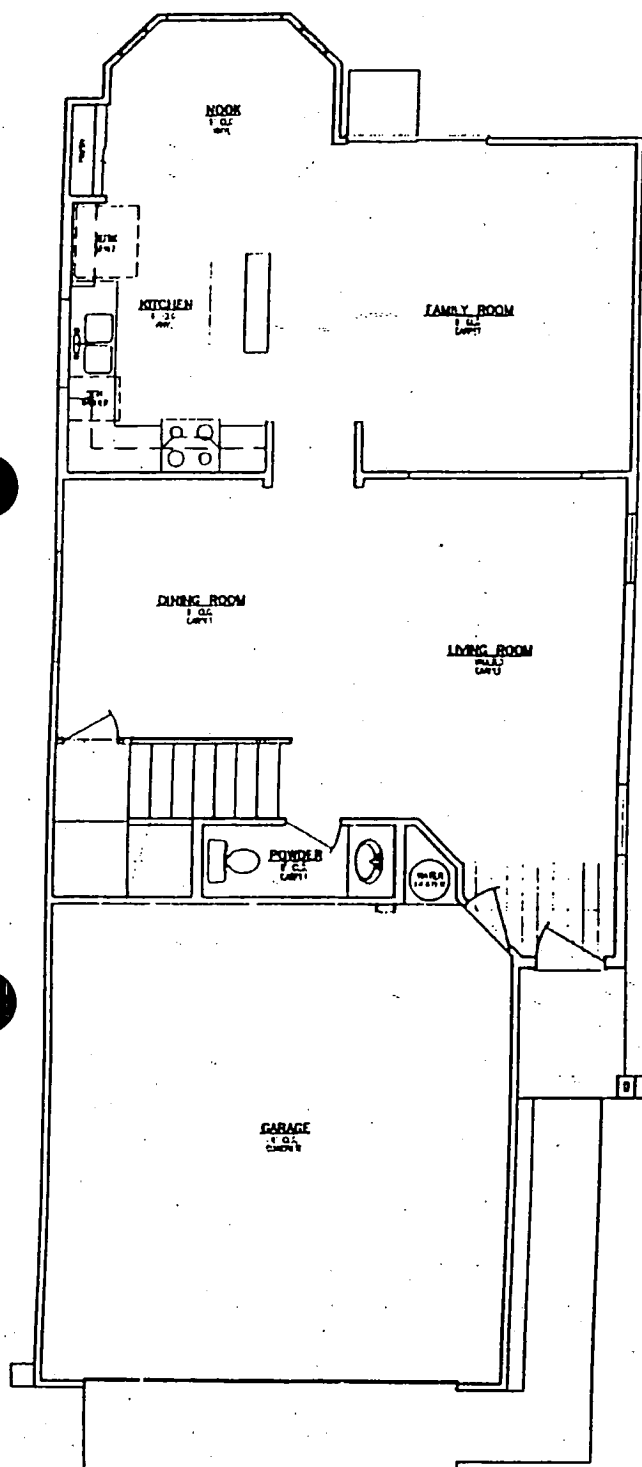
1890 PLAN - ELEVATION 'B'



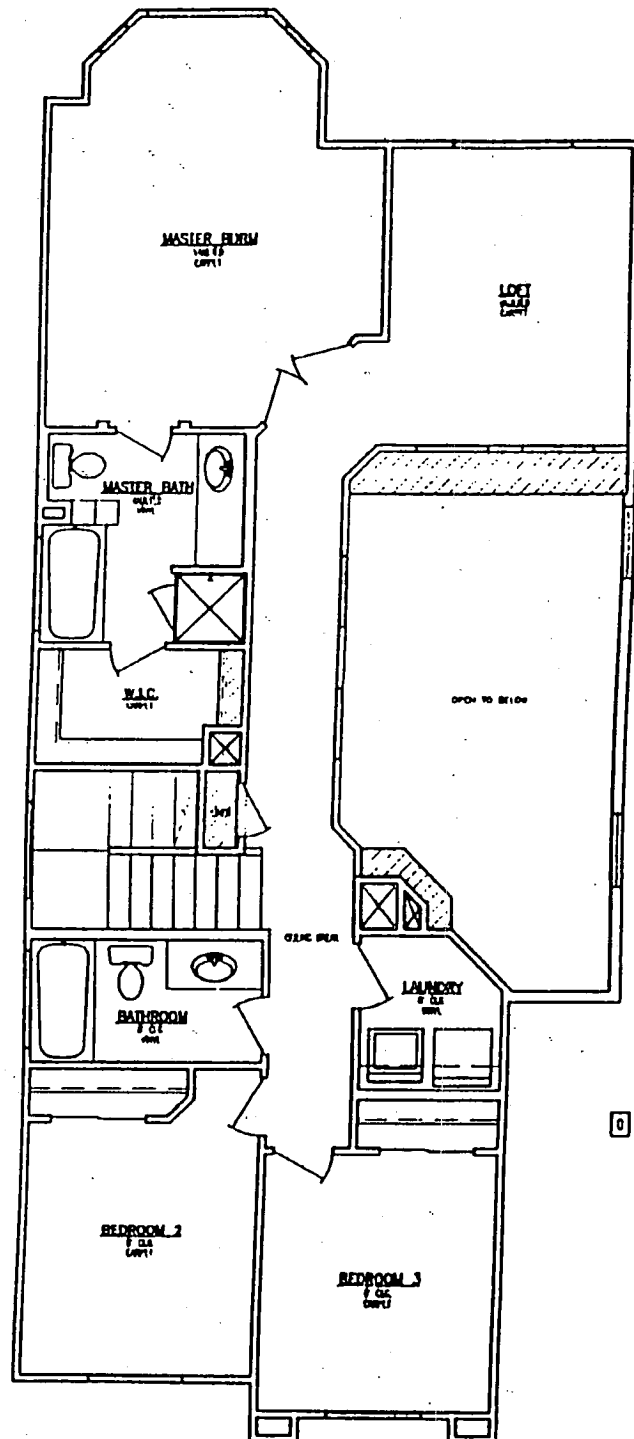
1890 PLAN - ELEVATION 'A'

Z-4-99(1)
5-24-99 CC
STAFF

MONTANA MANOR



1st Floor



2nd Floor

Z-4-99(1)

5-24-99 CC

STAFF

PLAN 1890



April 22, 1999 PC Z-43-97(1)
View from Farm Road and Tenaya Way toward the south

CITY COUNCIL

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MAY 24, 1999

City of Las Vegas

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION**REVIEW OF CONDITION - PUBLIC HEARINGZ-95-98(1) - CHAISSON FAMILY TRUST

Request for a Review of Condition on property located on the north side of Cheyenne Avenue, approximately 660 feet east of Hualapai Way, TO ALLOW A TWO-STORY BUILDING IN THE NC (NEIGHBORHOOD COMMERCIAL) LONE MOUNTAIN MASTER PLAN LAND USE DESIGNATION WHERE ONE-STORY IS THE MAXIMUM ALLOWED, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Size: 5.26 Acres, Ward 4 (Brown), APN's: 138-07-401-005 and 006.

NOTICES MAILED: 96 BY PLANNING DEPT

APPROVALS: 0

AFTER PC MEETING

_____ Letters

_____ Petitions

TOTAL 0

PROTESTS: 4

AFTER PC MEETING

_____ Letters

_____ Petitions

TOTAL 4

Staff recommends DENIAL.

The Planning Commission (4-0-2 vote) recommends APPROVAL, subject to:

1. The elevations shall be revised to incorporate a more residential appearance as required by the Planning and Development Department. The revised elevations shall be submitted for review by the Planning Commission Design Subcommittee.

BROWN - DENIED - UNANIMOUS

MAYOR JONES declared the Public Hearing open.

ATTORNEY CHRIS KAEMPFFER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, and GREG BORDEL, 300 South Fourth Street, appeared together with applicant, MARK SCHNIPPEL, 40 Innesbrook Avenue. This particular site is surrounded by commercial development including the Metro Training Facility to the east, an approved church and proposed school to the north, Cheyenne and the drainage channel to the south, and a congregate care facility to the west. The Council has previously approved the related use application for this particular site. However, the request that the building be two-story did not come before the City Council and had to be done as this review of condition. A law firm will be moving into this building. ATTORNEY. KAEMPFFER presented pictures of an existing building similar to the one proposed on this particular site and concurred with the staff recommendation that the building be residential in appearance. The applicant is willing to work with staff and the neighbors in that regard.

ARTHUR KRISS, 10021 Villa Ridge Drive, resides in Sun City across from the proposed project and appeared on behalf of 20 homeowners who are in opposition. Their concern is that a commercial development of this size at that location will have a detrimental effect on their property values and to their quality of life. Currently there are two homes for sale in this area and the owners are having problems selling them because of the commercial development. Additionally, there will be an increase of traffic and noise. Even though there is other commercial development in the area, this kind of structure is not needed in this particular neighborhood. When people bought their homes in this area, they were told that it would remain rural estates. The owners of the property have every right to develop it, as long as they do it within the confines of the restrictions imposed when they purchased the property and do not try to change the density or scope of the project in order to increase the profits.

CITY COUNCIL

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-95-98(1) - CHAISSON FAMILY TRUST

ATTORNEY KAEMPFER reiterated that this piece of property is surrounded by approved commercial development and it is already zoned commercial. The only question before the Council is whether the building be a single-story structure spread out over the five acres or a two-story building requested by the law firm.

MR. BORGEL addressed MR. KRISS' concern regarding the property being zoned and planned R-E, which was true of all the vacant land within the City at one time. In order to do any development in conformance with the current master plan, the applicant was required to file the zone change already granted to P-D. Secondly, the single law firm will not create an abnormal amount of traffic. Employees will arrive in the morning and leave in the evenings and clients will arrive during the day. It is not comparable to the general commercial seen at other locations in the City. This law office will not be an intrusion on the residents' privacy, create noise or traffic and it is likely to be a good neighbor. The proposed project is not adjacent to residential zoning as it is across Cheyenne and includes a setback of 60 feet. ATTORNEY KAEMPFER added that generally office uses are used as buffers for residential uses.

MAYOR JONES commented that the Master Plan Land Use Designation allows one-story and that the issue is the height restriction and not the commercial use.

COUNCILMAN BROWN stated that he cannot support the two-story building even though the law office use would work well in the area. The Metro Training Facility, a proposed school and church, the drainage channel and a City park, as were mentioned, are different from commercial uses. The congregate care facility that has been approved is an allowable use in a residential area with a Special Use Permit. The uses listed are far more passive and in line with the objective of this master planned community. The Lone Mountain Master Plan talks about neighborhood commercial being compatible, in scale, character and intensity with adjacent residential development, which the proposed project is not. In this case, the intensity has been increased. The Lone Mountain Master Plan restricts neighborhood commercial to one-story facilities.

CITY COUNCIL

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-95-98(1) - CHAISSON FAMILY TRUST

MAYOR JONES confirmed with TAMBRI HEYDEN, Planning & Development, that their recommendation for denial is because of the two-story request. COUNCILMAN BROWN expressed additional concern about added neighborhood service commercial already zoned in the Lone Mountain Master Plan and the potential for someone taking a five or ten acre parcel, using this as a precedent, to do something similar. If the Council varies from the plan one time, someone else would come in and use that exception as the basis for a similar request. This project will increase the overall impacts, including traffic generation, regardless of whether it is a two-story building on five acres or a one-story building on ten acres.

ATTORNEY KAEMPFER clarified with MAYOR JONES that the issue being discussed is the review of condition and that the facility as of now will be a single-story structure. COUNCILMAN BROWN confirmed with MS. HEYDEN that, if approved, the single story-facility would not come back to the Planning Commission or City Council for an elevation review. It will be reviewed administratively.

There was no further discussion.

MAYOR JONES declared the Public Hearing closed.

(3:05 - 3:22)

4 - 1055



CITY COUNCIL MINUTES

MEETING OF

MAY 24, 1999

AGENDA DOCUMENTATION

TO: THE CITY COUNCIL	FROM: WILLARD TIM CHOW, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
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SUBJECT: REVIEW OF CONDITION - PUBLIC HEARING - Z-95-98(1) - CHAISSON FAMILY TRUST

PURPOSE/BACKGROUND

APPLICATION REQUEST:

This request is for a Review of Condition on property located on the north side of Cheyenne Avenue, approximately 660 feet east of Hualapai Way to allow a two-story office building in the NC (Neighborhood Commercial) Lone Mountain Master Plan Land Use Designation where one story is the maximum allowed. The applicant's justification letter indicates the two story building is essential to maximize the aesthetics of the building as well as the perimeter and on-site landscape areas.

BACKGROUND DATA:

06/23/97 The City Council approved PD (Planned Development) zoning for the overall Lone Mountain Master Plan (Z-33-97).

03/08/99 The City Council approved PD (Planned Development) zoning for this site to be included in the overall Lone Mountain Master Plan (Z-95-98).

DETAILS OF APPLICATION REQUEST:

The original Rezoning request (Z-33-97), approved to establish the Lone Mountain Master Plan, included a restriction that all buildings in the Neighborhood Commercial be limited to one story. The applicant is requesting a review of that condition to allow development of a two story, 66,000 square foot office building. The overall building height will be 33 feet. This application has been submitted as a result of a Condition of Approval for Rezoning Application Z-95-98 which rezoned this site to PD (Planned Development) to be included in the Lone Mountain Master Plan. The Condition of Approval also required the elevations to be revised to present a less monotonous look. The design of the site is not being reviewed a part of this request.

ZONING AND DEVELOPMENT OF ADJACENT PROPERTIES:

North	PD	Unimproved
South	PC	Single Family Residential
East	PD	Unimproved
West	PD	Unimproved

Agenda Item

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*City of Las Vegas***CITY COUNCIL MINUTES
MEETING OF
MAY 24, 1999****AGENDA DOCUMENTATION**

TO: THE CITY COUNCIL	FROM: WILLARD TIM CHOW, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
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SUBJECT: REVIEW OF CONDITION - PUBLIC HEARING - Z-95-98(1) - CHAISSON FAMILY TRUST**PURPOSE/BACKGROUND****FINDINGS:**

Section 5.1 of the Lone Mountain Master Plan states the Neighborhood Commercial category provides for the development of convenience retail shopping, services and professional office principally serving neighborhood needs, and should be compatible in scale, character and intensity with adjacent residential development.

What the applicant is proposing does not meet the objectives of the Plan. The two-story office building is not compatible with the surrounding development because the size and architecture are not residential in nature. The elevations have not been revised to provide a less monotonous look as required by the Rezoning request. Additionally, because of the size of this office building, the primary use would not be to provide services for the surrounding neighborhood as required by the Plan.

Finally, approval of this request may result in similar requests on other Neighborhood Commercial sites in the Lone Mountain Master Plan area. For these reasons, staff recommends denial of this request.

Staff recommends DENIAL.

The Planning Commission (4-0-2 vote) recommends APPROVAL.

[Note: The Commission noted that two-story buildings have already been established in the area. Therefore, it was the consensus of the Commission that the service commercial type land uses called for in the Lone Mountain Master Plan could be accommodated and that design compatibility with the surrounding area could be maintained with the increase to two stories if the building elevations are revised to present a more residential character. The Commission amended Condition #1 to require the applicant to meet with the Planning Commission Design Subcommittee to achieve that purpose.

Agenda Item

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*City of Las Vegas***CITY COUNCIL MINUTES
MEETING OF
MAY 24, 1999****AGENDA DOCUMENTATION**

TO: THE CITY COUNCIL	FROM: WILLARD TIM CHOW, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
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SUBJECT: REVIEW OF CONDITION - PUBLIC HEARING - Z-95-98(1) - CHAISSON FAMILY TRUST**PURPOSE/BACKGROUND**

On May 11, 1999, the applicant met with the Subcommittee and staff and agreed to submit revised elevations, depicting a more residential appearance, to staff at a later date. The City Council may wish to consider specifying a time frame within which the revised elevations must be submitted.]



PC NOTICES MAILED: 96

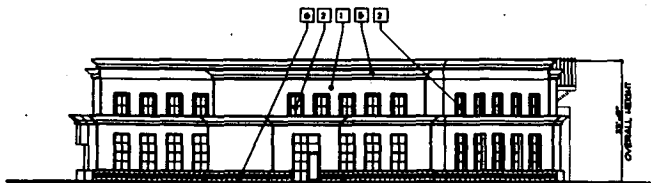
APPROVALS: 0

PROTESTS: 4

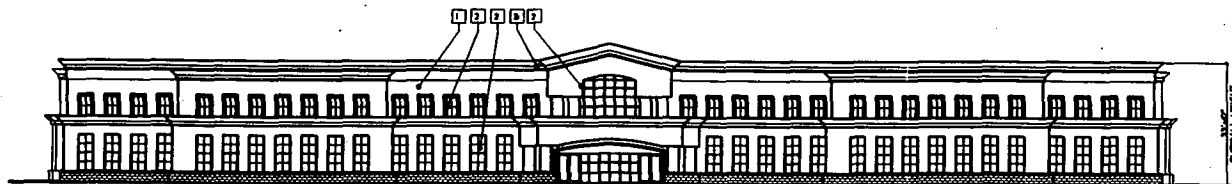
SEE ATTACHED LOCATION MAP

Agenda Item

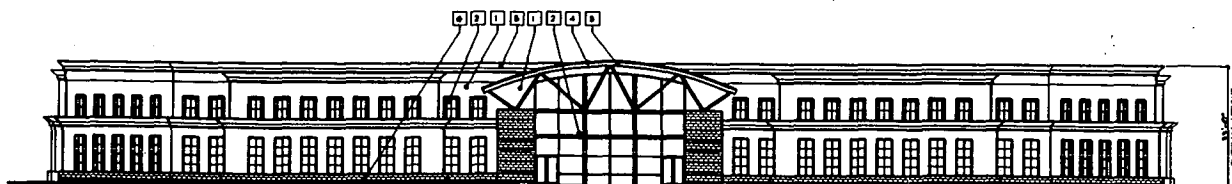
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③ West Elevation (east similar)
SCALE: 1/16" = 1'-0"



② North Elevation
SCALE: 1/16" = 1'-0"



① South Elevation
SCALE: 1/16" = 1'-0"

KEYNOTES

#	description
1	STUCCO - SAND FINISH
2	ALUMINUM STOREFRONT
3	DECORATIVE STEEL TUBE FRAME
4	STANDARD BEAM METAL ROOF
5	STUCCO PAROLA
6	STONE VENEER

STAFF
Z-95-98(1)
4-22-99 PC

CASE: **Z-95-98(1)**

APR 22 1999

PC ADMIN. BZA

STAFF

CITY COUNCIL MEETING OF MAY 24, 1999

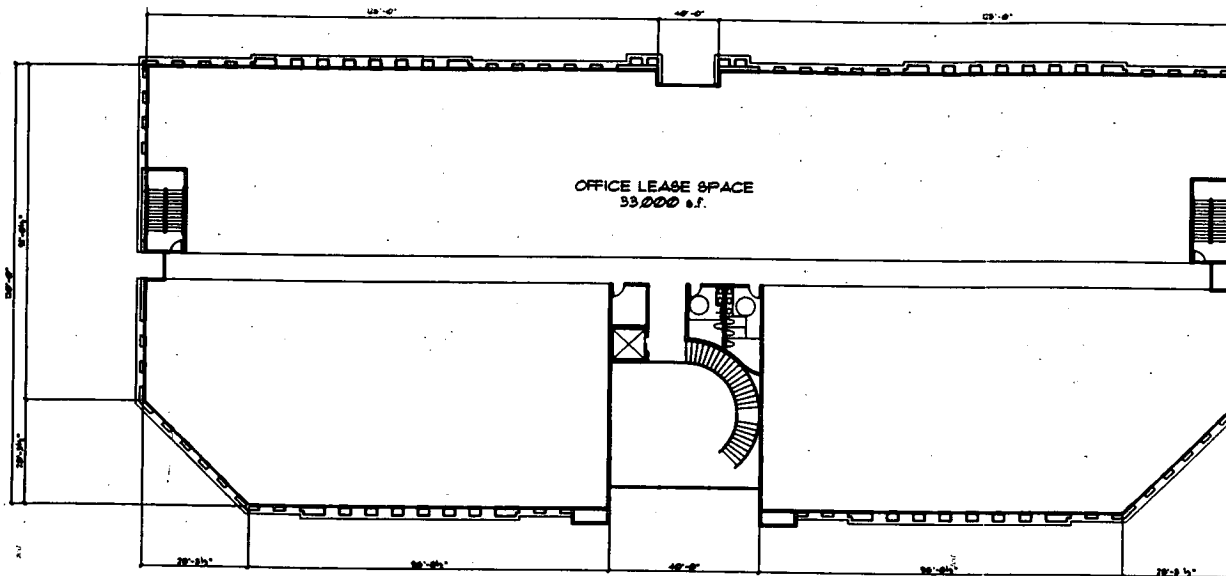
Page 773

OFFICE BUILDING

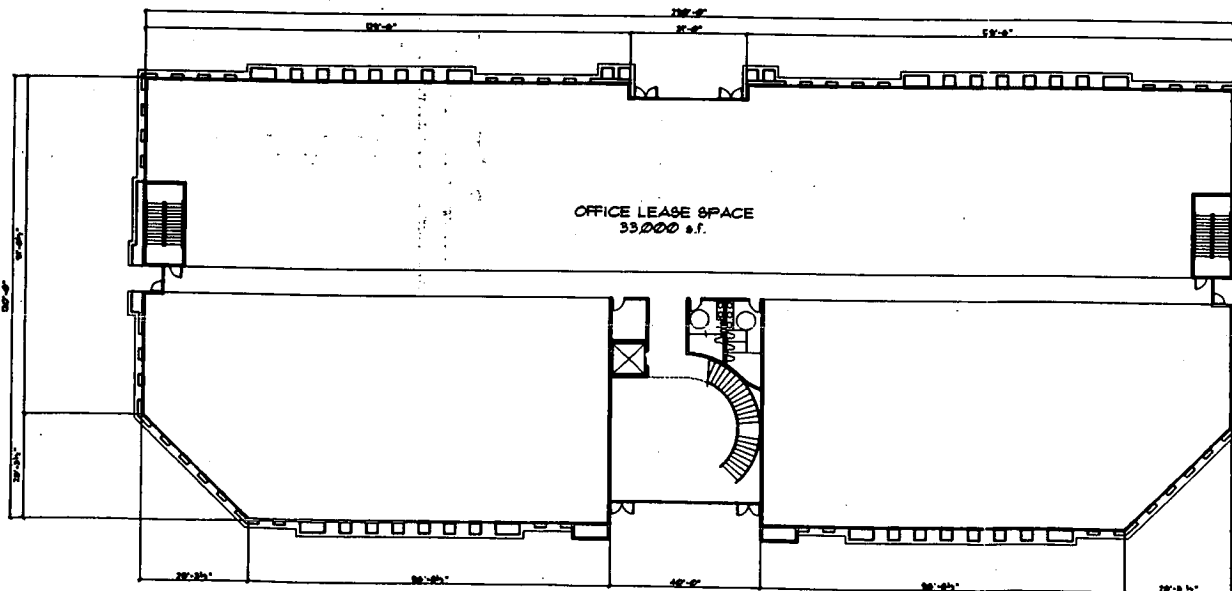
For: TerraWest Realty
& Development
City of Las Vegas, Nevada

date	prol. no.	drawn by	checked by
sheet no.	A2		

John
Paul
Bunk
architect
1000 S. RANCHO BLVD. 4TH FLOOR LAS VEGAS, NV 89101-1000



② 2nd Floor Plan
SCALE: 1/16" = 1'-0"



