City of Las Vegas

Agenda Item No.: 50

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: PUBLIC WORKS
DIRECTOR: RICHARD D. GOECKE [ ] CONSENT [X] DISCUSSION

SUBJECT:
Report on the status of the City of Las Vegas' transportation improvement projects now under design, construction or planning

Fiscal Impact

[X]	**No Impact**	**Amount:**
[ ]	**Budget Funds Available**	**Dept./Division:** PW/City Engineers
[ ]	**Augmentation Required**	**Funding Source:**

PURPOSE/BACKGROUND:
Jacob Snow, General Manager of the Regional Transportation Commission and Charles Kajkowski, the City Engineer, would like to present the Mayor and Council with the status of transportation projects.

RECOMMENDATION:
Report only, no action required

BACKUP DOCUMENTATION:
None
MR. KAJKOWSKI gave a PowerPoint presentation, a hard copy of which was submitted for the record after the meeting.

MOTION:
None required. A report was given.

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

APPEARANCES:
CHARLIE KAJKOWSKI, City Planning Engineer, Public Works Department
JACOB SNOW, General Manager, Regional Transportation Commission
JOE MAVIGLIA, 4901 East Bonanza Road
TODD FARLOW, 240 North 19th Street
LEONARD JAY PAUL, Henderson, Nevada
TOM McGOWAN, 720 South Casino Center Boulevard
AL GALLEGO, citizen of Las Vegas

City of Las Vegas

Agenda Item No.: 50

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Public Works
Item 50 – Report on the Status of the City of Las Vegas' Transportation Improvement Projects under Design, Construction or Planning

MINUTES – Continued:

NOTE: COUNCILWOMAN McDONALD directed MR. KAJKOWSKI to set up a meeting with NDOT representatives as soon as possible to discuss the expediency of the construction of the Summerlin Parkway expansion.

NOTE: COUNCILMAN REESE instructed MR. KAJKOWSKI to discuss at his meeting with NDOT representatives the following Monday the possibility of installing more effective sound walls along I-95, east of Eastern Avenue.