① 1st Floor Plan
SCALE: 1/16" = 1'-0"

KEYNOTES

description
keynotes

Z-95-98(1)
4-22-99 PC

STAFF

CASE: **Z-95-98(1)**

APR 22 1999

PC ADMIN. BZA

STAFF

CITY COUNCIL MEETING OF MAY 24, 1999

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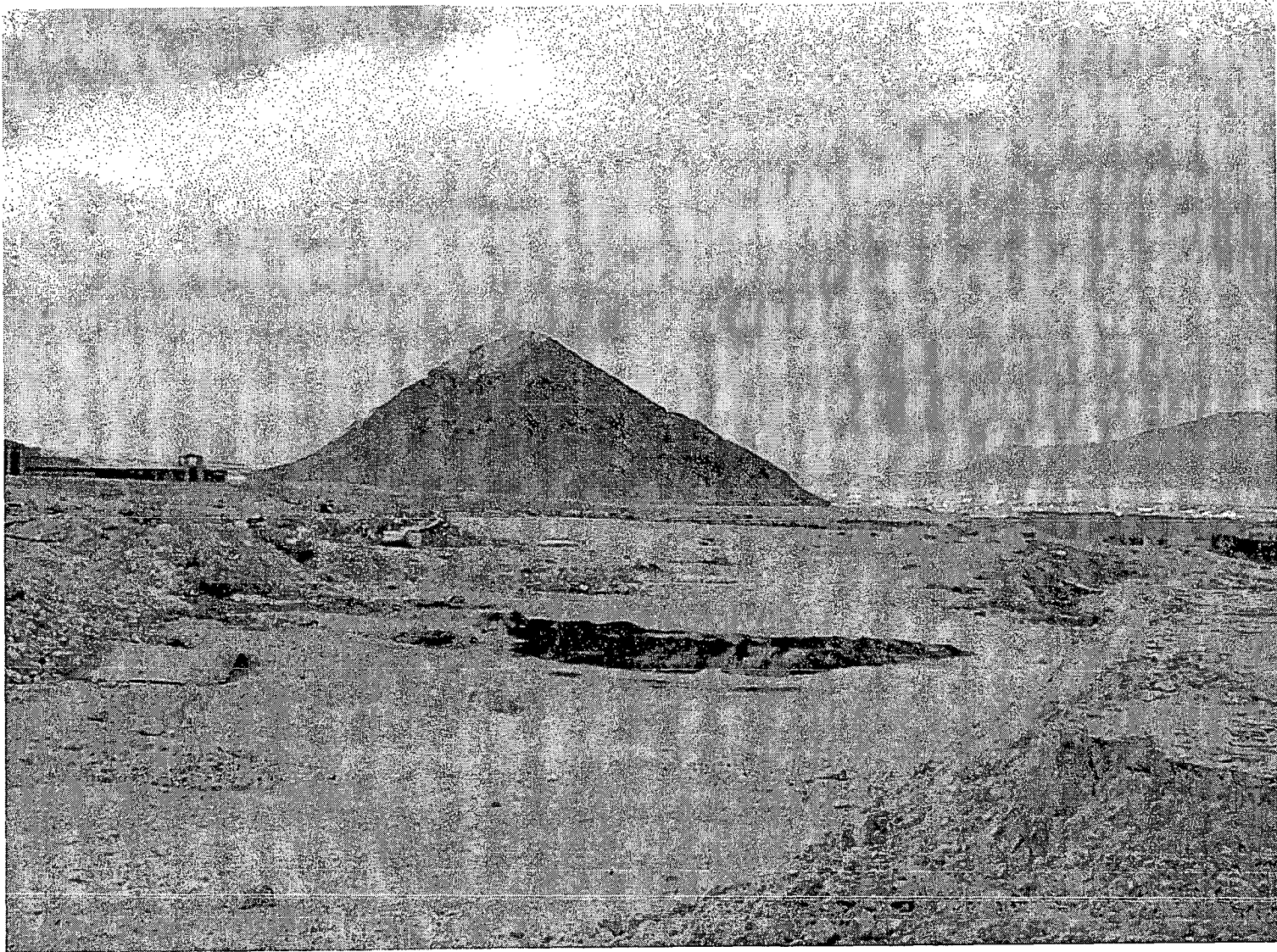
OFFICE BUILDING
for: TerraWest Realty
& Development
City of Las Vegas Nevada

date
proj. no.
drawn by
chkd. by

sheet no.
774

revisions

jon
dau
burt
architect
12850 S. BALBOA BLVD., 4TH FLOOR LAS VEGAS, NV 89102 (702) 799-4433



April 22, 1999 PC Z-95-98(1)
View of subject site

CITY COUNCIL

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION**SITE DEVELOPMENT PLAN REVIEW
RELATED TO Z-95-98(1) - PUBLIC HEARING

106

Z-95-98(2) - CHAISSON FAMILY TRUST

Request for a Site Development Plan Review on property located on the south side of Atwood Avenue, approximately 660 feet east of Hualapai Way, FOR A 106 UNIT SENIOR APARTMENT DEVELOPMENT, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Size: 5.24 Acres, Ward 4 (Brown), APN's: 138-07-401-005 and 006

NOTICES MAILED: 96 BY PLANNING DEPT

APPROVALS: 0

AFTER PC MEETING

_____ Letters

_____ Petitions

TOTAL 0

PROTESTS: 5

AFTER PC MEETING

_____ Letters

_____ Petitions

TOTAL 5

The Planning Commission (4-0-2 vote) and staff recommend APPROVAL, subject to:

1. Conformance to the plan as submitted with a maximum of 106 units as required by the Planning and Development Department.

2. Revise the elevation to include additional fenestration and integration with the office building proposed adjacent to Cheyenne Avenue. The revised elevations shall be submitted for review by the Planning Commission Design Subcommittee.

BROWN - APPROVED subject to conditions amending Condition No. 1 to 94 units - UNANIMOUS

MAYOR JONES declared the Public Hearing open.

ATTORNEY CHRIS KAEMPFER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, GREG BORGEL, 300 South Fourth Street, appeared together with applicant, MARK SCHNIPPEL, 40 Innesbrook Avenue and concurred with all the conditions except for staff's request that the application be reduced to 94 units. The senior housing development will not have an adverse impact on the surrounding neighborhood, traffic or noise. Based on this lack of impact and the desire to encourage senior development, most jurisdictions allow for some kind of density boost. However, the City of Las Vegas does not have this policy codified. While difference between 94 units and 106 units may seem insignificant in terms of numbers, it is very important for a developer whose market is limited to the 55 and older and it makes all the difference between a successful and unsuccessful project. As far as the neighborhood is concerned, there is no perceived difference between 94 units and 106 units. He requested the Council approve the application with 106 units.

MR. BORGEL added that the neighbors to the parcel in question are the Metro Training Facility, which has no objection to the senior housing development, the assisted living center to the west, which is a compatible use, and the church and school to the north. He submitted a letter sent by the consultant for the church who indicates that the church supports this development as well as 106 units for the senior apartment complex.

ARTHUR KRISS, 10021 Villa Ridge Drive, resides in Sun City, appeared on behalf of 20 homeowners who object to the size of the proposed development. The land was zoned for 23 units per acre and will be a very compressed development. He cannot understand how anyone would want to live stacked upon one another. The land should not be used in this kind of fashion and the size and scope of the development as well as the density should be limited to a reasonable level.

CITY COUNCIL

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AGENDA & MINUTES

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION**Z-95-98(2) - CHAISSON FAMILY TRUST

3. Construct half-street improvements on Cheyenne Avenue, Atwood Avenue and Conquistador Street including appropriate over-paving adjacent to this site concurrent with development of this site as required by the Department of Public Works. Coordinate the construction of the Conquistador Street improvements with the Metropolitan Police Department to the east of this parcel. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Construction drawings for all required improvements on Cheyenne Avenue shall be submitted to the City within 180 days of approval of this zoning action by the City. The developer shall make all reasonable efforts to respond to City review comments in a timely manner, and construction of such improvements shall begin within 90 days of approval of the submitted construction drawings. Failure to comply with this condition shall result in this item being reconsidered by the City Council.

4. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp as required by the Department of Public Works.

CAROL LEDUC, 7575 Rome Boulevard, objected to the applicant requesting a waiver of a condition. The Planning Department has good reason not to support 20 units per acre. MR. BORGEL responded that the applicant is not requesting any waiver of any conditions and that this is only a Site Development Plan Review. MAYOR JONES pointed out that this has already gone through the approval process and that the issue is only a reduction of the units.

ATTORNEY KAEMPFER explained that staff is recommending approval of this Site Development Plan Review at 94 units and that there is no real visual difference between 94 units and 106 units.

ROBERT GENZER, Planning & Development clarified for the record that this property was rezoned in March 1999 to P-D zoning to allow the property to be included as part of the Lone Mountain Master Plan. The guidelines imposed were adopted before that Lone Mountain Master Plan. This particular site is designated as multi-family medium use which allows a maximum density of 18 units per acre on that plan. This site plan is now requesting slightly over 20 units per acre and that is the basis of staff's recommendation for a maximum of 94 units, which would take it down to 18 units per acre. The applicant has requested the increase in density based on the fact that this senior housing development would generate equal to or less traffic than 18 units per acre at the normal non-restricted rental for families.

COUNCILMAN BROWN explained that master planning is done for a specific reason. Both the previous application and this application request a little bit more than what the Master Plan provides. Although senior housing is a less intense use, what is being shown is someone trying to maximize the value of land through additional zoning. Fair market price is between the landowner and the applicant. By moving away from the Master Plan and increasing the density, a precedent might be set for other development throughout the Lone Mountain Master Plan. It is frustrating to see this attempt to modify the Master Plan approved only a year or two ago. If the Lone Mountain Master Plan is going to retain its integrity the Council needs to adhere to the intent of the original plan.

MAYOR JONES clarified with MR. BORGEL that other jurisdictions allow for senior housing development given their reduced impact. As a matter of fact, the County zoning district allows 22 units per acre for a senior project.

CITY COUNCIL

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*City of Las Vegas***AGENDA & MINUTES**

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM**ACTION****PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION**Z-95-98(2) - CHAISSON FAMILY TRUST

5. Extend the existing sewer line in Atwood Avenue to the west side of this site concurrent with development of this site and extend public sewer along Conquistador Street to service the commercial portion of this site as required by the Department of Public Works.

6. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

7. A site-specific Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such moneys shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or

MR. BORGEL added that if the Council prefers a family project at 18 units per acre, the applicant is willing to do it. However, the applicant believed that a senior project at 20 units per acre was better. COUNCILMAN BROWN reiterated that the density should not be increased because someone is trying to maximize value. The Council's responsibility is to accomplish master planning and adhere to the integrity of those plans.

MAYOR JONES asked DEPUTY CITY ATTORNEY STEVE GEORGE whether the Council would be approving a senior facility or could the developer build anything they want at 18 units per acre. She wanted the neighbors to be aware of the situation. DEPUTY CITY ATTORNEY STEVE GEORGE responded that the original zone change request included a condition which could not be removed by this action for senior housing. MR. GENZER confirmed and added that Condition #4 of the original zoning approval required a deed restriction be recorded that restricted that development to residents 55 years of age or older. DEPUTY CITY ATTORNEY STEVE GEORGE noted that it would not be necessary to repeat that condition and in order to remove that condition the applicant would have to come back with a separate review of condition on that zone change request.

COUNCILMAN BROWN asked whether there is a time limit on this application and the previous application. MR. GENZER replied that there is a one-year resolution of intent on both. COUNCILMAN BROWN encouraged the applicant to try to incorporate the front and back parcel into one development.

There was no further discussion.

MAYOR JONES declared the Public Hearing closed.

(3:22 - 4:00)

4 - 1672

CITY COUNCIL

MEETING OF

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City of Las Vegas

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION****APPROVED**Z-95-98(2) - CHAISSON FAMILY TRUST

may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved Drainage Plan/Study. The developer of this site shall be responsible to contribute moneys for the construction of neighborhood or local drainage improvements. The amount of such moneys shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.

9. The design and layout of all on-site private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

10. Conformance to the Site Plan and Building Elevations as amended by the above conditions.

CITY COUNCIL

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*City of Las Vegas***AGENDA & MINUTES**

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM**ACTION****PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION****APPROVED**Z-95-98(2) - CHAISSON FAMILY TRUST

11. 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. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

12. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.

13. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

14. All City Code requirements and design standards of all City departments must be satisfied.

15. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.

16. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.

17. Remove all substandard public street improvements and all unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards prior to occupancy of this site as required by the Department of Public Works.

CITY COUNCIL

MEETING OF

MAY 24, 1999

*City of Las Vegas***AGENDA & MINUTES**

Page 74

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM**ACTION****PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION****APPROVED**Z-95-98(2) - CHAISSON FAMILY TRUST

18. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

19. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet.

20. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

21. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

City of Las Vegas

**CITY COUNCIL MINUTES
MEETING OF
MAY 24, 1999**

AGENDA DOCUMENTATION

TO: THE CITY COUNCIL	FROM: WILLARD TIM CHOW, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
-------------------------	---

SUBJECT: SITE DEVELOPMENT PLAN REVIEW RELATED TO Z-95-98(1) - PUBLIC HEARING - Z-95-98(2) - CHAISSON FAMILY TRUST

PURPOSE/BACKGROUND

APPLICATION REQUEST:

This request is for a Site Development Plan Review on property located on the south side of Atwood Avenue, approximately 660 feet east of Hualapai Way for a proposed 106 unit senior apartment development on a 5.24 acre site. The proposed density for this project is 20.23 units per acre.

BACKGROUND DATA:

06/23/97 The City Council approved a Rezoning (Z-33-97) from C-V (Civic), N-U (Non-Urban), N-U (Non-Urban) under Resolution of Intent to R-PD9 (Residential Planned Development - 9 Units Per Acre), R-2 (Two-Family Residence) and C-V (Civic) to PD (Planned Development) zoning for the overall Lone Mountain Master Plan (Z-33-97).

03/08/99 The City Council approved a Rezoning (Z-95-98) to PD (Planned Development) on this site to allow inclusion into the overall Lone Mountain Master Plan.

DETAILS OF APPLICATION REQUEST:

Site Area:	5.24	Acres
No. of Units:	106	
Density:	20.23	Units Per Acre
Parking Required:	128	Spaces
Parking Provided:	132	Spaces (6 handicapped)
Building Height:	26' 8"	(two-story)
Open Space:	1.75	Acres

The proposed building is rectangular shaped with a courtyard amenity in the center. Facilities included in the area include a pool, cabana and walk ways. Access to the site is via one driveway from Cheyenne Avenue across the proposed commercial development to the south and one driveway from Conquistador Street. There is also an emergency access driveway to Atwood Avenue. Parking is located along the east, south and west sides of the development and is oriented at 90 degrees with 24 foot wide drive aisles. Carports are also provided for a portion of

Agenda Item

106

City of Las Vegas

**CITY COUNCIL MINUTES
MEETING OF
MAY 24, 1999**

AGENDA DOCUMENTATION

TO: THE CITY COUNCIL	FROM: WILLARD TIM CHOW, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
-------------------------	---

SUBJECT: SITE DEVELOPMENT PLAN REVIEW RELATED TO Z-95-98(1) - PUBLIC HEARING - Z-95-98(2) - CHAISSON FAMILY TRUST

PURPOSE/BACKGROUND

the parking area. Landscaping is provided in 15 foot wide planters along Atwood Avenue and Conquistador Street and in 8 foot wide planters along the west and south property lines. Landscaping is also shown in 5 to 10 foot wide planters throughout the parking lot and adjacent to the building. One trash enclosure is located on the northeast corner of the site. The building elevations depict a stucco exterior with a concrete tile roof. The design of the elevations (particularly the rear elevations) provide minimal fenestration, and as viewed from Cheyenne Avenue, are not visually integrated with the office building proposed adjacent to Cheyenne Avenue, which blocks a portion of the view of the apartments.

ZONING AND DEVELOPMENT OF ADJACENT PROPERTIES:

North	PD	Unimproved
South	PC	Single-family Residential
East	PD	Unimproved
West	PD	Unimproved

FINDINGS:

USE:

This site is designated Multi-Family Medium in the Lone Mountain Master Plan with a maximum allowed density of 18 units per acre. The maximum number of units allowed at that density would be 94. The applicant's proposal for 106 units is not in compliance with the plan. Although apartments are an acceptable use for this site, staff cannot support the proposed density. The plan should be revised to provide 94 total units, in order for this development to be in conformance with the Lone Mountain Master Plan.

SITE PLAN:

The proposed site plan is in conformance with applicable code requirements. Parking and landscaping meet the minimums established by the City of Las Vegas Zoning Code and Urban Design Guidelines and Standards respectively. The proposed perimeter landscape planters should consist of 24 inch box trees 30 feet on center as required by the standards.

Agenda Item

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*City of Las Vegas***CITY COUNCIL MINUTES
MEETING OF
MAY 24, 1999****AGENDA DOCUMENTATION**

TO: THE CITY COUNCIL	FROM: WILLARD TIM CHOW, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
-------------------------	---

SUBJECT: SITE DEVELOPMENT PLAN REVIEW RELATED TO Z-95-98(1) - PUBLIC HEARING - Z-95-98(2) - CHAISSON FAMILY TRUST

PURPOSE/BACKGROUND**SUMMARY:**

Staff has no objection to the proposed apartment development on the is site. However, the density must be reduced to be in compliance with the Lone Mountain Master Plan. The revised plan will result in minor changes. Staff is recommending approval of this plan subject to the plan being revised to comply with the maximum allowed density.

The Planning Commission (4-0-2 vote) and staff recommend APPROVAL.

[Note: The Commission amended Condition #1 to allow the 106 units proposed instead of the 94 units as originally stipulated in that condition, and amended Condition #2 to require the applicant to meet with the Planning Commission Design Subcommittee to further articulate the apartment building elevations.

On May 11, 1999, the applicant met with the Subcommittee and staff and submitted revised elevations acceptable to the Subcommittee.]

PC NOTICES MAILED: 96

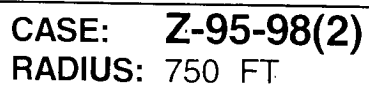
APPROVALS: 0

PROTESTS: 5

SEE ATTACHED LOCATION MAP

Agenda Item

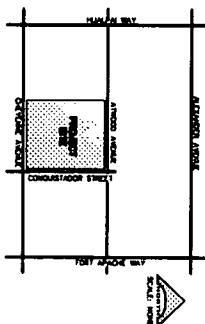
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A.P.N. #138-07-401-009
VACANT

VICINITY MAP



RECEN

GENERAL NOTES

1. ALL SPECIFICATIONS SHALL COMPLY WITH THE CLAREN COUNTY STANDARDS AND SPECIFICATIONS.
2. UTILITY SERVICES IS AS FOLLOWS:
 - a. WATER: LAA REGION MULTI-UTILITY DISTRICT;
 - b. GAS: LAA REGION MULTI-UTILITY DISTRICT;
 - c. SEWER: LAA REGION MULTI-UTILITY DISTRICT;
 - d. CABLE: CITY OF LAA REGION MULTI-UTILITY DISTRICT;
 - e. PHONE: SOUTHERN BELL COMPANY;
 - f. ELECTRIC: SOUTHERN BELL COMPANY.
3. UTILITY CONTRACTS TO BE COORDINATED TO EXISTING ADJACENT.
4. ALL UTILITIES SHALL BE COMPLY WITH ALL APPLICABLE ORDINANCES.
5. STORM WATER TO BE MANAGED BASED ON DESIGN.
6. THIS BIDDING DOCUMENT DOES NOT REFLECT WHEN THE 30-YEAR FLOOD PLANE

PROJECT DATA (COMMERCIAL)

SITE AREA (GROSS)
APN: (PORTION OF)
5.20 ACRES X 43,560 S.F. = 228,971 S.F.
158-07-401-005, 006

PROJECT DATA MULTIFAMILY

SITE AREA (GROSS)	5.22 ACRES x 43,560 S.F. = 229,341 S.F.
APN: (PORTION OF)	138-07-401-003, 006
ZONING (EXISTING)	U
ZONING (PROPOSED)	P.D.
HUMIDITY (OF UNITS)	106 SENSORS @ 44 UNITS/IN
DENSITY (GROSS)	20.23 UNITS/ACRES
OPEN SPACE REQUIRED	1.75 ACRES
FLOOR AREA RATIO	0.38

BUILDING DATA (COMMERCIAL)

FIRST FLOOR	= 33,000 S.F.
SECOND FLOOR	= 33,000 S.F.
TOTAL	= 66,000 S.F.

BUILDING DATA (MULTIFAMILY)

TYPE	NO. BEDS	TOTAL UNITS
2 BEDROOM		106
TOTAL		106

PARKING DATA (COMMERCIAL)

REQUIRED: 66,000/300 = 22
S.F. S.F.

PROVIDED: 223 (7 NAADICAP)

PARKING DATA (MULTIFAMILY)

REQUIRED:	
1 UNIT X 106	106 SPAC
1/3 UNITS VSTOR	22 SPAC
TOTAL	128 SPAC

**LEGAL DESCRIPTION
(COMMERCIAL)**

THE S 1/2 OF THE SE 1/4 OF THE SW 1/4
OF THE SW 1/4 OF SECTION 7, TOWNSHIP
20 SOUTH, RANGE 60 EAST, M.D.M. C.L.V.,
CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION

THE N 1/2 OF THE SE 1/4 OF THE SW 1/
OF THE SW 1/4 OF SECTION 7, TOWNSHIP
20 SOUTH, RANGE 60 EAST, M.O.M. C.L.V.,
CLARK COUNTY, NEVADA.

OWM

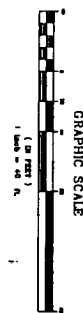
DEVELOPER

CHAMSSON FAMILY TRUST
C/O VERDA WEST REALTY & DEVELOPMENT
2885 S. ROBINSON BOULEVARD, #212
LOS ANGELES, CA 90008
(702) 382-8774

TERESA WEST REALTY & DEVELOPMENT
2885 S. ROBINSON BOULEVARD, #212
LOS ANGELES, CA 90008
(702) 382-8774

DEVELOPER

TERRA WEST REALTY & DEVELOPMENT
2065 S. RAINBOW BOULEVARD, #212
LAS VEGAS, NV. 89146
(702) 382-6774



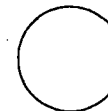
CHEYENNE / CONQUISTADOR

L. R. NELSON CONSULTING ENGINEERS, INC.

• STRUCTURAL • CIVIL • HIGHWAY	3030 East Patrick Lane Las Vegas, Nevada	Suite 100 89121
	(702) 780-7970	
	(702) 406-2288 FAX	

[illegible]

MATERIAL/ COLOR LEGEND	
①	ROOF TILE: LIFETIME 16"x16" HARBLEND "TODIA"
②	STUCCO (FIELD COLOR: "MAJOR") PLASTER: CLAY BE OR. #1212
③	STUCCO (FIELD COLOR: "MAJOR") PLASTER: POLISHED OAK #1212
④	STUCCO PLANT-ON (18" RAS FASCIA: ACCENT COLOR) PLASTER: BENTLEY GRASS #1212



REVISIONS

NO.	DATE	BY	DESCRIPTION
1			
2			
3			

jon
dau
burke, architect
1033 S. RAINBOW BLVD., 4TH FL., LAS VEGAS, NV 89102 (702) 736-4883

SENIOR HOUSING
FOR TERRA WEST DEVELOPMENT
CITY OF LAS VEGAS NEVADA

DATE	PROJ. NO.	CHKD. BY

sheet no.
A1



④ NORTH ELEVATION
SCALE: 1/16" = 1'-0"



③ WEST ELEVATION
SCALE: 1/16" = 1'-0"



② EAST ELEVATION
SCALE: 1/16" = 1'-0"



① SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

Z-95-98(2)
4-22-99 PC

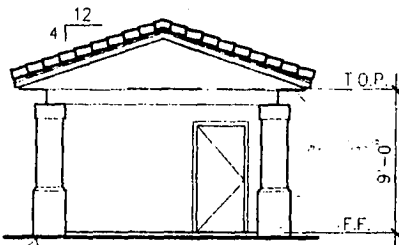
STAFF

CONCRETE TILE
ROOFING18" SQ. BUILT OUT
COLUMN (2x4 STUD
WALL) W/ 7/8" EXT.
CEMENT PLASTERCERAMIC TILE
COUNTER

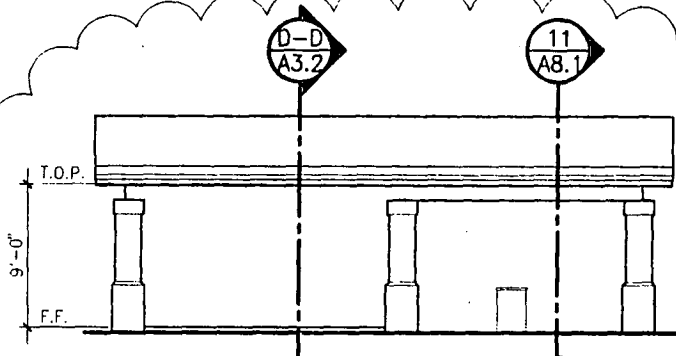
T.O.P.

WOOD STUD WALL
W/ 7/8" EXTERIOR
CEMENT PLASTER
OVER9'-0"
F.F.
OUTDOOR
SHOWER**NORTH ELEVATION - CABANA**

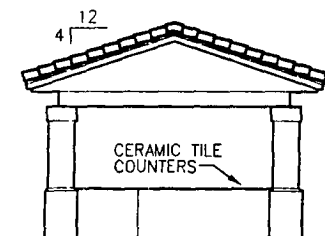
SCALE: 1/8" = 1'-0"

**WEST ELEVATION - CABANA**

SCALE: 1/8" = 1'-0"

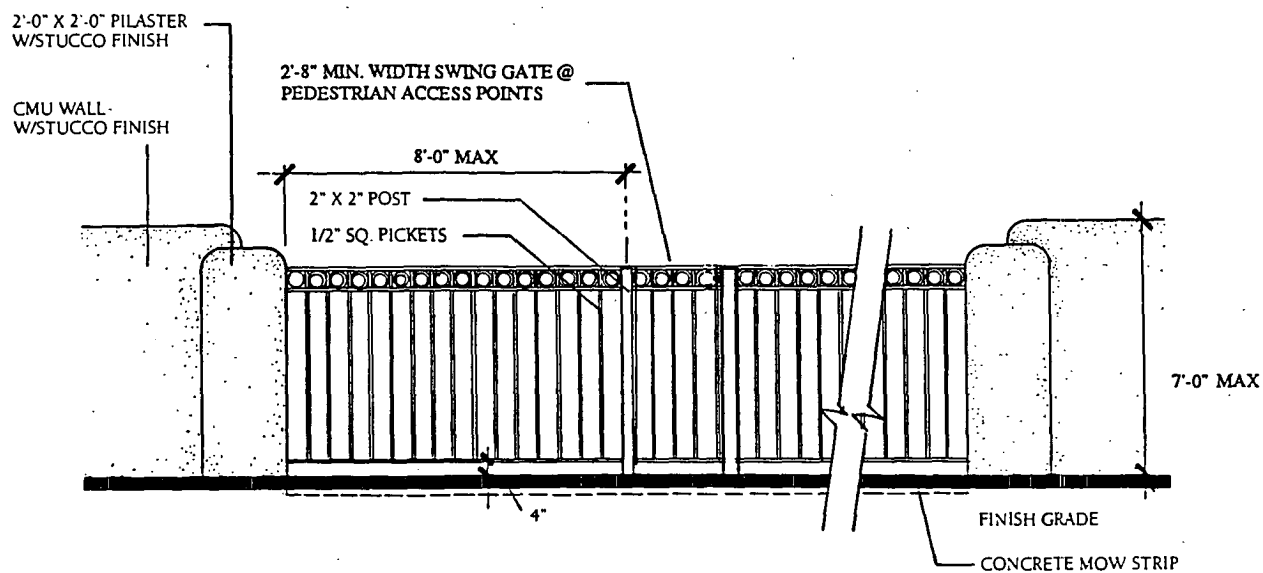
**SOUTH ELEVATION - CABANA**

SCALE: 1/8" = 1'-0"

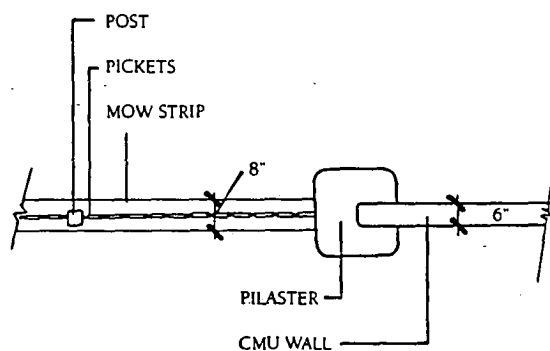
**EAST ELEVATION - CABANA**

SCALE: 1/8" = 1'-0"

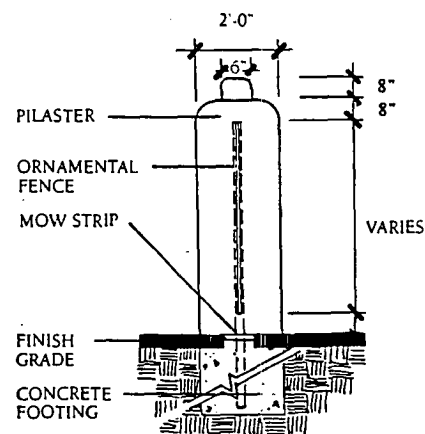
Z-95-98(2)**4-22-99 PC****STAFF**



VIEW WALL ELEVATION



VIEW WALL PLAN



VIEW WALL SECTION

NOTE:
WALL PAINT COLOR IS "2MS2D SUTTON" BY AMERITONE
PAINT COMPANY, 100% ACRYLIC PAINT.

METAL VIEW WALL PAINT IS BLACK, MATTE FINISH,
100% ACRYLIC PAINT.

Z-95-98(2)
4-22-99 PC

STAFF

test no.	A2
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date	proj. no.	drawn by	chkd. by
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proj. no.

drawn by

chkd. by

SENIOR HOUSING
FOR TERRA WEST DEVELOPMENT
CITY OF LAS VEGAS NEVADA

FOR TERRA WEST DEVELOPMENT

CITY OF LAS VEGAS NEVADA

JOHN
DAVID
BUTKIC, analyzed

John
Dunlop
Dunlop, Andrew

11/11/11 11:11 AM

1000

2002

Z-95-98(2)
4-22-99 PC

4-22-99 PC

1 FIRST FLOOR PLAN AL - ROOMS PLAN 'A' TYP.
SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"

LOBBY

1008

SP-1

ENGINEERING

 $\leftarrow z$

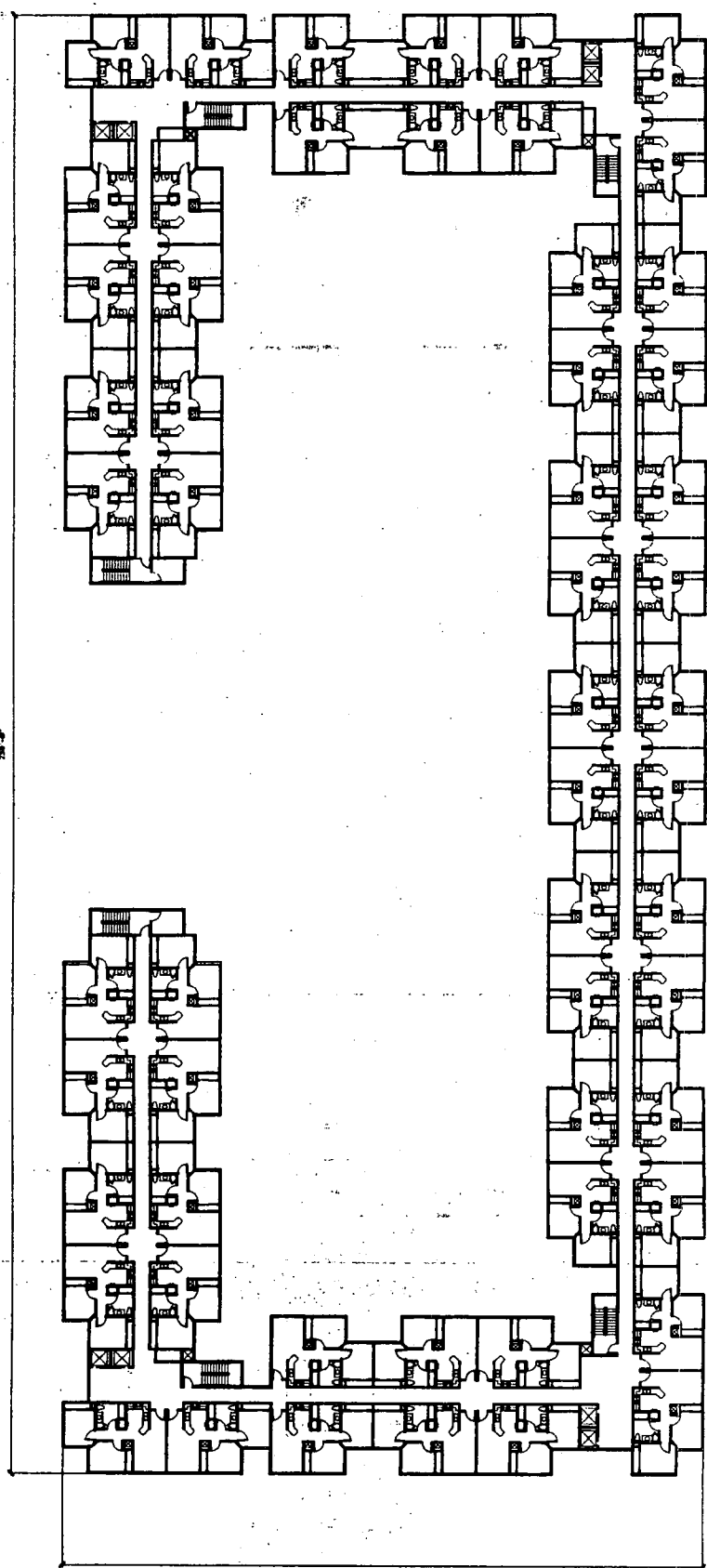
sheet no. A3

date
proj. no.
dwg. by
chkd. by

SENIOR HOUSING
FOR TERRA WEST DEVELOPMENT
CITY OF LAS VEGAS NEVADA

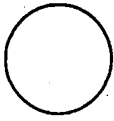
JOHN
COUL
ARCHITECTS
3450 S. RABBITO BLVD. #401 LAS VEGAS NV 89102 (702) 736-4444

revisions



Z-95-98(2)
4-22-99 PC
STAFF

1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



2000 S. RABBITO BLVD., 401 LAS VEGAS NV 89102 (702) 936-4663
john dunn
architect

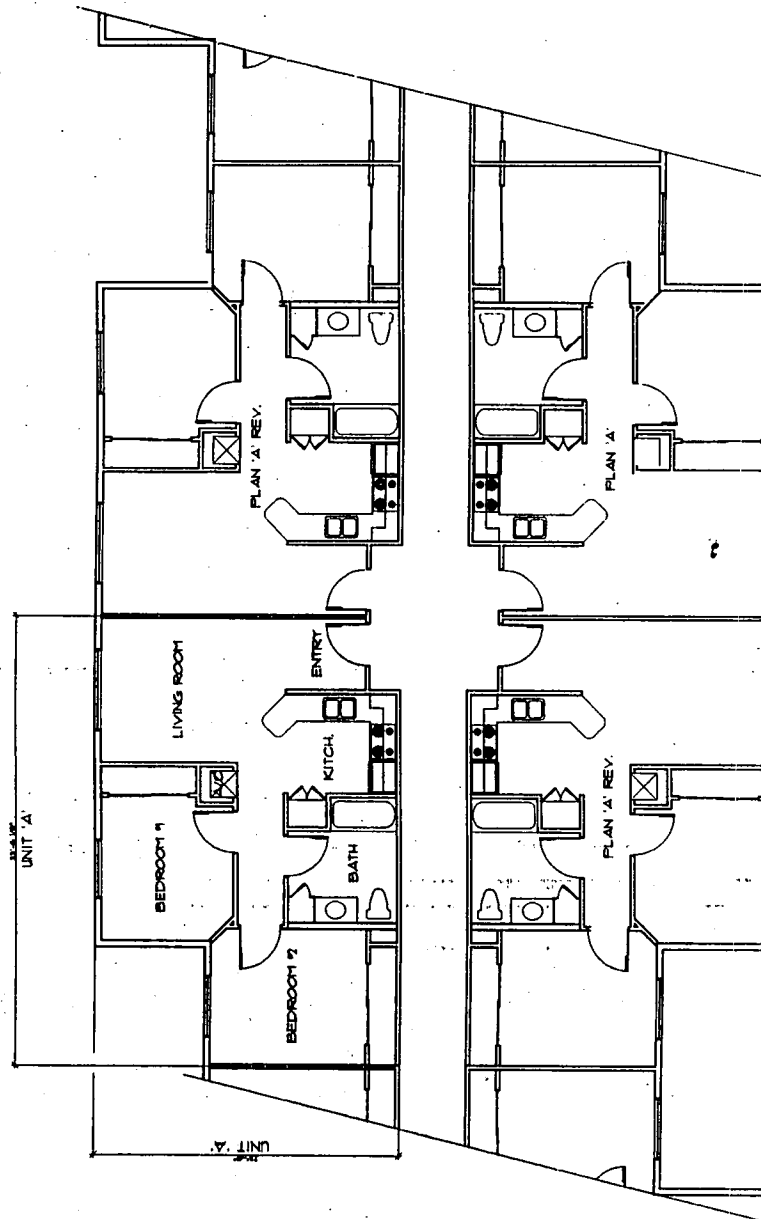
CITY OF LAS VEGAS - NEVADA
 FOR TERRA WEST DEVELOPMENT
SENIOR HOUSING

date
 proj. no.
 dwn. by
 chkd. by

sheet no. **A4**

KEYNOTES

description
 keynotes



Z-95-98(2)
4-22-99 PC

STAFF

FLOOR PLAN UNIT 'A' PLAN (TYP.)

SCALE: 1/4" = 1'-0"

①



April 22, 1999 PC Z-95-98(2)
View of subject site

West Charleston Baptist Church
6701 West Charleston Boulevard
Las Vegas, Nevada 89102
(702) 878-5798

To: Doug Powell
City of Las Vegas
Planning Department

From: Ron M. Portaro, West Charleston Baptist Church

Date: 5-21-99

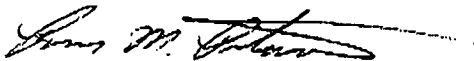
Subject: Support of Terra West Project

West Charleston Baptist Church is very familiar with the site plan submitted by Terra West for a two - story office and 109 units senior apartment complex. We have had an opportunity to extensively review Terra West's plans and we fully support the project.

We are aware that there may be some issue as to number of units allowed for this site. We lend our support to the 109 unit number being requested by Terra West for this site

Please call if you have any questions.

Thank You.



Ron M. Portaro, Church Consultant

CITY COUNCIL

MEETING OF

MAY 24, 1999

City of Las Vegas

AGENDA & MINUTES

Page 75

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION****MODIFICATION TO THE LONE MOUNTAIN
MASTER PLAN - PUBLIC HEARING**

107

**ABEYANCE ITEM - Z-33-97(11) - LAS
VEGAS METROPOLITAN POLICE
DEPARTMENT**

Request for a Modification of the Lone Mountain Master Plan on property located on the north side of Cheyenne Avenue, approximately 700 feet west of Grand Canyon Drive, From: Parks/School/Recreation/Open Space To: Public Facility, Ward 4 (Brown), APN: 138-07-401-009.

NOTICES MAILED: 328 BY PLANNING DEPT

APPROVALS: 0

AFTER PC MEETING

_____ Letters

_____ Petitions

TOTAL 0

PROTESTS: 45

AFTER PC MEETING

_____ Letters

_____ Petitions

TOTAL 45

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

1. All development and use of this site shall conform with the Conditions of Approval of Z-33-97 and all other site-related actions.

**BROWN - APPROVED subject to conditions -
UNANIMOUS**

MAYOR JONES declared the Public Hearing open.

APPEARANCES:

DEPUTY CHIEF RICHARD McKEE, Metropolitan Police Department,

MAYOR JONES declared the Public Hearing closed.

NOTE: A Combined Verbatim Transcript of Item 107 [Z-33-97(11)] and Item 108 [Z-33-97(10)] is made a part of the Final Minutes under Item 107 [Z-33-97(11)].

(4:00 - 4:01)

4 - 3540

City of Las Vegas

**CITY COUNCIL MINUTES
MEETING OF
MAY 24, 1999**

AGENDA DOCUMENTATION

TO: THE CITY COUNCIL	FROM: WILLARD TIM CHOW, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
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SUBJECT: ABEYANCE ITEM - MODIFICATION OF THE LONE MOUNTAIN MASTER PLAN - PUBLIC HEARING - Z-33-97(11) - LAS VEGAS METROPOLITAN POLICE DEPARTMENT

PURPOSE/BACKGROUND

THIS ITEM WAS HELD IN ABEYANCE FROM THE MAY 10, 1999 CITY COUNCIL MEETING AT COUNCILMAN BROWN'S REQUEST SO THAT A NEIGHBORHOOD MEETING COULD BE HELD.

APPLICATION REQUEST:

This request is for a Modification of the Lone Mountain Master Plan use designation From: Parks/School/Recreation/Open Space To: Public Facility for a proposed Las Vegas Metropolitan Police Department substation and academy, on property located on the north side of Cheyenne Avenue, approximately 700 feet west of Grand Canyon Drive.