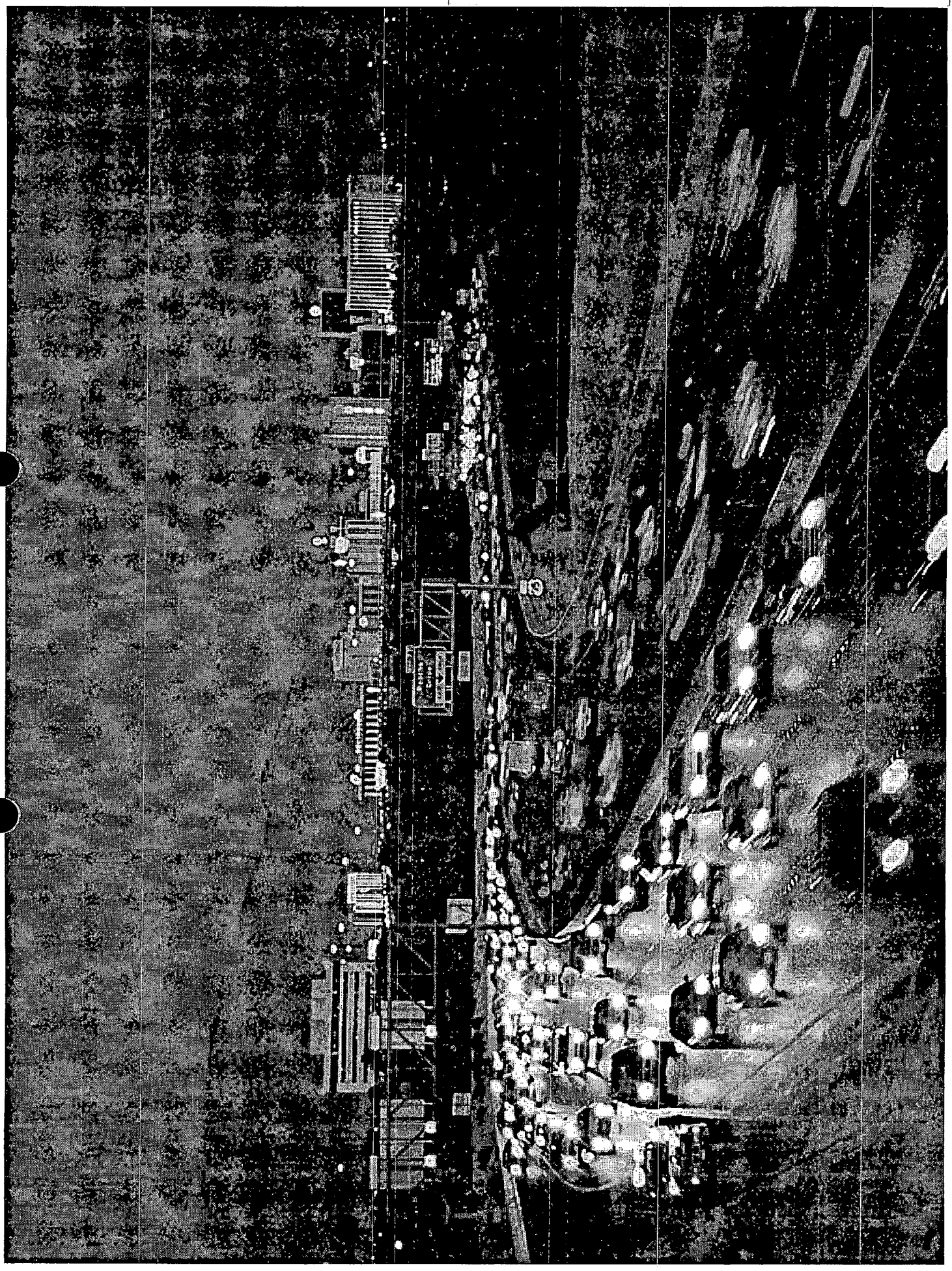
NOTE: COUNCILMAN BROWN directed MR. KAJKOWSKI to take the issues that have been identified at this meeting to the NDOT meeting the following Monday, and then set up a meeting for some time in December, before the RTC meeting, with MR. STEPHENS, MR. SNOW, MR. GOECKE, and some of the Council and County Commission representatives to help prioritize the City's traffic mitigation needs, especially the Rancho Corridor.

NOTE: COUNCILMAN BROWN instructed CITY MANAGER VALENTINE to include the monorail system component in the Request For Quotation for the 61 acres.