BACKGROUND DATA:

06/13/97 The City Council approved a request to Rezone this property to PD (Planned Development) for a mixed use master planned residential and commercial development (Z-33-97).

DETAILS OF APPLICATION REQUEST:

Site Area:	7.58	Acres
Substation Building Area:	17,235	Square Feet
Academy Building Area:	21,378	Square Feet
Total Building Area:	38,613	Square Feet
Floor Area Ratio:	0.11	
Building Height:	32	Feet
Parking Required:	192	Parking Spaces
Parking Provided:	378	Parking Spaces

The site plan depicts two proposed buildings sited on the southwest corner of the site, with visitor parking located between the buildings and Cheyenne Avenue. Access to the visitor parking is provided from Cheyenne Avenue and Conquistador Avenue. Employee parking, staff, student, and storage parking is located north and east of the buildings. A running track is proposed on the northernmost portion of the site.

Agenda Item

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**CITY COUNCIL MINUTES
MEETING OF
MAY 24, 1999**

AGENDA DOCUMENTATION

TO: THE CITY COUNCIL	FROM: WILLARD TIM CHOW, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
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SUBJECT: ABEYANCE ITEM - MODIFICATION OF THE LONE MOUNTAIN MASTER PLAN - PUBLIC HEARING - Z-33-97(11) - LAS VEGAS METROPOLITAN POLICE DEPARTMENT

PURPOSE/BACKGROUND

The building elevations depict a modern architectural style with multiple materials and textures applied to the building facades which break up the otherwise massive walls and add interest to the building. The proposed materials and colors include concrete masonry unit (light gray honed-face, tan smooth-face, and beige split-face), bronze steel, and a light gray metal roof. The building trim and doors include tan, maize, light blue, and white colors.

The landscape plan depicts landscaping along the perimeter of the site and within the parking lot. An 8 foot high masonry security wall and a wrought iron fence with pilasters 20 feet on center surround the facility.

The floor plans depict the training rooms, offices, conference rooms, and locker rooms for the training academy and substation.

ZONING AND DEVELOPMENT OF ADJACENT PROPERTIES:

North	PD (ROI)	Unimproved
East	R-CL	Unimproved, Las Vegas Valley Water District Facility
South	PC	Single Family Residential
West	PD (ROI), U (PCD)	Unimproved

FINDINGS:

The site is adjacent to other planned and existing public uses on the east and north boundaries. These include the water facility to the east, the power facility to the north, and a planned park also located north of the site. The proposed use is a necessary public use and is generally compatible with the surrounding planned public facilities and residential uses. The site is located on a primary arterial street, Cheyenne Avenue, which is designed and improved for the type of traffic associated with the proposed substation and academy.

Agenda Item

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*City of Las Vegas***CITY COUNCIL MINUTES
MEETING OF
MAY 24, 1999****AGENDA DOCUMENTATION****TO:**
THE CITY COUNCIL**FROM:** WILLARD TIM CHOW, DIRECTOR
PLANNING AND DEVELOPMENT DEPARTMENT**SUBJECT:** ABEYANCE ITEM - MODIFICATION OF THE LONE MOUNTAIN MASTER PLAN - PUBLIC HEARING -
Z-33-97(11) - LAS VEGAS METROPOLITAN POLICE DEPARTMENT**PURPOSE/BACKGROUND**

The Planning Commission (7-0 vote) and staff recommend APPROVAL.

[Note: While the Planning Commission was not inclined to recommend denial, several concerns were stated regarding the impact that this development will have on the proposed Nevada Power Substation site location.]

PC NOTICES MAILED: 328

APPROVALS: 0

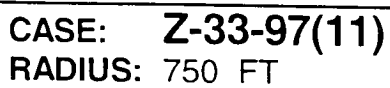
PROTESTS: 45

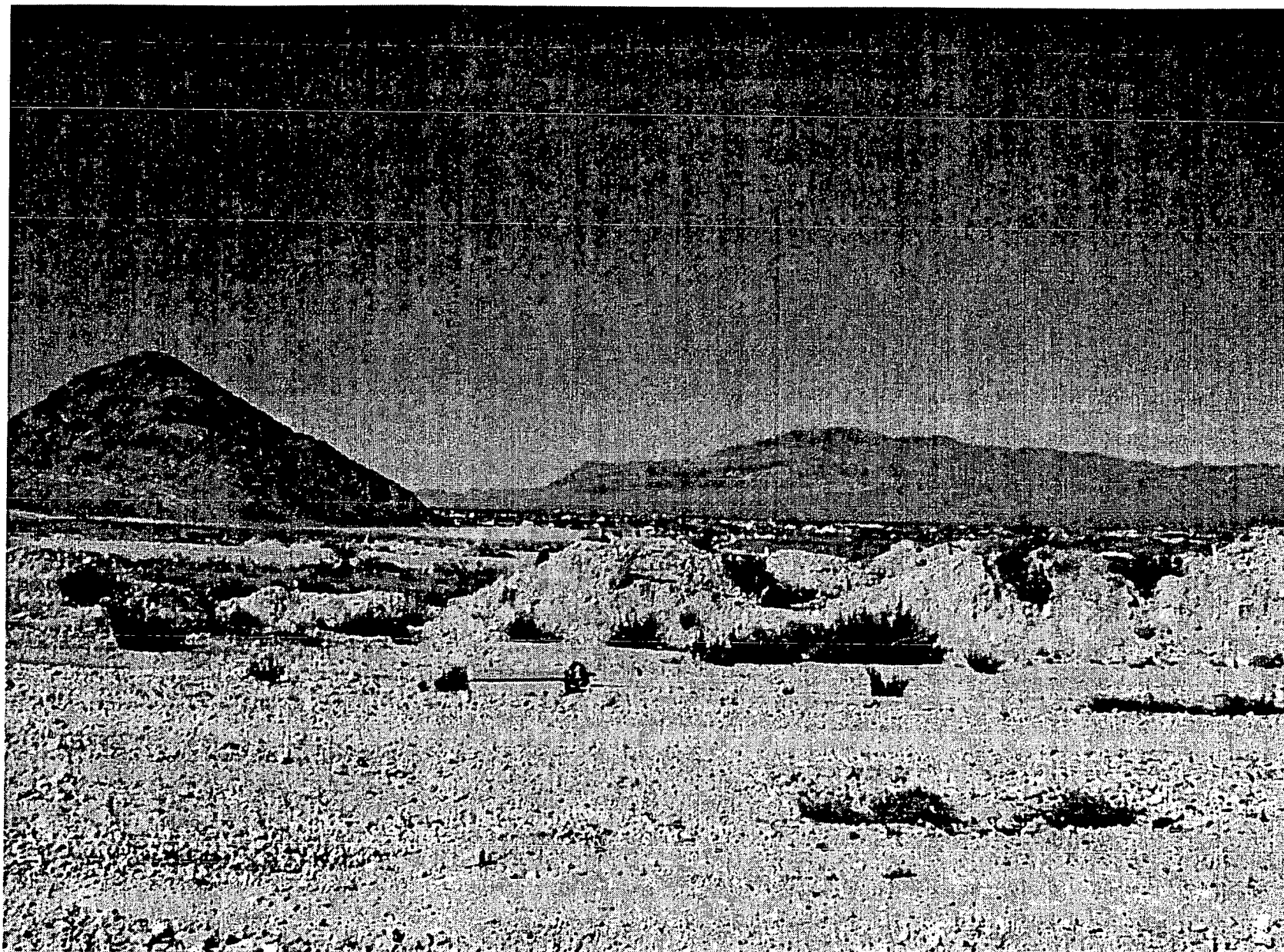
[The protesters were concerned that, as a result of this development, the proposed Nevada Power Substation will be located farther north, much closer to the Tara Villas development than originally planned.]

SEE ATTACHED LOCATION MAP

Agenda Item

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CITY COUNCIL

MEETING OF

MAY 24, 1999

City of Las Vegas

AGENDA & MINUTES

Page 76

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

108

**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION****SITE DEVELOPMENT PLAN REVIEW -
PUBLIC HEARING****ABEYANCE ITEM - Z-33-97(10) - LAS
VEGAS METROPOLITAN POLICE
DEPARTMENT**

Request for a Site Development Plan Review on property located on the north side of Cheyenne Avenue, approximately 700 feet west of Grand Canyon Drive FOR A PROPOSED 38,613 SQUARE FOOT LAS VEGAS METROPOLITAN POLICE DEPARTMENT ACADEMY AND SUBSTATION, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Size: 7.58 Acres, Ward 4 (Brown), APN: 138-07-401-009.

NOTICES MAILED: 328 BY PLANNING DEPT

APPROVALS: 0

AFTER PC MEETING

_____ Letters
_____ Petitions

TOTAL 0

PROTESTS: 45

AFTER PC MEETING

_____ Letters
_____ Petitions

TOTAL 45

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

1. Site development to comply with all applicable Conditions of Approval for Z-33-97 and all other site-related actions as required by the Department of Public Works and the Planning and Development Department.

**BROWN - APPROVED subject to conditions -
UNANIMOUS**

MAYOR JONES declared the Public Hearing open.

APPEARANCES:

DEPUTY CHIEF RICHARD McKEE, Metropolitan Police Department,
GEORGE GARLOCK, Kittrell, Garlock & Associates, 4170 S. Decatur Boulevard
TOM HESTER, 3413 Conan Street, #101

MAYOR JONES declared the Public Hearing closed.

NOTE: A Combined Verbatim Transcript of Item 107 [Z-33-97(11)] and Item 108 [Z-33-97(10)] is made a part of the Final Minutes under Item 107 [Z-33-97(11)].

(4:01 - 4:11)

4 - 3602

CITY COUNCIL

MEETING OF

MAY 24, 1999

*City of Las Vegas***AGENDA & MINUTES**

Page 77

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM**ACTION****PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION****APPROVED**

ABEYANCE ITEM - Z-33-97(10) - LAS
VEGAS METROPOLITAN POLICE
DEPARTMENT

2. Construct half-street improvements including appropriate overpaving (if legally able) on the Conquistador Street alignment (a.k.a. "Academy Lane") adjacent to this site concurrent with development of this site as required by the Department of Public Works.

3. Construct all incomplete half-street improvements on Cheyenne Avenue adjacent to this site as required by the Department of Public Works.

4. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout, as well as the proposed median modifications on Cheyenne Avenue, prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

5. All landscaping and/or monument signs installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

6. A site-specific Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved Drainage Plan/Study.

CITY COUNCIL

MEETING OF

MAY 24, 1999

*City of Las Vegas***AGENDA & MINUTES**

Page 78

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM**ACTION****PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION****APPROVED**

ABEYANCE ITEM - Z-33-97(10) - LAS
VEGAS METROPOLITAN POLICE
DEPARTMENT

7. All development shall be in conformance with the site development plan and building elevations.

8. 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. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.

10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

11. All City Code requirements and design standards of all City departments must be satisfied.

12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

13. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.

14. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

CITY COUNCIL

MEETING OF

MAY 24, 1999

City of Las Vegas

AGENDA & MINUTES

Page 79

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION****APPROVED**ABEYANCE ITEM - Z-33-97(10) - LAS
VEGAS METROPOLITAN POLICE
DEPARTMENT

15. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

City of Las Vegas

CITY COUNCIL MINUTES
MEETING OF
MAY 24, 1999

AGENDA DOCUMENTATION

TO: THE CITY COUNCIL	FROM: WILLARD TIM CHOW, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
-------------------------	---

SUBJECT: ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - Z-33-97(10) - LAS VEGAS METROPOLITAN POLICE DEPARTMENT

PURPOSE/BACKGROUND

THIS ITEM WAS HELD IN ABEYANCE FROM THE MAY 10, 1999 CITY COUNCIL MEETING AT COUNCILMAN BROWN'S REQUEST SO THAT A NEIGHBORHOOD MEETING COULD BE HELD.

APPLICATION REQUEST:

This is a request for a Site Development Plan Review on property located on the north side of Cheyenne Avenue, approximately 700 feet west of Grand Canyon Drive for a proposed 38,613 square foot Las Vegas Metropolitan Police Department academy and substation.

BACKGROUND DATA:

06/13/97 The City Council approved a request to Rezone this property to PD (Planned Development) for a mixed use master planned residential and commercial development (Z-33-97).

DETAILS OF APPLICATION REQUEST:

Site Area:	7.58	Acres
Substation Building Area:	17,235	Square Feet
Academy Building Area:	21,378	Square Feet
Total Building Area:	38,613	Square Feet
Floor Area Ratio:	0.11	
Building Height:	32	Feet
Parking Required:	192	Parking Spaces
Parking Provided:	378	Parking Spaces

The site plan depicts two proposed buildings sited on the southwest corner of the site, with visitor parking located between the buildings and Cheyenne Avenue. Access to the visitor parking is provided from Cheyenne Avenue and Conquistador Avenue. Employee parking, staff, student, and storage parking is located north and east of the buildings. A running track is proposed on the northernmost portion of the site.

Agenda Item

108



**CITY COUNCIL MINUTES
MEETING OF
MAY 24, 1999**

AGENDA DOCUMENTATION

TO: THE CITY COUNCIL	FROM: WILLARD TIM CHOW, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
-------------------------	---

SUBJECT: ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - Z-33-97(10) - LAS VEGAS METROPOLITAN POLICE DEPARTMENT

PURPOSE/BACKGROUND

The building elevations depict a modern architectural style with multiple materials and textures applied to the building facades which break up the otherwise massive walls and add interest to the building. The proposed materials and colors include concrete masonry unit (light gray honed-face, tan smooth-face, and beige split-face), bronze steel, and a light gray metal roof. The building trim and doors include tan, maize, light blue, and white colors.

The landscape plan depicts landscaping along the perimeter of the site and within the parking lot. An 8 foot high masonry security wall and a wrought iron fence with pilasters 20 feet on center surround the facility.

The floor plans depict the training rooms, offices, conference rooms, and locker rooms for the training academy and substation.

ZONING AND DEVELOPMENT OF ADJACENT PROPERTIES:

North	PD (ROI)	Unimproved
East	R-CL	Unimproved, Las Vegas Valley Water District Facility
South	PC	Single Family Residential
West	PD (ROI), U (PCD)	Unimproved

FINDINGS:

PLOT PLAN:

The proposed site design creates a compatible development with the adjacent properties. Specifically, the site design screens the bulk of the parking areas from view of the public right of way. In addition, because of the site location, much of the parking area is located adjacent to other planned and existing public uses.

The site is located on a primary arterial street, Cheyenne Avenue, which is designed and improved for the type of traffic associated with the proposed substation and academy. Access to and from the site is from Cheyenne Avenue and Conquistador Avenue which is a local collector street.

Agenda Item

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*City of Las Vegas***CITY COUNCIL MINUTES
MEETING OF
MAY 24, 1999****AGENDA DOCUMENTATION****TO:**
THE CITY COUNCIL**FROM:** WILLARD TIM CHOW, DIRECTOR
PLANNING AND DEVELOPMENT DEPARTMENT**SUBJECT:** ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - Z-33-97(10) - LAS VEGAS METROPOLITAN POLICE DEPARTMENT**PURPOSE/BACKGROUND**

The Planning Commission (7-0 vote) and staff recommend APPROVAL.

[Note: While the Planning Commission was not inclined to recommend denial, several concerns were stated regarding the impact that this development will have on the proposed Nevada Power Substation site location.]

PC NOTICES MAILED: 328

APPROVALS: 0

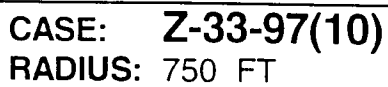
PROTESTS: 45

[The protesters were concerned that, as a result of this development, the proposed Nevada Power Substation will be located farther north, much closer to the Tara Villas development than originally planned.]

SEE ATTACHED LOCATION MAP

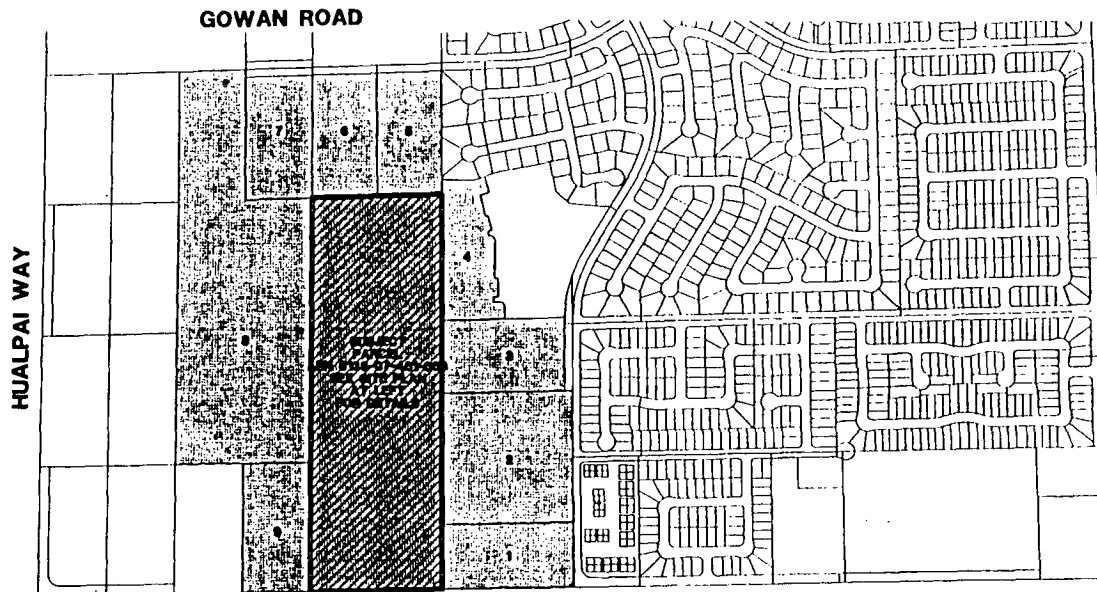
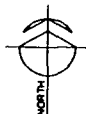
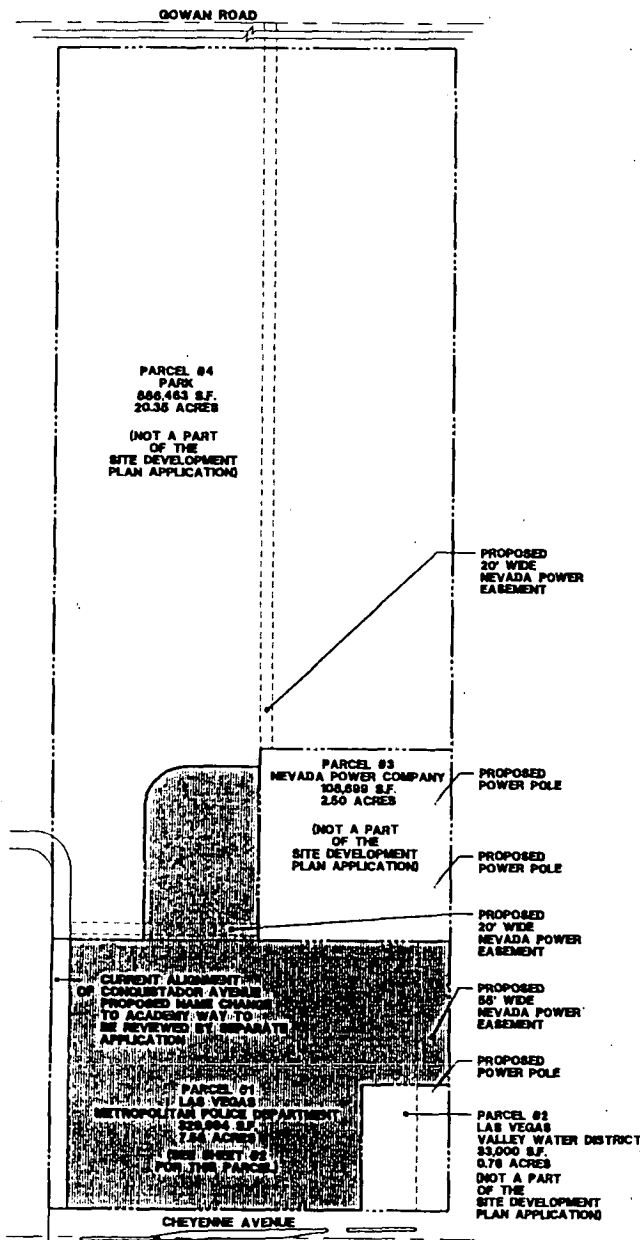
Agenda Item

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GENERAL PLAN AMENDMENT - SITE PLAN

SCALE: NOT TO SCALE



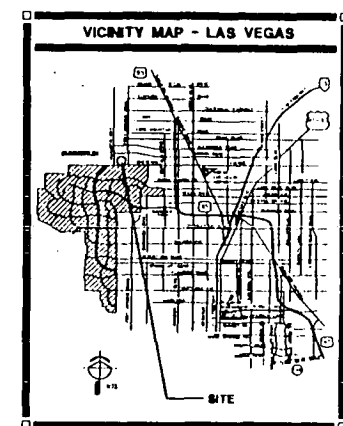
AREA PARCEL MAP

SCALE: NOT TO SCALE



AREA PARCEL MAP LEGEND

1 CITY OF LAS VEGAS APN #138-07-401-008 VACANT EXISTING ZONING: ROI ZONING: EXISTING USE:	R-CL NONE VACANT	6 CITY OF LAS VEGAS APN #138-07-301-005 VACANT EXISTING ZONING: ROI ZONING: EXISTING USE:	C-V PD VACANT
2 UNINCORPORATED CLARK COUNTY LAS VEGAS VALLEY WATER DISTRICT EXISTING ZONING: ROI ZONING: EXISTING USE:	C-V PD PUBLIC UTILITY	7 CITY OF LAS VEGAS APN #138-07-301-004 VACANT EXISTING ZONING: ROI ZONING: EXISTING USE:	U (PCD) NONE VACANT
3 CITY OF LAS VEGAS APN #138-07-410-VARIOUS CHEYENNE RIDGE - PHASE 3 EXISTING ZONING: ROI ZONING: EXISTING USE:	U (ML) C-V R-PD10 PD CONDOMINIUMS	8 CITY OF LAS VEGAS APN #138-07-304-014 VACANT EXISTING ZONING: ROI ZONING: EXISTING USE:	U (PCD) PD VACANT
4 CITY OF LAS VEGAS APN #138-07-310-VARIOUS CHEYENNE RIDGE - PHASE 2 EXISTING ZONING: ROI ZONING: EXISTING USE:	U (ML) C-V R-PD10 PD CONDOMINIUMS	9 CITY OF LAS VEGAS APN #138-07-401-006 VACANT EXISTING ZONING: ROI ZONING: EXISTING USE:	U (PCD) NONE VACANT
5 CITY OF LAS VEGAS APN #138-07-301-006 VACANT EXISTING ZONING: ROI ZONING: EXISTING USE:	U (PCD) R-PD10 VACANT	10 CITY OF LAS VEGAS APN #138-18-10-VARIOUS SUN CITY LAS VEGAS - UNIT #37 EXISTING ZONING: ROI ZONING: EXISTING USE:	P-C NONE SINGLE FAMILY



STAFF

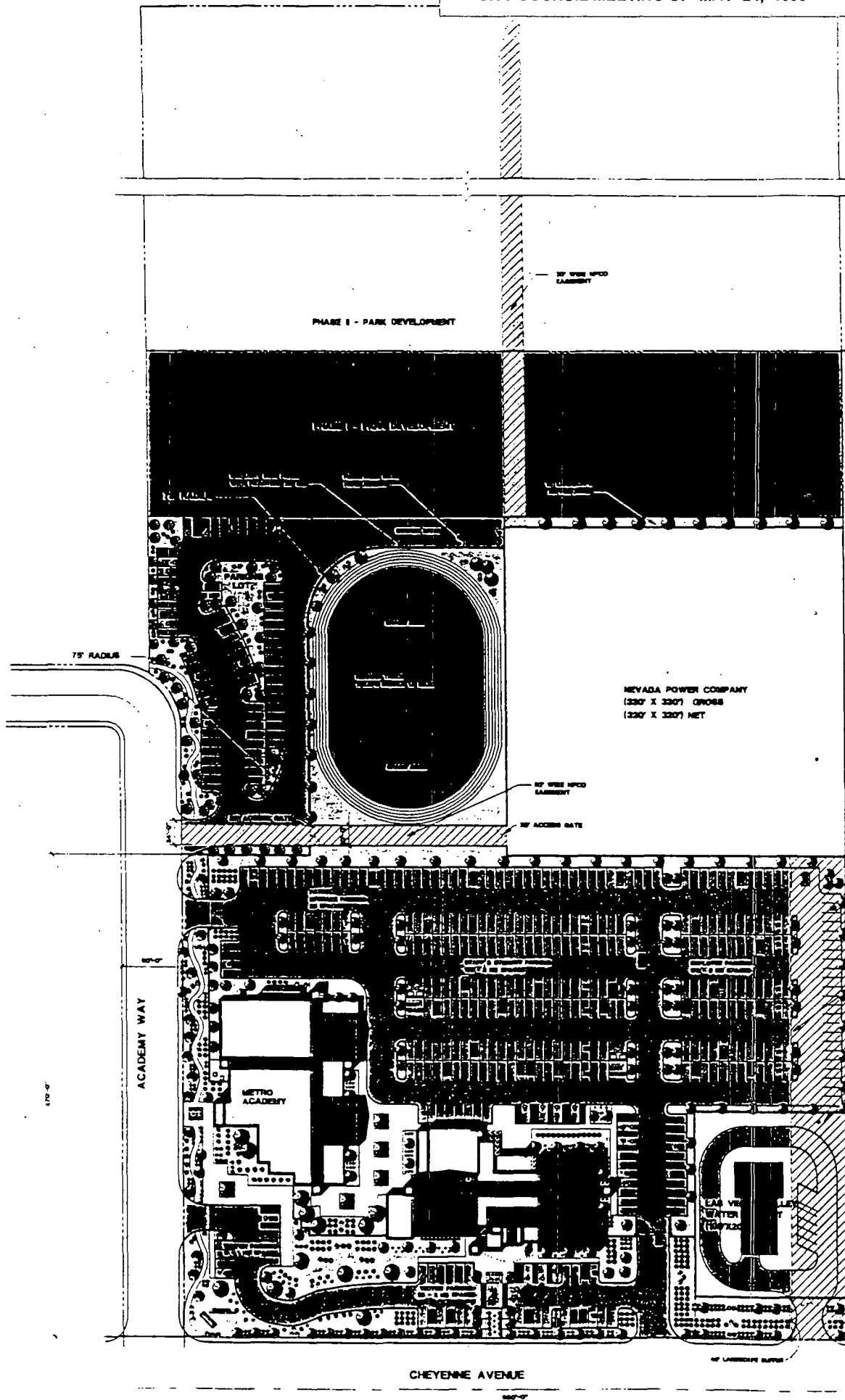
Z-33-97(10)
3-25-99 PC

LVMPD
SUBSTATION AND
ACADEMY
LAS VEGAS, NEVADA

CITY COUNCIL MEETING OF MAY 24, 1999

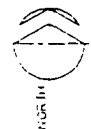
15

Z-33-97(10)
3-25-99 PC



SITE PLAN

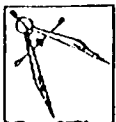
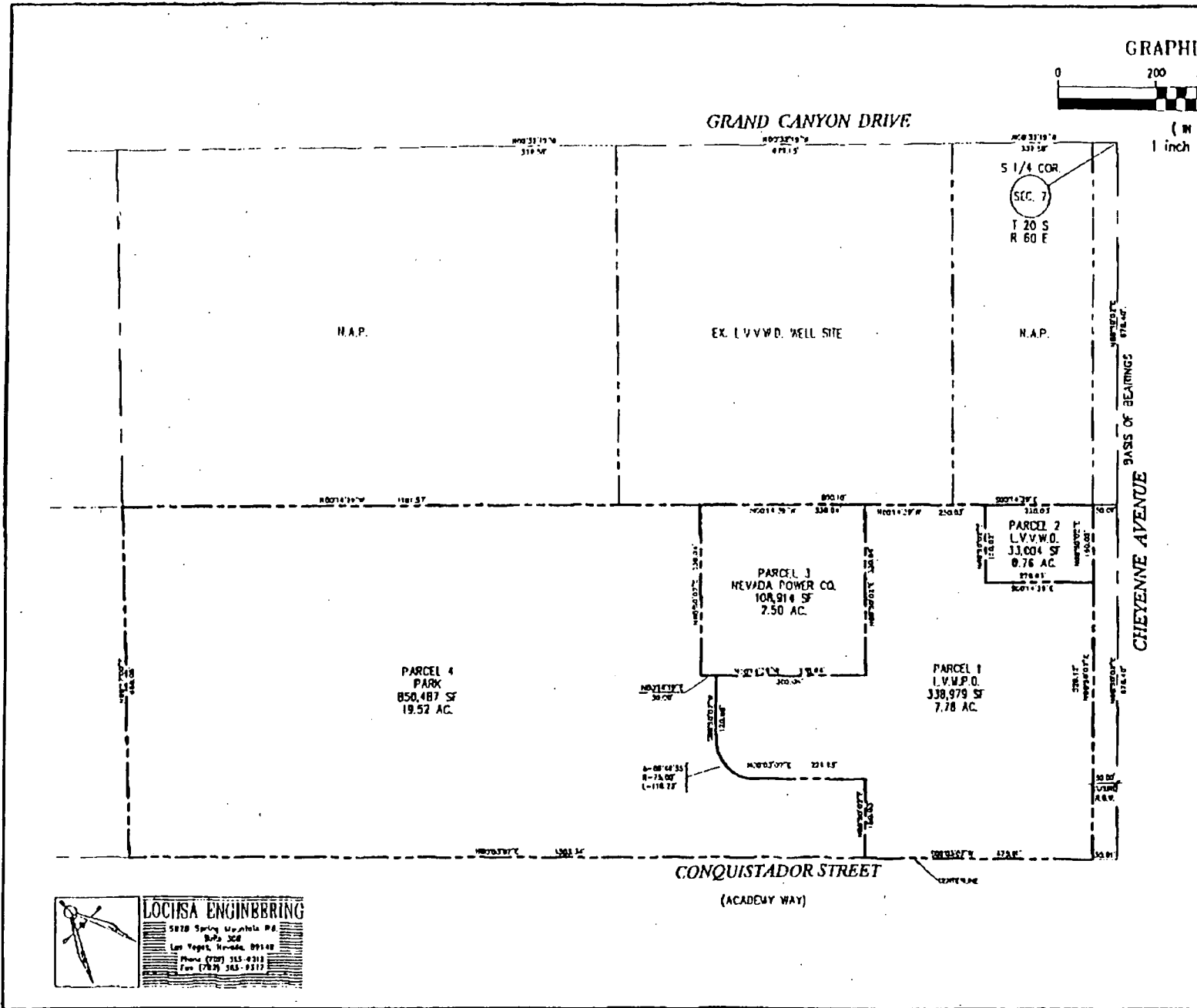
SCALE, 1" = 50'-0"



STAFF

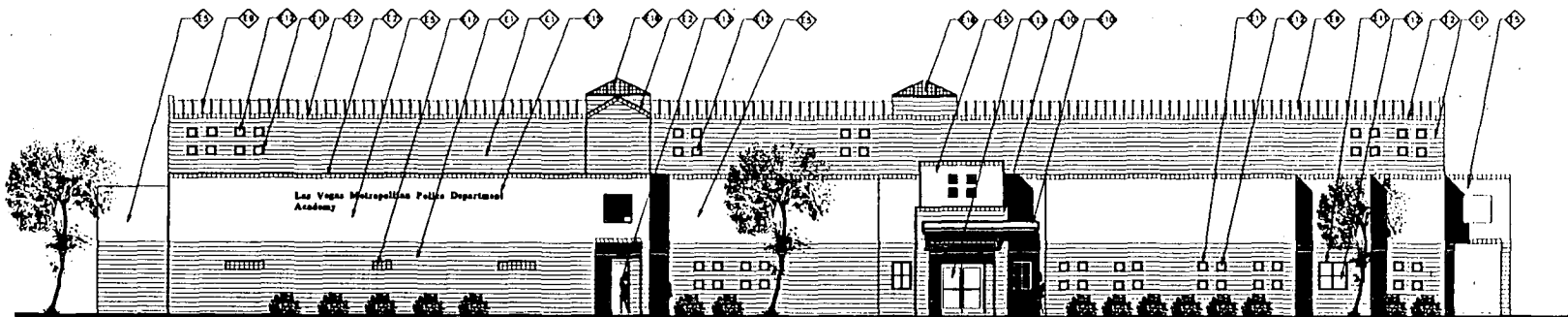
Z-33-97(10) 3-25-99 PC

EXHIBIT "B-2"



LOCISA ENGINEERING
 5878 Spring Mountain Rd.
 Suite 300
 Las Vegas, Nevada 89148
 Phone (702) 335-0318
 Fax (702) 363-0317

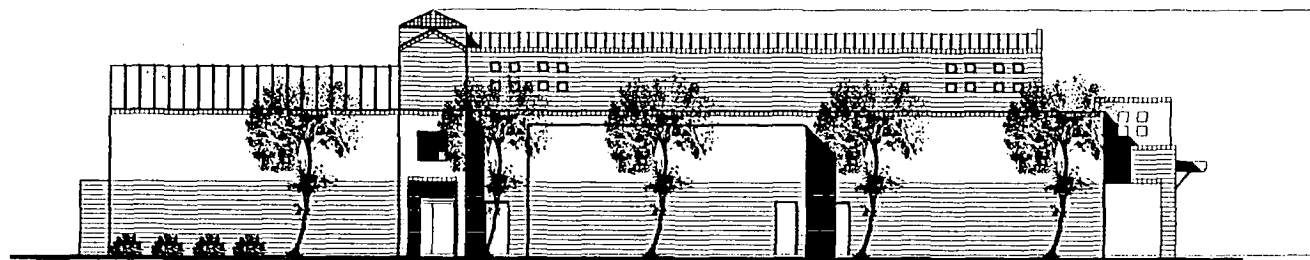
PROPOSED
L.V.M.P.D. SITE
 FEBRUARY 9, 1999



ACADEMY WEST ELEVATION

SCALE: 1/8" = 1'-0"

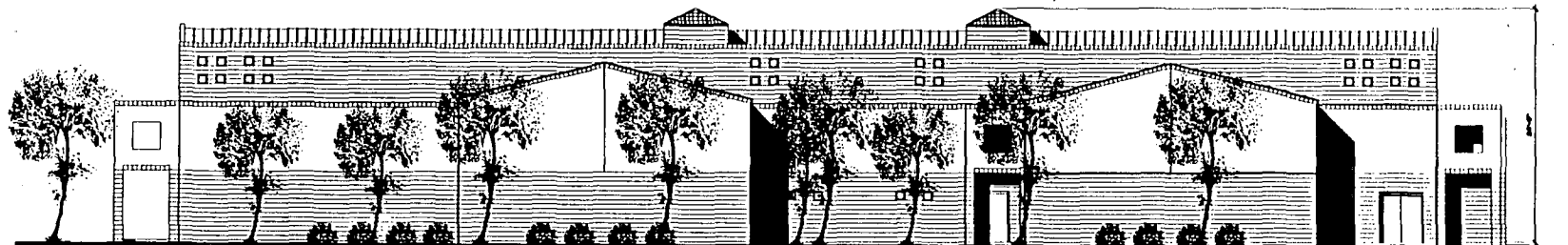
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ACADEMY NORTH ELEVATION

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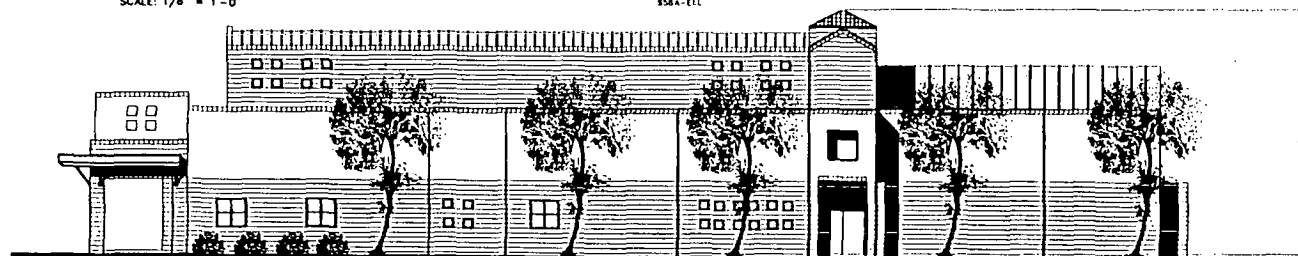
956A-NEL



ACADEMY EAST ELEVATION

SCALE: 1/8" = 1'-0"

956A-EEL



ACADEMY SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

956A-SEL

EXTERIOR FINISH

MATERIAL AND COLOR	
E1	CMU @ BUILDING MANUFACTURER SUPERLITE "SUPERSTONE" FINISH HONEY-FACE, SEALED COLOR BONE SIZE 8" x 8" x 16" (LIGHT GRAY)
E2	CMU @ BUILDING MANUFACTURER SUPERLITE "SUPERSTONE" FINISH HONEY-FACE, SEALED COLOR BONE SIZE 8" x 8" x 16" (TAN)
E3	CMU @ PERIMETER WALLS MANUFACTURER C.S.R. FINISH SMOOTH-FACE COLOR BUFF #2 SIZE 8" x 8" x 16" (BLAZE)
E4	CMU @ PERIMETER WALLS MANUFACTURER C.S.R. FINISH SMOOTH-FACE COLOR BUFF #2 SIZE 8" x 8" x 16" (BLAZE)
E5	E.I.F.S. MANUFACTURER SMOOTH COLOR EQUAL TO FINISH AMERITONE 2038 COLOR COUNTRY CARMEN (BLAZE)
E6	E.I.F.S. MANUFACTURER SMOOTH COLOR EQUAL TO FINISH AMERITONE 2038 COLOR METAL (TAN)
E7	NOT USED
E8	TUBE STEEL @ TRELLIS FINISH SMOOTH COLOR AMERITONE 2038 CLASSIC (BRONZE)
E9	STANDING SEAM METAL ROOF MANUFACTURER ASC PACIFIC FINISH "SELECT SEAM" COLOR SHINGLED WHITE SIZE 22 1/2" WIDE BATTER 1 1/8" WIDE SEAM BATTER (LIGHT GRAY)
E10	STAINLESS STEEL @ METAL ENTRANCE CANOPY MANUFACTURER SEALED FINISH CLEAR COLOR CLEAR
E11	ALUMINUM FRAMES AND DOORS MANUFACTURER AMERITONE 2038 COLOR CLASSIC (BRONZE)
E12	1" INSULATING PANELS @ GLAZING COLOR EXTERIOR/CLEAR INTERIOR MANUFACTURER PVC-AQUATITE FINISH (LIGHT BLAZE)
E13	HOLLOW METAL DOORS AND FRAMES MANUFACTURER AMERITONE 2038 COLOR CLASSIC (BRONZE)
E14	CMU CAP BLOCK @ PERIMETER WALLS MANUFACTURER C.S.R. FINISH SMOOTH-FACE, SOLID COLOR WHITE #1 SIZE 8" x 8" x 16" (WHITE)
E15	SHOAZE
E16	TRANSLUCENT PANEL SKYLIGHT SYSTEM
E17	GLASS BLOCK (8" x 8")
E18	POOF GRATE COVER PLATE
E19	FLADPOLE

STAFF

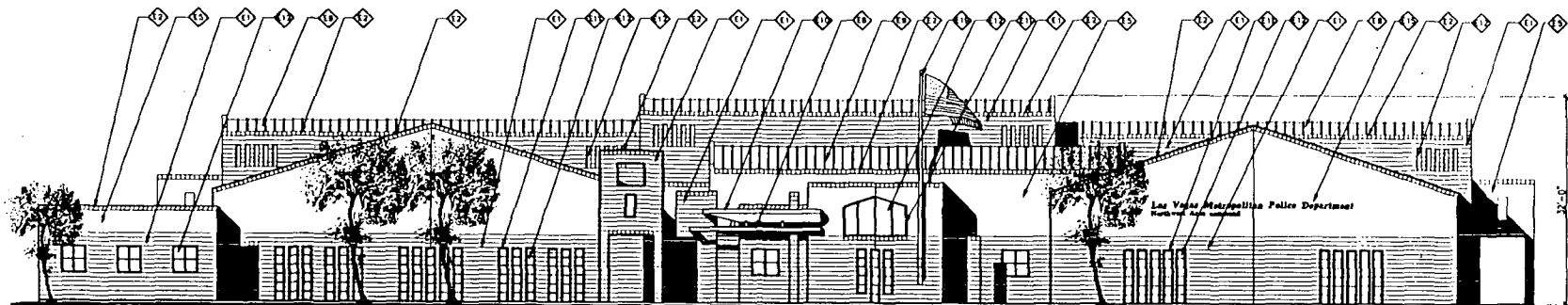
**Z-33-97(10)
3-25-99 PC**

**LVMPD
SUBSTATION AND
ACADEMY**
LAS VEGAS, NEVADA

CITY COUNCIL MEETING OF MAY 24, 1999

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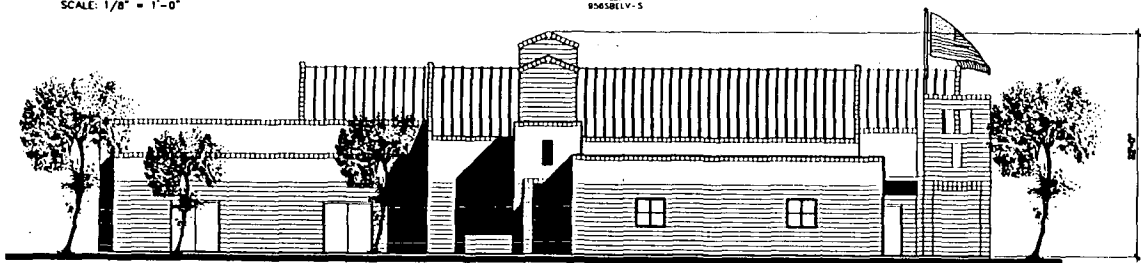
5 OF 6



SUBSTATION SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

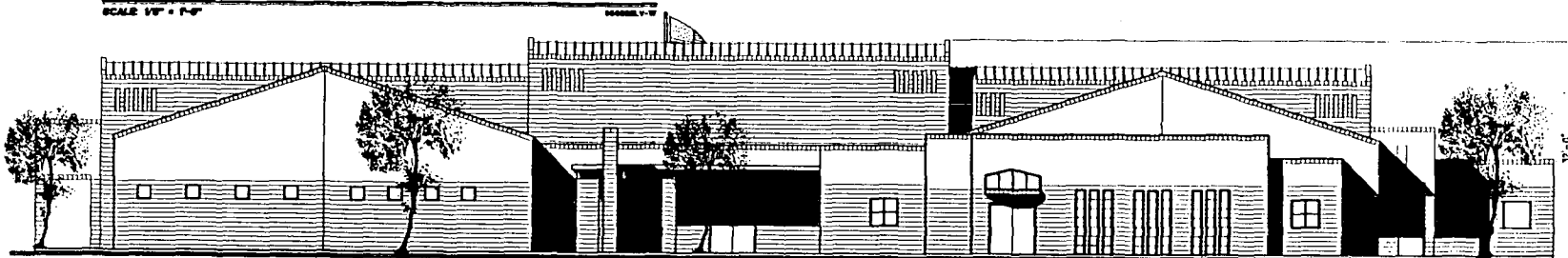
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SUBSTATION WEST ELEVATION

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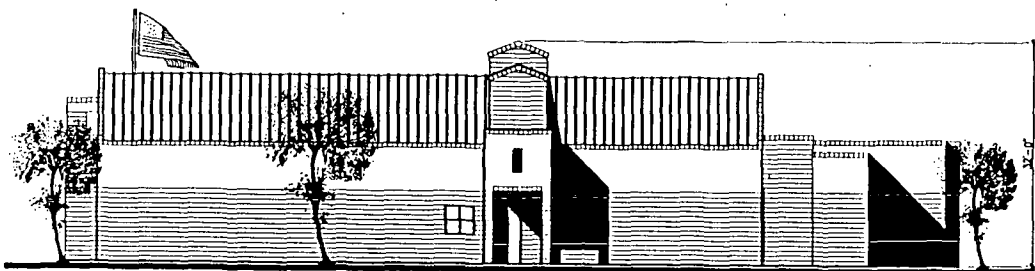
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SUBSTATION NORTH ELEVATION

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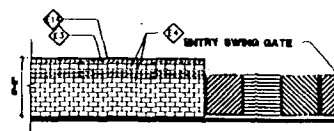
956SELV-N



SUBSTATION EAST ELEVATION

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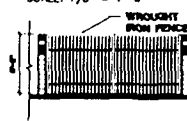
956SELV-E



CMU WALL DETAIL

SCALE: 1/8" = 1'-0"

856WALL



WROUGHT IRON FENCE DETAIL

SCALE: 1/8" = 1'-0"

856WALL

EXTERIOR FINISH

MATERIAL AND COLOR	
E1	C.M.U. BUILDING MANUFACTURER: SUPERLITE "SUPERSTONE" FINISH: HONEY-FACE, SEALED COLOR: BROWN SIZE: 8" H x 16" (BLIGHT GRAY)
E2	C.M.U. BUILDING MANUFACTURER: SUPERLITE "SUPERSTONE" FINISH: HONEY-FACE, SEALED COLOR: BROWN SIZE: 8" H x 16" (TAN)
E3	C.M.U. PERIMETER WALLS MANUFACTURER: C.S.R. FINISH: SMOOTH-FACE COLOR: BUFF SIZE: 8" H x 16" (DREXEL)
E4	C.M.U. PERIMETER WALLS MANUFACTURER: C.S.R. FINISH: SMOOTH-FACE COLOR: BUFF SIZE: 8" H x 16" (DREXEL)
E5	EIFFS MANUFACTURER: SMOOTH COLOR: COLOR EQUAL TO AMERITONE 2053C (DREXEL)
E6	EIFFS MANUFACTURER: SMOOTH COLOR: COLOR EQUAL TO AMERITONE 2053C (TAN)
E7	NOT USED
E8	TUBE STEEL & TRUSS FINISH: SMOOTH COLOR: AMERITONE 2053C CLASSIC (DREXEL)
E9	STANDING SEAM METAL ROOF MANUFACTURER: ASC PACIFIC FINISH: "SELECT SEAM" COLOR: SNOWWHITE WHITE SIZE: 23 1/2" WIDE BATTEN 1 1/2" HIDE SEAM BATTEN (BLIGHT GRAY)
E10	STAINLESS STEEL & METAL ENTRANCE CANOPY MANUFACTURER: SEALED FINISH: CLEAR COLOR: CLEAR
E11	ALUMINUM FRAMES AND DOORS COLOR: AMERITONE 2053C CLASSIC (DREXEL)
E12	1" INSULATING PANELS & GLAZING COLOR: EXTERIOR/JOSEPH WHITE MANUFACTURER: PPG ALUMINITE FINISH: BLIGHT BLIND
E13	HOLLOW METAL DOORS AND FRAMES COLOR: AMERITONE 2053C CLASSIC (DREXEL)
E14	C.M.U. CAP BLOCK & PERIMETER WALLS MANUFACTURER: C.S.R. FINISH: SMOOTH-FACE, SOLID COLOR: WHITE SIZE: 8" H x 16" (WHITE)
E15	SIGNAGE
E16	TRANSLUCENT PANEL SIGNLIGHT SYSTEM
E17	GLASS & OIL (8' x 8')
E18	ROOF DRAIN COVER PLATE
E19	FLADPOLE

**LVMPD
SUBSTATION AND
ACADEMY**
LAS VEGAS, NEVADA



CITY COUNCIL MEETING OF MAY 24, 1999

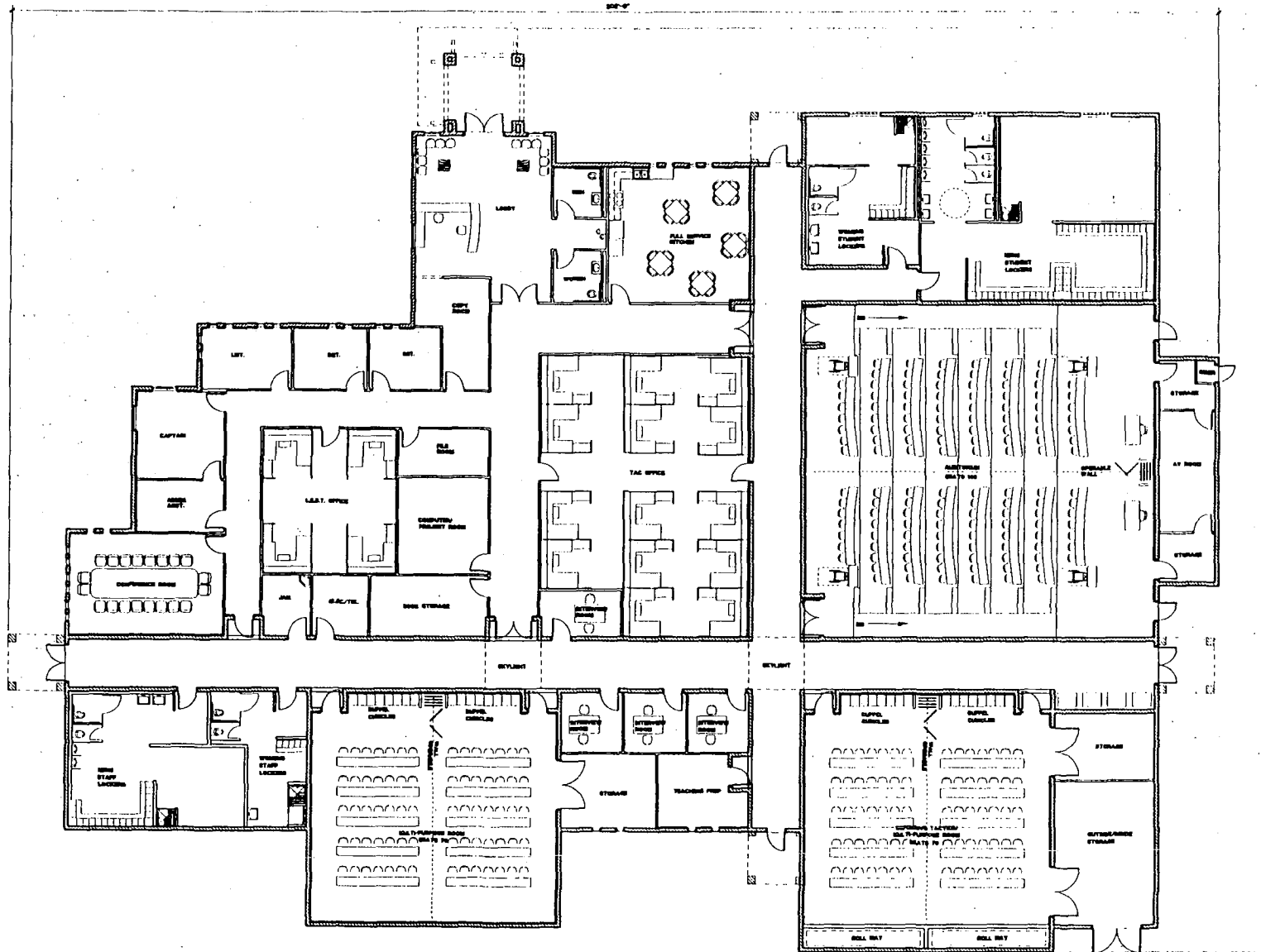
Page 815

**LVMPD
SUBSTATION &
ACADEMY**
ELEVATION

8 OF 8

Z-33-97(10)

3-25-99 PC



STAFF

ACADEMY FLOOR PLAN

SCALE: 1/8" = 1'-0"

21,278 GROSS S.F.

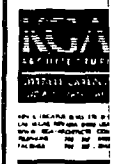
516 S.F.

MAXIMUM OCCUPANCY: 418 PERSONS



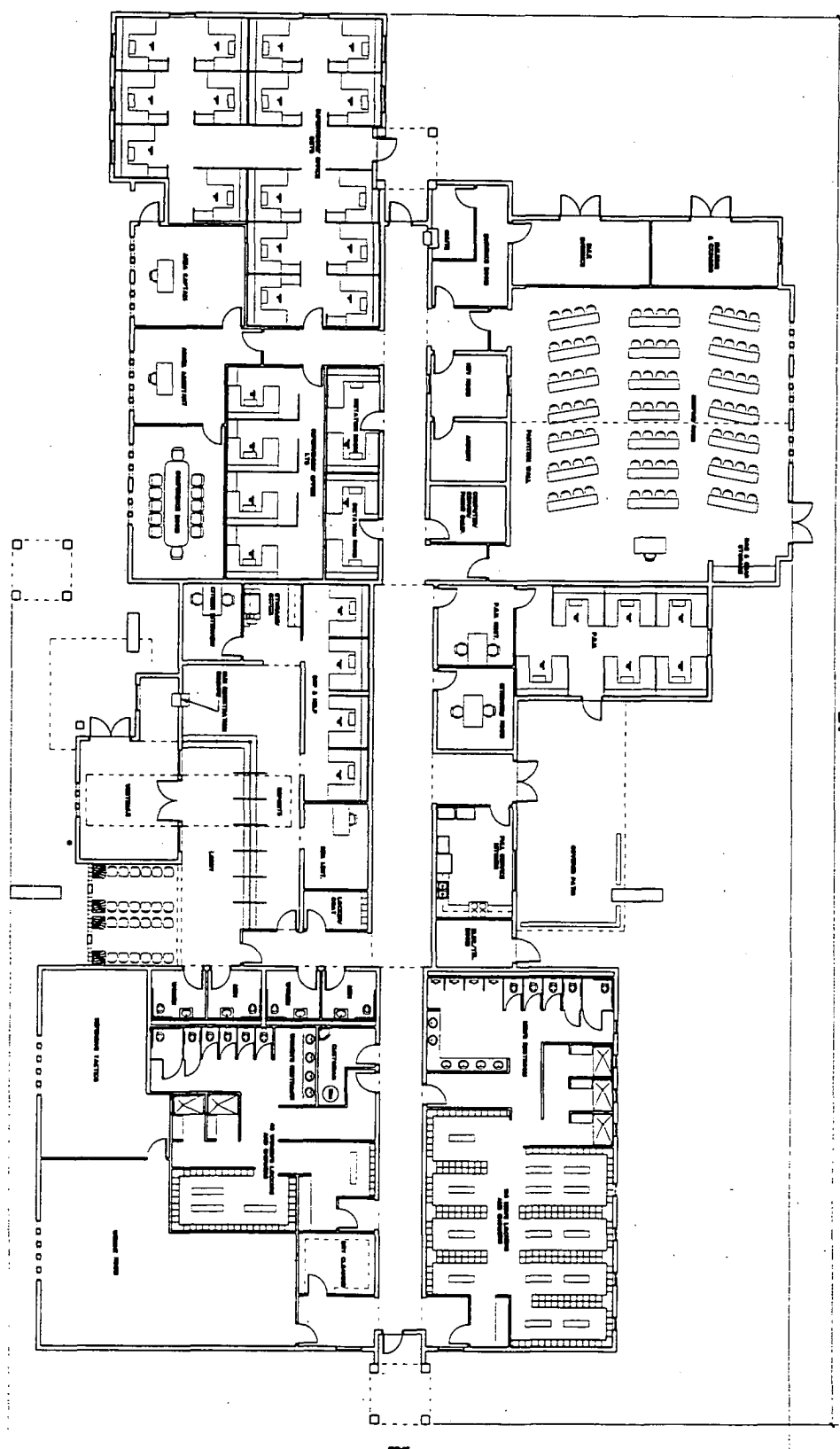
Z-33-97(10)
3-25-99 PC

LVMPD
SUBSTATION AND
ACADEMY
LAS VEGAS, NEVADA



LVMPD
SUBSTATION &
ACADEMY
FLOOR PLAN

3 OF 8



SUBSTATION FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 17,235 S.F.
 MAXIMUM OCCUPANCY: 238 PERSONS

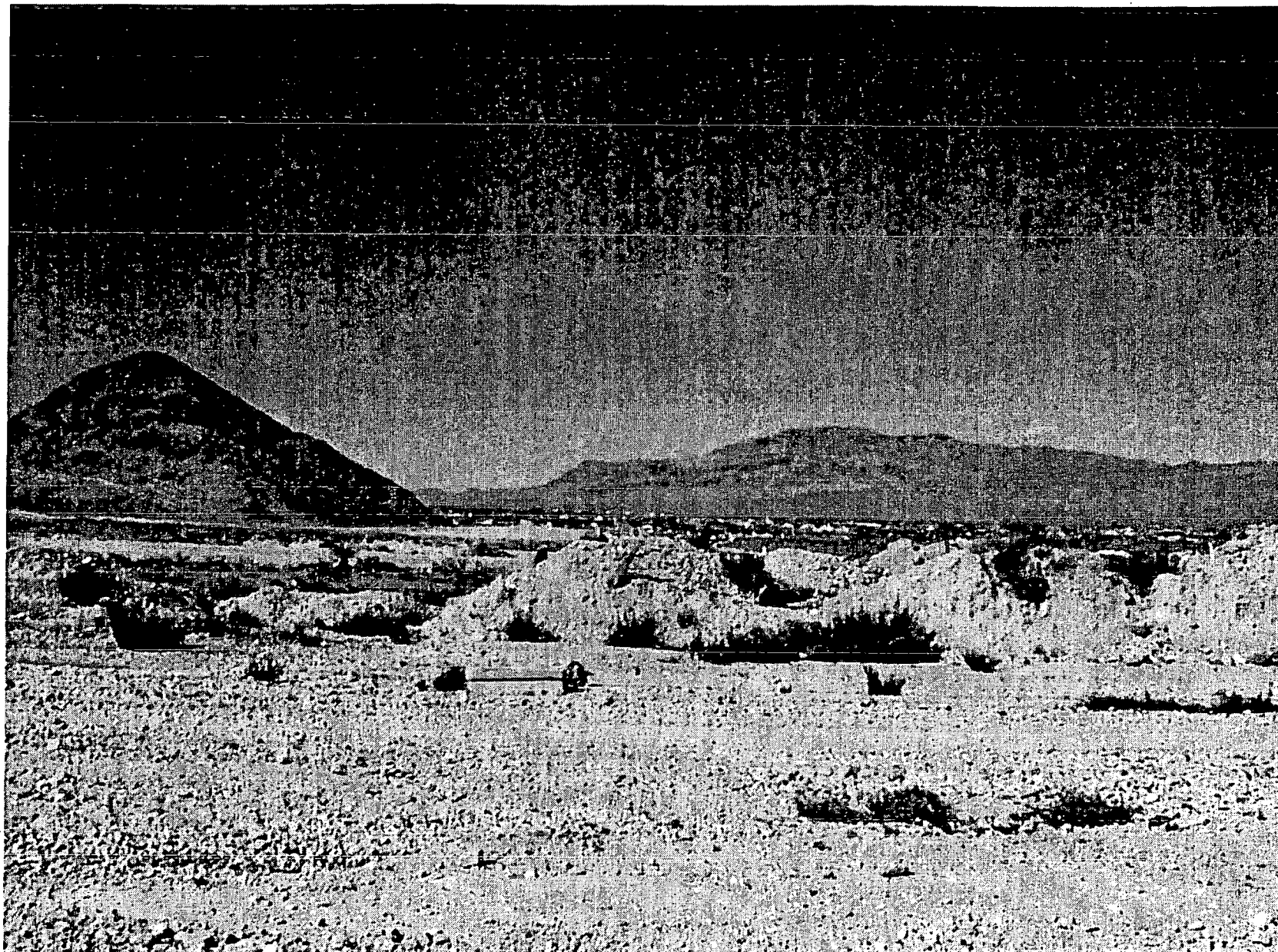


STAFF

**Z-33-97(10)
 3-25-99 PC**

**LVMPD
 SUBSTATION AND
 ACADEMY**
 LAS VEGAS, NEVADA

4 OF 6



03-25-99 PC Z-33-97(10) View of the subject site from Cheyenne Avenue

CITY COUNCIL MINUTES
MEETING OF
MAY 24, 1999

Page 1

COMBINED VERBATIM TRANSCRIPT: ITEM 107 - MODIFICATION TO THE LONE MOUNTAIN MASTER
PLAN - Z-33-97(11) AND ITEM 108 - SITE DEVELOPMENT PLAN REVIEW - Z-33-97(10)
LAS VEGAS METROPOLITAN POLICE DEPARTMENT

MAYOR JONES

Item 107 is abeyance, Z-33-97(11) - Las Vegas Metropolitan Police Department. It's a request for a modification of the Lone Mountain Master Plan on the property located on the north side of Cheyenne Avenue, approximately 700 feet west of Grand Canyon Drive, from Parks/School/Recreation/Open Space to Public Facility. There were no approvals. There were 45 protests. Planning Commission and staff recommend approval.

DEPUTY CHIEF RICHARD McKEE

Good afternoon.

COUNCILMAN McDONALD

Look good, Chief.

DEPUTY CHIEF RICHARD McKEE

I'm Dick McKee with the Metropolitan Police Department.

MAYOR JONES

This is a public hearing. Does anyone else wish to be heard on the proposed substation?

COUNCILMAN McDONALD

Chief, you look like a politician.

MAYOR JONES

Then I would close the public hearing.

COUNCILMAN McDONALD

You look like a politician.

DEPUTY CHIEF RICHARD McKEE

What'd I do now?

COUNCILMAN McDONALD

All dressed up.

DEPUTY CHIEF RICHARD McKEE

Uh huh.

COUNCILMAN BROWN

Mayor Jones, my – **motion would be approval of Z-33-97(11) subject to staff conditions.**

MAYOR JONES

There's a motion on the floor. Post. Motion's approved. **(Motion carried unanimously.)** Thank you, Gentlemen.

DEPUTY CHIEF RICHARD McKEE

Both together?

COUNCILMAN BROWN

No, now we have 108.

MAYOR JONES

Oh. 108 is abeyance. It's also a request for site development plan review on the property located on the north side of Cheyenne for the proposed 38,613 square foot Las Vegas Metropolitan Police Department Academy and Substation. Planning Commission and staff recommend approval. This is a public hearing. Does anyone wish to be heard?

**CITY COUNCIL MINUTES
MEETING OF
MAY 24, 1999**

Page 2

**COMBINED VERBATIM TRANSCRIPT: ITEM 107 - MODIFICATION TO THE LONE MOUNTAIN MASTER
PLAN - Z-33-97(11) AND ITEM 108 - SITE DEVELOPMENT PLAN REVIEW - Z-33-97(10)
LAS VEGAS METROPOLITAN POLICE DEPARTMENT**

TOM HESTER

Tom, my name's Tom Hester, 3413 Conan Street #101. We're wondering what happened to the power substation in this situation again? We had a public meeting the other night and we wonder what, whether it got moved or what?

COUNCILMAN BROWN

We're going to talk about that right now.

MAYOR JONES

Councilman Brown?

DEPUTY CHIEF RICHARD McKEE

You want the boards up?

COUNCILMAN BROWN

Yes, please.

DEPUTY CHIEF RICHARD McKEE

That one on top.

COUNCILMAN BROWN

Mayor and Council, one of the things that when we originally approved a Nevada Power substation, we -- struck a compromise the closest home in Tara Estates and the closest house in Sun City, after that compromise was reached, we had an opportunity to have a Metro substation/training facility, jogging track on the Cheyenne frontage. So we moved, or recommended moving the Nevada Power substation further north. And that's what concerned the residents as far as it was coming closer to their neighborhood.

As it -- currently stands, and if you could indicate, Chief, or -- on the record, the closest home in Tara Estates is 192 feet and it would be moving up to the pink part of the map, right from that point right there, it'd be 192 feet to the block wall of the power substation. We have worked with Metro and Nevada Power and added an additional 20 feet through a redesign, so now the block wall is 212 feet away. We anticipate the inside pole being close to an additional 100 feet, thereabouts, not exactly. So the inside pole is over 300 feet away from the nearest home in Tara Estates. That's to keep the integrity of the entire site, including the park, that's what we're going to recommend happen.

Nevada Power Company has also committed to looking at their current structure of 300 feet by 300 feet and as long as their vehicles, their big trucks can move inside safely, they are going to even distant that block way further south from the Tara Estates neighborhood.

They also committed to looking as far as the -- overall

**CITY COUNCIL MINUTES
MEETING OF
MAY 24, 1999**

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**COMBINED VERBATIM TRANSCRIPT: ITEM 107 - MODIFICATION TO THE LONE MOUNTAIN MASTER
PLAN - Z-33-97(11) AND ITEM 108 - SITE DEVELOPMENT PLAN REVIEW - Z-33-97(10)
LAS VEGAS METROPOLITAN POLICE DEPARTMENT**

grading plan for this site, including the City park that's planned. Dropping the Nevada Power substation as low as we can and then berming up. And the picture in the overhead right now, is from the back house, the closest house. And if you can visualize that grassy area being the park, moving up towards what as a stand alone is a 14 foot fence, block wall from Nevada Power, now looks, landscaped and bermed, like a traditional six foot fence.

We feel very strongly from the aesthetic visual impacts that we can almost hide this substation, especially since this is the newer one that will only have two poles with three wires going down below the sight line. And we feel very comfortable that between the City designing its park out here and landscaping that we can essentially take the – wires out of the picture. But I want to reiterate that we are now upwards of 312 feet away from the inside power pole, which I think, I appreciate everybody working towards.

And, Chief, I'd just like to put on the record a couple concerns of the neighborhood meeting, just so you can explain. My understanding there'll be no inside, no shooting ranges or outside shooting as part of the training facility?

DEPUTY CHIEF RICHARD McKEE

No, our firearms facility is clear up at the 9000 block of – West Cheyenne, or Carey. It's way away. We haven't done that for years. I think there's a lot of misconception from the east perhaps where there're precinct stations. We don't have detectives stationed here. There's no motor stationed here. I know one concern that was raised, if I could show the floor plan real quick, George. Is there's an interview room. And they think that that's where we bring prisoners to interview them and – that's no the case. That interview room at the substation is here. We've relabeled it to – avoid the mistake. It's a citizen interview room. What that's for is this is where they take crime reports and – if a young lady or woman comes in that's been, say the victim of a sexual assault, rather than having her sit at the front counter while the guy next to her's reporting a stolen vehicle, we take her into a private room to talk to her, rather than having her out. We have no prisoners there. We don't interview prisoners there and there are no firearms either in this – substation or in the academy.

COUNCILMAN BROWN

And your mention about the east coast precinct concept, there are no bookings? If an arrest is made on a patrol --

DEPUTY CHIEF RICHARD McKEE

No, Sir.

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LAS VEGAS METROPOLITAN POLICE DEPARTMENT

- COUNCILMAN BROWN -- that goes down to the --
- DEPUTY CHIEF RICHARD McKEE It goes either to Clark County Detention if it's a felony or if it's in the City and a misdemeanor, they come here to City Hall.
- COUNCILMAN BROWN Okay. And we anticipate that the track facility, as long as it is not part of any kind of training program, would be available to the general public?
- DEPUTY CHIEF RICHARD McKEE Absolutely. We use it for defensive tactics and -- physical exercise about an hour a day during the academy and then because we're having trouble scheduling testing sessions at the schools for the mile and a half run, we'll use it for testing sessions. But other than that, it'll be wide open to the public whenever they'd like to use it.
- COUNCILMAN BROWN And do we have any site elevations --
- DEPUTY CHIEF RICHARD McKEE Yes, we do.
- COUNCILMAN BROWN If you could just put those up. One of the other concerns was what does a police substation/training academy do to a neighborhood.
- COUNCILMAN McDONALD It saves it.
- COUNCILMAN BROWN Chief can speak to the crime aspect of it, but we wanted to make sure that the residents out here knew what type of facility was being built and, although we didn't get an answer as far as does it raise property values, does it lower property values, we feel strongly that as designed, it's going to be a tremendous enhancement and -- Chief, maybe you could talk, if not the appraised value, there are certainly some crime statistics as --
- DEPUTY CHIEF RICHARD McKEE Oh, absolutely. It's -- Councilman McDonald can talk about that. When you build a substation, you can generally put a compass and draw a circle of about two miles around it and -- crime drops dramatically. And I won't even point to the -- substation on Fourth Street, the Downtown Area Command, and the tremendous impact, positive impact that that substation had on the businesses and so forth in that area. Because folks just never know when an officer's going to be coming or going from the substation, both on and off duty. And it has a tremendous, I believe, very positive impact.
- KGA, our well-known architects here in town, this is a

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LAS VEGAS METROPOLITAN POLICE DEPARTMENT

beautiful facility. It's modern in concept. It blends very well. You can see the tones that are there. One only needs to look at the current 911 facility at Russell and Las Vegas Boulevard also designed by KGA to know the style and the quality of the facilities that they design.

COUNCILMAN ADAMSEN

In addition to that, Chief, I've talked to many of my constituents in the last few months and others, and they can't wait for it to be built because they want the patrol cars to patrol through the neighborhoods as they come in and out and come back to do reports. And they're looking for that enhanced police presence.

DEPUTY CHIEF RICHARD McKEE

It'll be there.

COUNCILMAN ADAMSEN

I would say a little louder.

DEPUTY CHIEF RICHARD McKEE

It'll be there, absolutely.

COUNCILMAN ADAMSEN

Thank you. Wanted you to say that louder.

COUNCILMAN McDONALD

I guess he stole my thunder. I can't talk now.

DEPUTY CHIEF RICHARD McKEE

I doubt that.

COUNCILMAN McDONALD

I didn't know he was on a -- Wait a minute.

COUNCILMAN BROWN

It's -- a pretty exciting facility and -- as long as the neighborhood feels comfortable with that type of substation, I -- know the ones in Tara Estate's going to be very comfortable with that.

DEPUTY CHIEF RICHARD McKEE

Well, you know, Sheriff Keller has the first Tuesday opening house. We open the substations the first Tuesday of every month to invite people in. It becomes quite a community's place. We have a huge briefing room in these new facilities designed to be cut in two for meetings. We want the public to use it for their group meetings and -- so forth. And I think it'll be a real asset, it and the police academy also.

COUNCILMAN BROWN

And thank you for working with us and the neighborhood. Just for those that attended that meeting on Thursday, we are now 212 feet minimum to the block wall and inside, to the first pole, will be 312 feet.

DEPUTY CHIEF RICHARD McKEE

Correct.

COUNCILMAN BROWN

We'll still work on making that even more, even less of an impact through landscaping and berming. And we feel very

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COMBINED VERBATIM TRANSCRIPT: ITEM 107 - MODIFICATION TO THE LONE MOUNTAIN MASTER
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LAS VEGAS METROPOLITAN POLICE DEPARTMENT

comfortable. So those – neighbors that came out, thank you very much, Thursday night. Many of them, that is the reason they're not here today. They felt very comfortable with the commitment from Metro that we're – going to make this a real enhancement. I think both the --

DEPUTY CHIEF RICHARD McKEE

And there was one concern about the maintenance of the landscaping. We intend to, as we've done with other facilities, contract with the City, 'cause it's technically a City owned building, because Metro can't own real property, so it'll be maintained at the same standard that the City maintains all of it's other facilities.

COUNCILMAN BROWN

Yeah.

COUNCILMAN REESE

Councilman Brown; if I might, Mayor, I would just like to make a comment about the substation and the training center. I had a training center in my area on North Mojave Road. I've lived in that area. I live about eight houses from there. And I'm going to miss it when it leaves. Because I really feel that it has brought that comfort level to the, my neighbors and the people that I live close to, that talk about it all the time. They're tickled to death to see the officers down there training and everything. And I've never, ever had one – problem, one concern, one call. I think it's the greatest thing on Earth. And like I say, I just hope that we keep some visibility at that Fifth Street, or the Mojave training center, because it is important to a neighborhood to have the visibility there.

DEPUTY CHIEF RICHARD McKEE

Absolutely it is. And that'll be converted, as – I said several months ago, to our in-service. Actually, you'll be a little safer. Those won't be the rookie cops, those'll be the guys and ladies that are actually working the street, coming and going. So that'll be very busy with all of our in-service training seven days a week.

COUNCILMAN REESE

That's great. Thank you, Larry.

COUNCILMAN BROWN

My motion would be for, if there are no other comments or questions, my **motion would be for approval, subject to staff conditions.**

MAYOR JONES

Close the public hearing. And vote on the motion. Post. Motion's approved. **(Motion carried unanimously.)**

DEPUTY CHIEF RICHARD McKEE

Thank you very much.

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**COMBINED VERBATIM TRANSCRIPT: ITEM 107 - MODIFICATION TO THE LONE MOUNTAIN MASTER
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LAS VEGAS METROPOLITAN POLICE DEPARTMENT**

ATTORNEY GEORGE GARLOCK

Thank you.

(END OF DISCUSSION)

/vwd

CITY COUNCIL

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City of Las Vegas

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION**VACATION - PUBLIC HEARINGVAC-11-99 - PRESLEY HOMES

Petition to vacate a public utility easement generally located west of Town Center Drive, south of Anasazi Drive, Ward 2 (Adamsen).

NOTICES MAILED: 3 BY CITY CLERK

APPROVALS: 0

AFTER PC MEETING

_____ Letters

_____ Petitions

TOTAL 0

PROTESTS: 0

AFTER PC MEETING

_____ Letters

_____ Petitions

TOTAL 0

The Planning Commission (5-0-1 vote) and staff recommend APPROVAL, subject to:

1. The existing public sewer line shall be relocated along an alignment acceptable to the City Planning Engineer, and appropriate public sewer easements granted (if needed), prior to the recordation of an Order of Vacation for this sewer easement as required by the Department of Public Works.

2. This Vacation Application shall have received City Council approval prior to the issuance of building permits for any structures or walls overlying the area proposed to be vacated as required by the Department of Public Works.

**ADAMSEN - APPROVED subject to conditions -
UNANIMOUS**

MAYOR JONES declared the Public Hearing open.

No one appeared on behalf of the applicant or in opposition.

There was no discussion.

MAYOR JONES declared the Public Hearing closed.

(4:11 - 4:12)

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CITY COUNCIL

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*City of Las Vegas***AGENDA & MINUTES**

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM**ACTION****PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION****APPROVED**VAC-11-99 - PRESLEY HOMES

3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.

4. All development shall be in conformance with code requirements and design standards of all City departments.

5. Site development to comply with all applicable Conditions of Approval for the Belvedere Subdivision and all other site-related actions as required by the Department of Public Works.

6. The Order of Vacation shall not be recorded until all the above conditions have been satisfied.

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



CITY COUNCIL MINUTES
MEETING OF
MAY 24, 1999

AGENDA DOCUMENTATION

TO: THE CITY COUNCIL	FROM: WILLARD TIM CHOW, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
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SUBJECT: VACATION - PUBLIC HEARING - VAC-11-99 - PRESLEY HOMES

PURPOSE/BACKGROUND

APPLICATION REQUEST:

This request is for a Vacation of the north 18.5 feet of a public utility easement located west of Arbordale Place. The applicant's justification letter states the request is necessary to improve accessibility to existing sewer facilities and minimize the reconstruction of existing walls in the area.

BACKGROUND DATA:

02/16/94 The City Council approved a request to amend the Southwest Sector of the City of Las Vegas General Plan (GPA-46-93) on this site as part of a larger request.

02/16/94 The City Council approved a Rezoning (Z-135-93) from N-U (Non-Urban) to PC (Planned Community) on this site as part of a larger request.

02/11/99 The Planning Commission approved the Belvedere Tentative Map (TM-1-99).

03/25/99 The Planning Commission approved the Belvedere Unit 1 Final Map (FM-17-99).

04/08/99 The Planning Commission approved the Belvedere Unit 2 Final Map (FM-19-99).

FINDINGS:

This application has been submitted to allow compliance with Condition of Approval No. 3 of the Belvedere Tentative Map (TM-1-99). Staff has no objection to approval of this request.

*City of Las Vegas***CITY COUNCIL MINUTES
MEETING OF
MAY 24, 1999****AGENDA DOCUMENTATION**

TO: THE CITY COUNCIL	FROM: WILLARD TIM CHOW, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
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SUBJECT: VACATION - PUBLIC HEARING - VAC-11-99 - PRESLEY HOMES**PURPOSE/BACKGROUND**

The Planning Commission (5-0-1 vote) and staff recommend APPROVAL.

PC NOTICES MAILED: 1

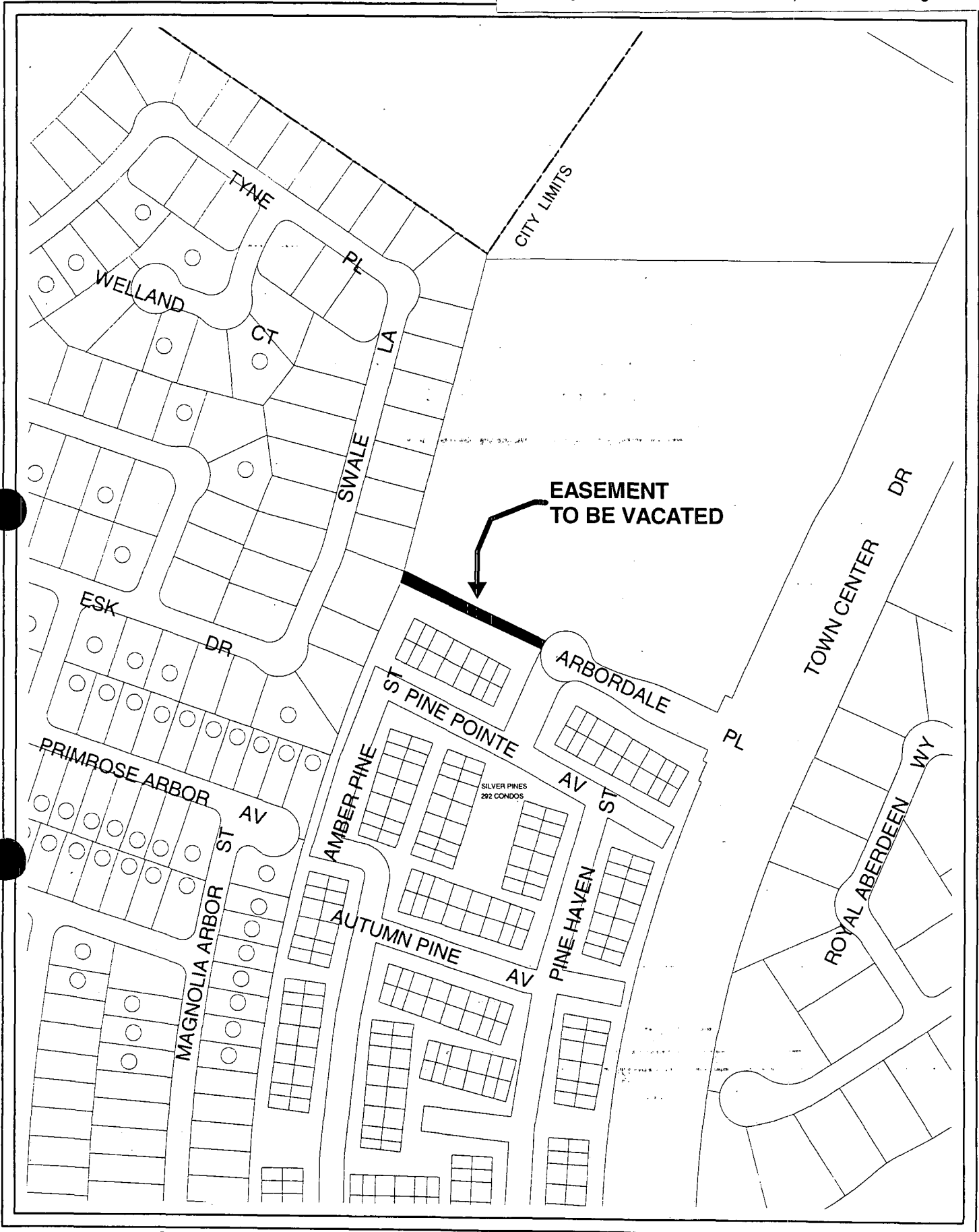
APPROVALS: 0

PROTESTS: 0

SEE ATTACHED LOCATION MAP

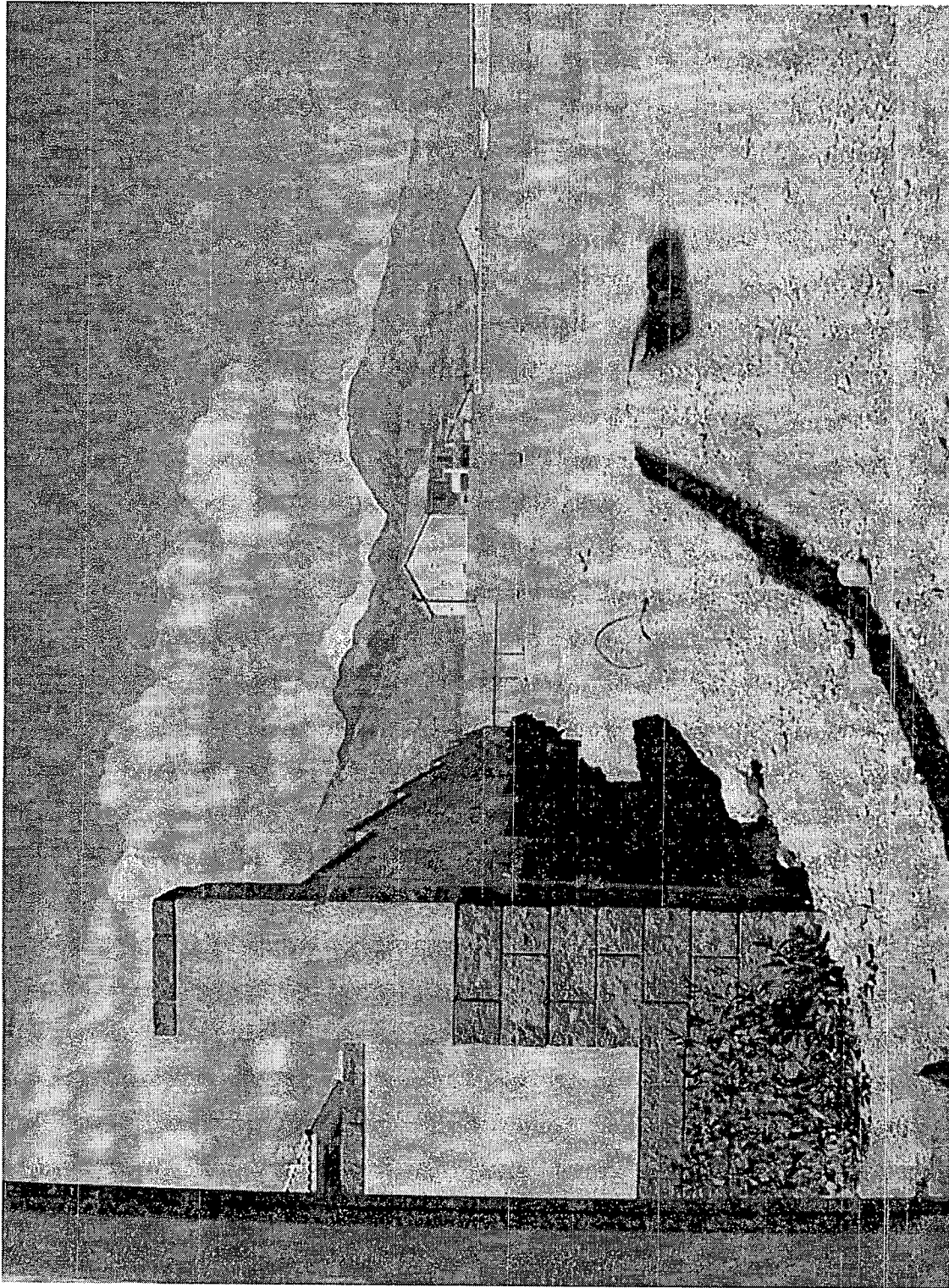
Agenda Item

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CASE: VAC-11-99





April 22, 1999 PC VAC-11-99
Easement to be vacated

CITY COUNCIL

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*City of Las Vegas***AGENDA & MINUTES**

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM**ACTION****PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION**VACATION - PUBLIC HEARINGVAC-12-99 - NIGRO DESERT BLOOM,
LIMITED LIABILITY COMPANY

Petition to vacate portions of a twenty foot (20') wide public sewer easement generally located west of Town Center Drive, south of Alta Drive, Ward 2 (Adamsen).

NOTICES MAILED: 3 BY CITY CLERK

APPROVALS: 0

AFTER PC MEETING

_____ Letters
_____ Petitions

TOTAL 0

PROTESTS: 0

AFTER PC MEETING

_____ Letters
_____ Petitions

TOTAL 0

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

1. All public improvements, if any, adjacent to and in conflict with this Vacation Application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation as required by the Department of Public Works.

2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.

3. All development shall be in conformance with code requirements and design standards of all City departments.

**ADAMSEN - APPROVED subject to conditions -
UNANIMOUS**

MAYOR JONES declared the Public Hearing open.

JOLENE GRANBERG, Pentacore Engineering, 6763 West Charleston Boulevard, appeared to represent the applicant. She concurred with the conditions.

No one appeared in opposition.

There was no further discussion.

MAYOR JONES declared the Public Hearing closed.

(4:12 - 4:13)

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CITY COUNCIL

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City of Las Vegas

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**PLANNING & DEVELOPMENT DEPARTMENT
- DISCUSSION****APPROVED**VAC-12-99 - NIGRO DESERT BLOOM,
LIMITED LIABILITY COMPANY

4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #1 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application, if necessary, because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the Vacation Application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all Vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

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

*City of Las Vegas***CITY COUNCIL MINUTES
MEETING OF
MAY 24, 1999****AGENDA DOCUMENTATION**

TO: THE CITY COUNCIL	FROM: WILLARD TIM CHOW, DIRECTOR PLANNING AND DEVELOPMENT DEPARTMENT
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SUBJECT: VACATION - PUBLIC HEARING - VAC-12-99 - NIGRO DESERT BLOOM, LIMITED LIABILITY COMPANY**PURPOSE/BACKGROUND****APPLICATION REQUEST:**

This request is for a Vacation of a twenty (20) foot wide public sewer easement located within the Desert Bloom subdivision. The applicant's justification letter states the request is being made at the request of the City of Las Vegas Department of Public Works, Right-of-Way Section.

BACKGROUND DATA:

- 02/16/94 The City Council approved a request to amend the Southwest Sector of the City of Las Vegas General Plan (GPA-46-93) on this site as part of a larger request.
- 02/16/94 The City Council approved a Rezoning (Z-135-93) from N-U (Non-Urban) to PC (Planned Community) on this site as part of a larger request.
- 07/09/98 The Planning Commission approved the Desert Bloom Tentative Map (TM-38-98).
- 08/13/98 The Planning Commission approved a setback reduction on this site (SV-23-98).
- 08/27/98 The Planning Commission approved the Desert Bloom Final Map (FM-74-98).

FINDINGS:

The subdivision to the west of Desert Bloom, Glenmere by Lewis Homes, granted a sewer easement to the City of Las Vegas and constructed an off-site sewer line within the easement to connect it's subdivision to an existing sewer line in Town Center Drive. The easement was granted approximately along the planned streets for Desert Bloom. The proposed curvilinear streets associated with Desert Bloom interfere with the existing easement and consequently, this vacation is necessary in order for Desert Bloom to record their Final Map. Therefore, staff has no objection to approval of this request.

Agenda Item

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*City of Las Vegas***CITY COUNCIL MINUTES
MEETING OF
MAY 24, 1999****AGENDA DOCUMENTATION****TO:**
THE CITY COUNCIL**FROM:** WILLARD TIM CHOW, DIRECTOR
PLANNING AND DEVELOPMENT DEPARTMENT**SUBJECT:** VACATION - PUBLIC HEARING - VAC-12-99 - NIGRO DESERT BLOOM, LIMITED LIABILITY COMPANY**PURPOSE/BACKGROUND**

The Planning Commission (6-0 vote) and staff recommend APPROVAL.

PC NOTICES MAILED: 1

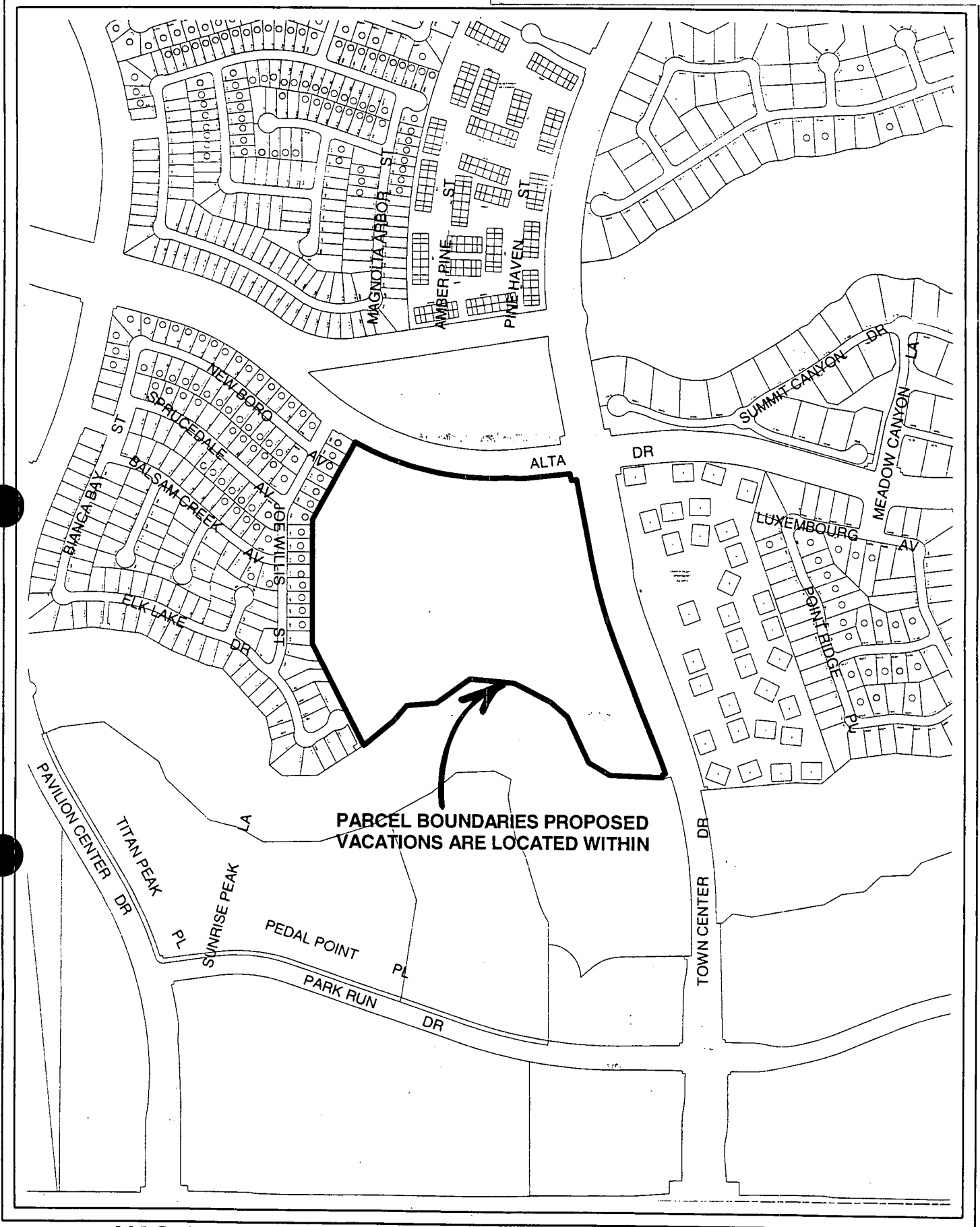
APPROVALS: 0

PROTESTS: 0

SEE ATTACHED LOCATION MAP

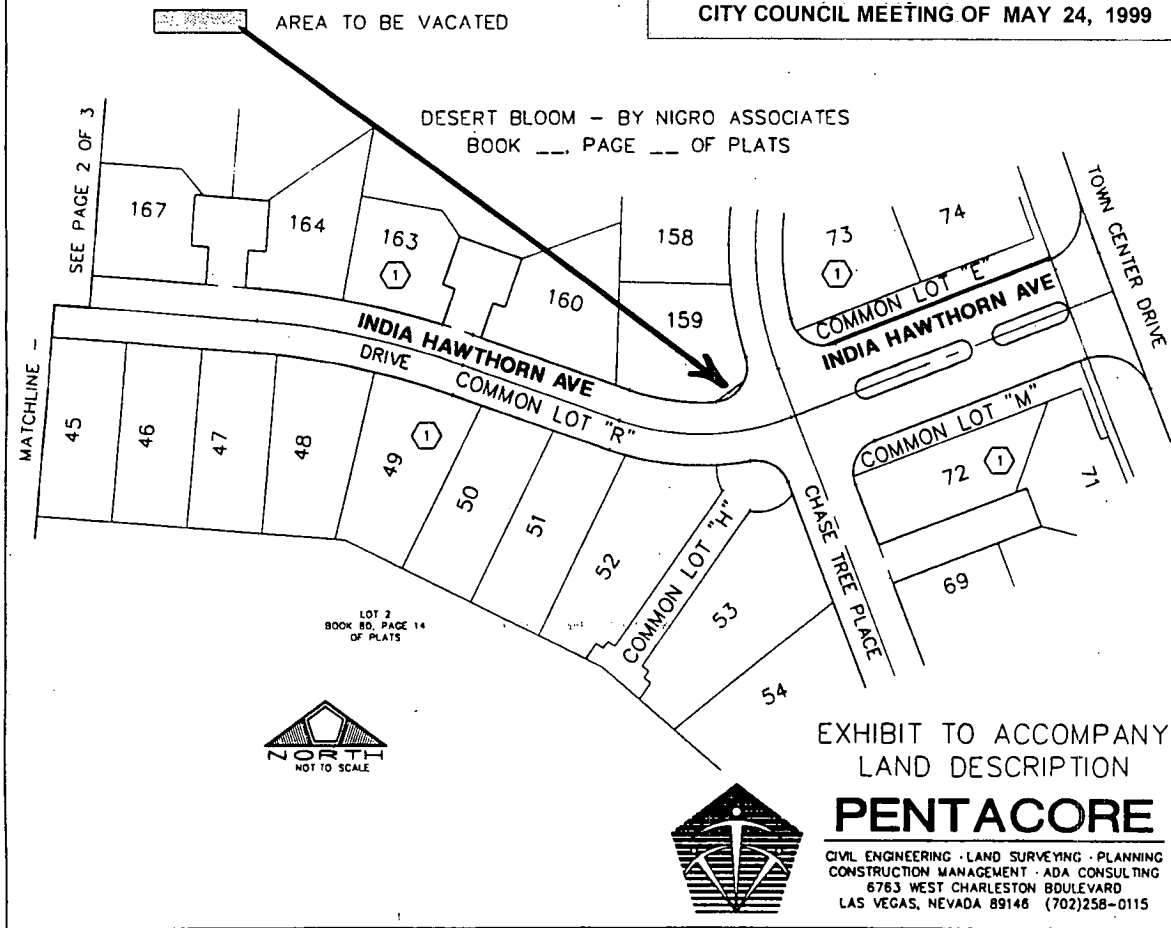
Agenda Item

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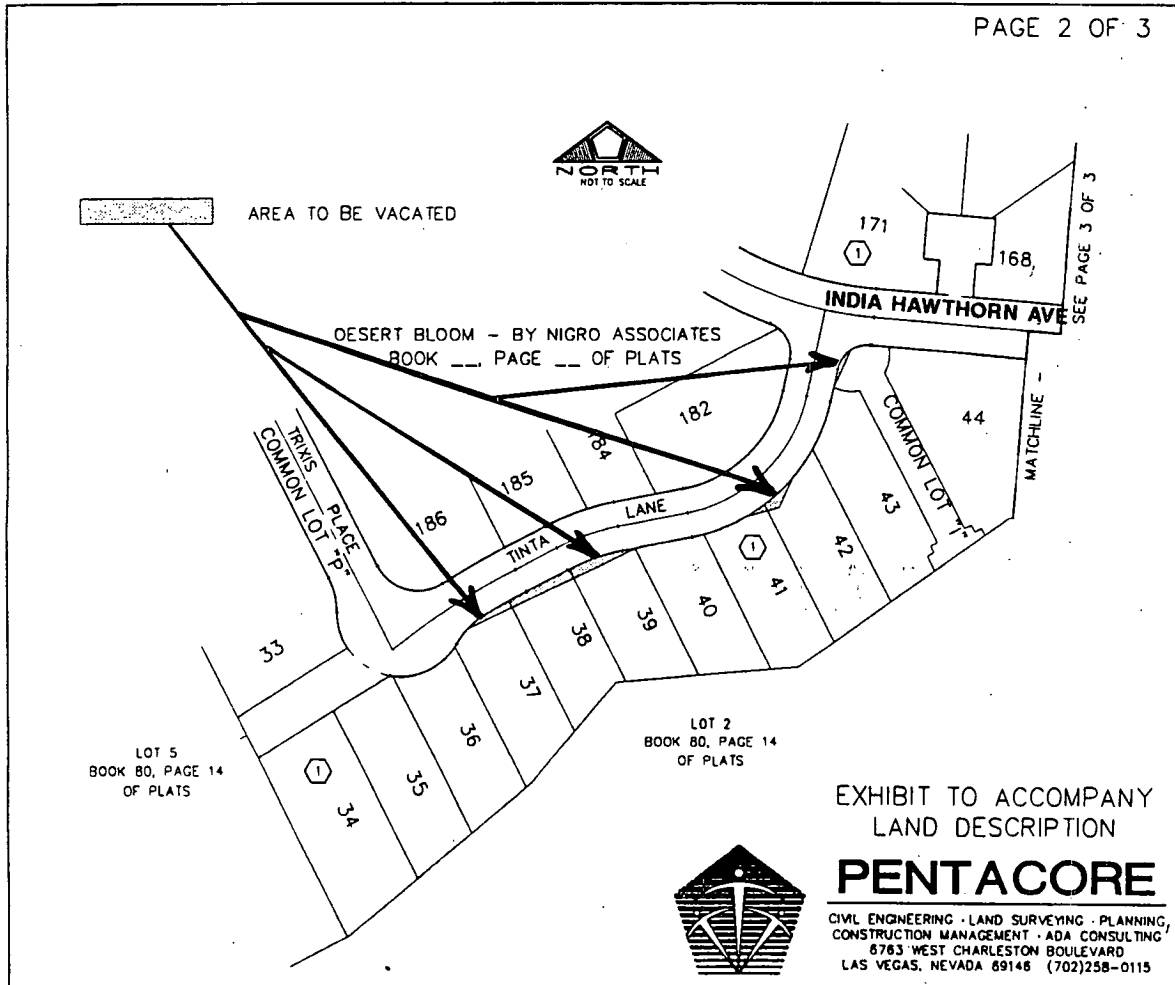


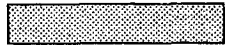
CASE: VAC-12-99





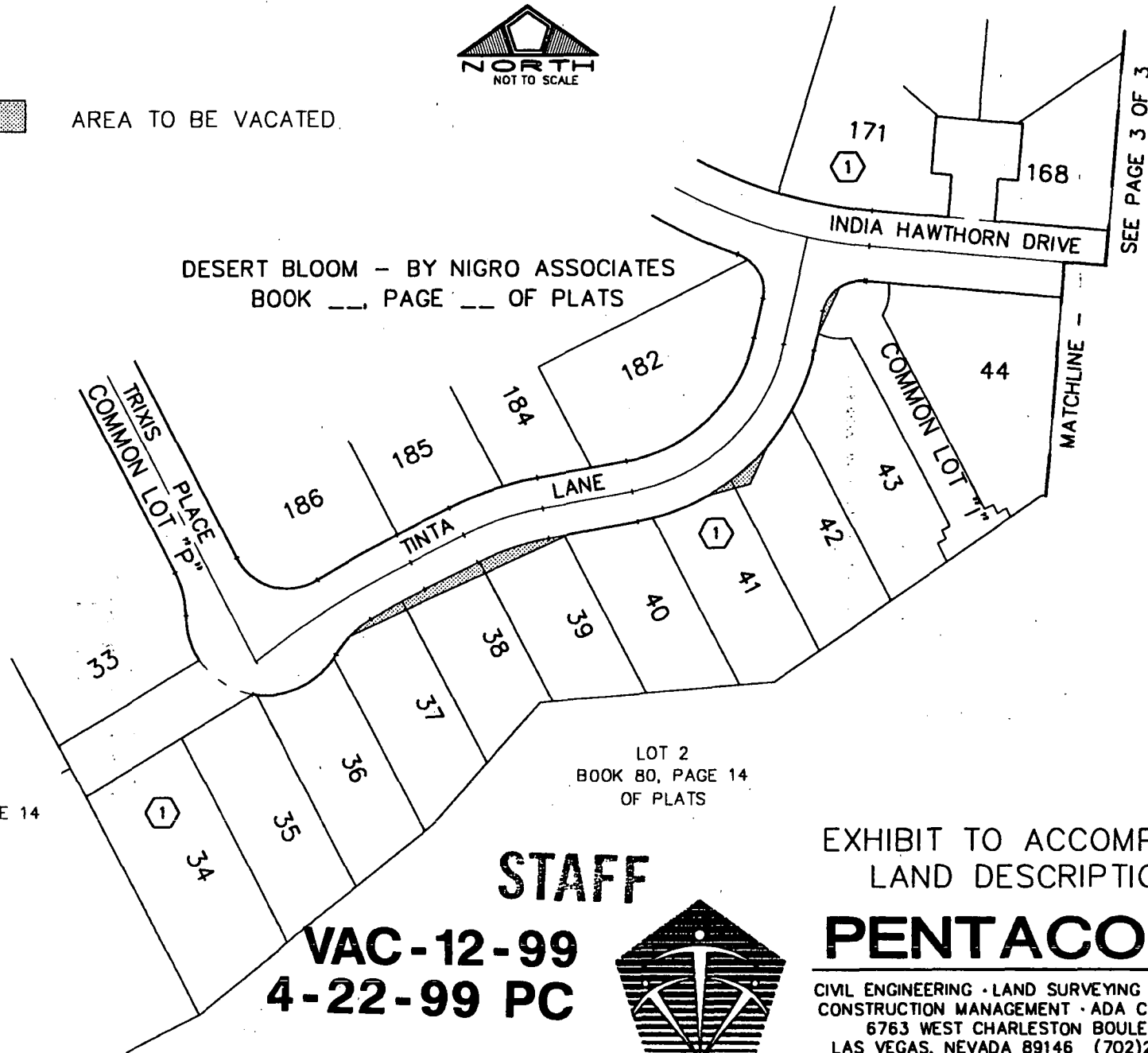
VAC-12-99





AREA TO BE VACATED

DESERT BLOOM - BY NIGRO ASSOCIATES
BOOK __, PAGE __ OF PLATS



LOT 5
BOOK 80, PAGE 14
OF PLATS

LOT 2
BOOK 80, PAGE 14
OF PLATS

STAFF

**VAC-12-99
4-22-99 PC**



EXHIBIT TO ACCOMPANY
LAND DESCRIPTION

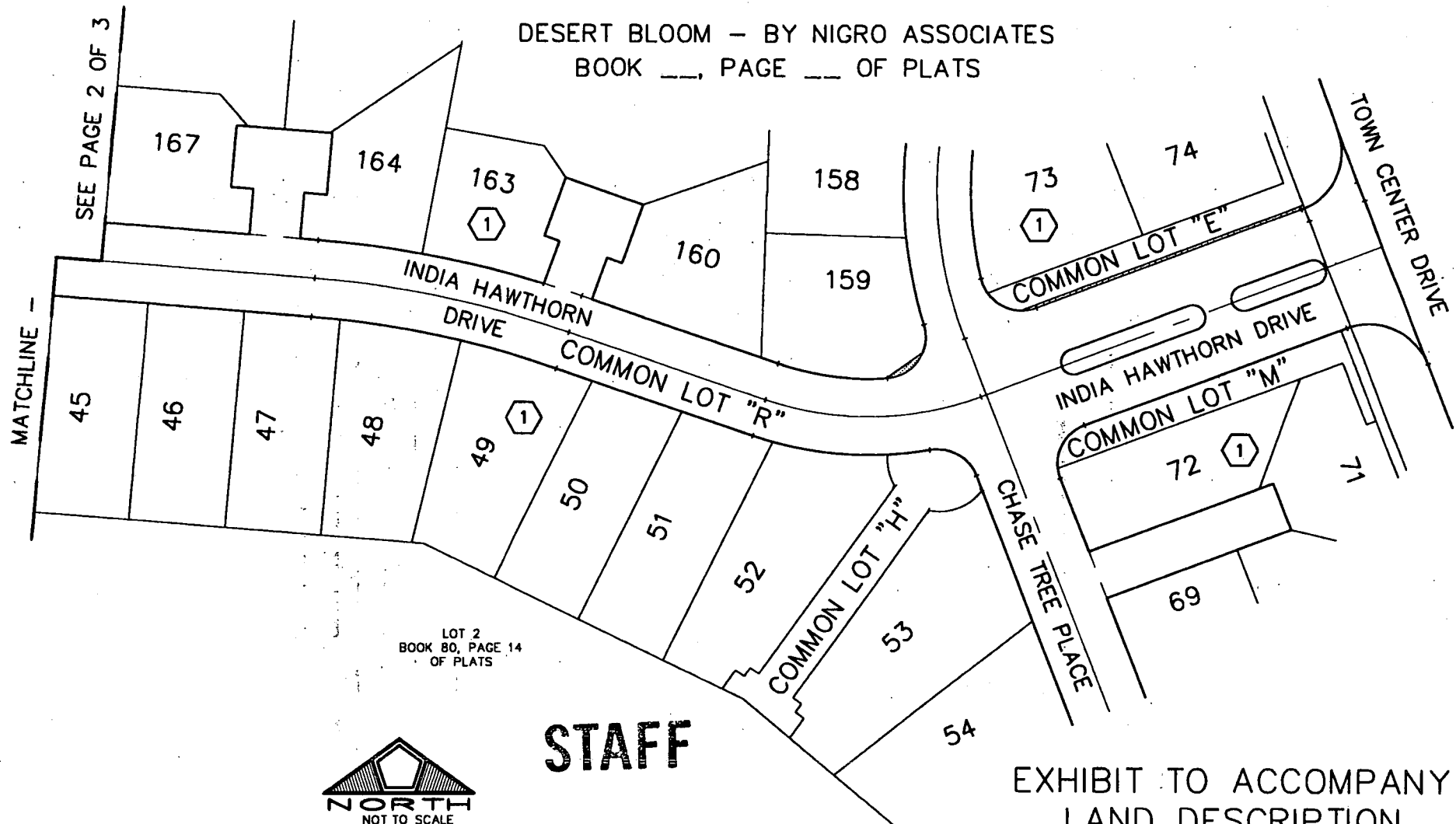
PENTACORE

CIVIL ENGINEERING • LAND SURVEYING • PLANNING
CONSTRUCTION MANAGEMENT • ADA CONSULTING
6763 WEST CHARLESTON BOULEVARD
LAS VEGAS, NEVADA 89146 (702)258-0115



AREA TO BE VACATED

DESERT BLOOM - BY NIGRO ASSOCIATES
BOOK ___, PAGE ___ OF PLATS



STAFF

VAC-12-99
4-22-99 PC

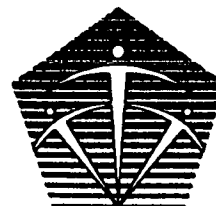


EXHIBIT TO ACCOMPANY
LAND DESCRIPTION

PENTACORE

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6763 WEST CHARLESTON BOULEVARD
LAS VEGAS, NEVADA 89146 (702)258-0115



April 22, 1999 PC VAC-12-99
From Alta Drive to the south