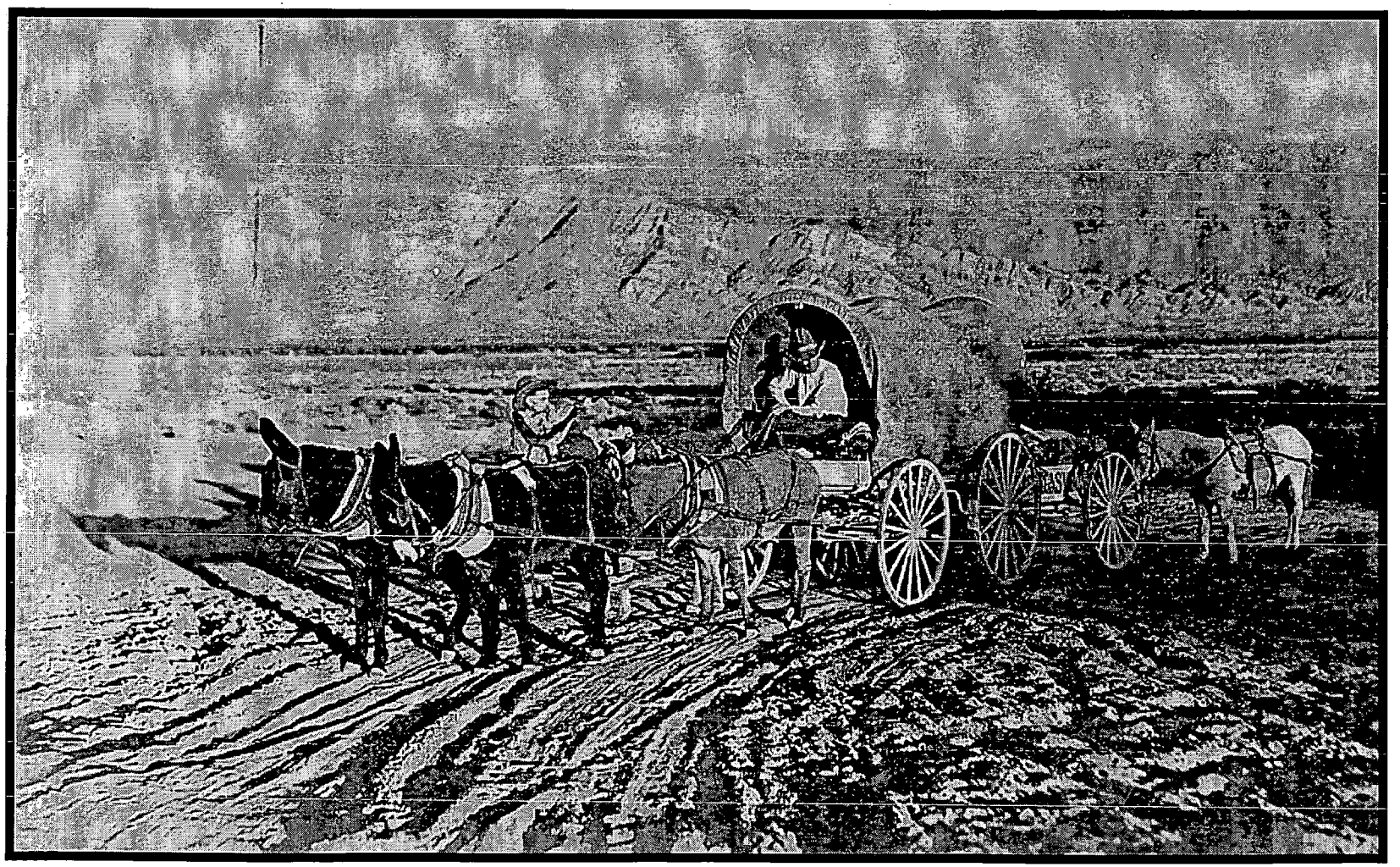
(10:55 – 11:57)

Transportation





Waiting for Traffic Signal at Sahara & Eastern?



1944 Traffic Counts

TABLE 2
RELATION OF 16-HOUR TO 24-HOUR TRAFFIC
IN LAS VEGAS AREA

Location of Count		Number of Vehicles		Ratio of 16 hr. to 24 hr. volume
16 Hour Manual	8 Hour Automatic	16 hrs.	24 hrs.	
Charleston Blvd. & 5th St.	N.W. to Railroad	840	964	.871
Charleston Blvd. & Fremont St.	S.E. to Basic	4908	5716	.859
Charleston Blvd. & Main St.	East to Fremont			.871
Charleston Blvd. & Tonopah Dr.	East	321	369	.870
5th & Main St. (South Las Vegas)	S.W. to Los Angeles	2820	3703	.762
5th & Fremont St.	S.W. to Los Angeles	4837	5900	.820
5th & Main St. (North Las Vegas)	N.E. to McCarran Field	4364	5170	.844
Main & Fremont St.	N.E. to North Las Vegas			.831
Bonanza Road and Main St.	N.W. to Charleston Park	5909	6585	.897
Bonanza Road and Tonopah Drive	East to Las Vegas	748	862	.868
9th between Carson & Bridger	Straightaway Count	408	448	.911
Mesquite, between 7th & 8th	Straightaway Count	286	315	.908

Intersections at which the primary counts were taken were selected insofar as possible so that three to four were situated on each heavily traveled

City of Las Vegas Traffic Engineer?



1965: Charleston & Maryland Pkwy



1969: Charleston & I-15



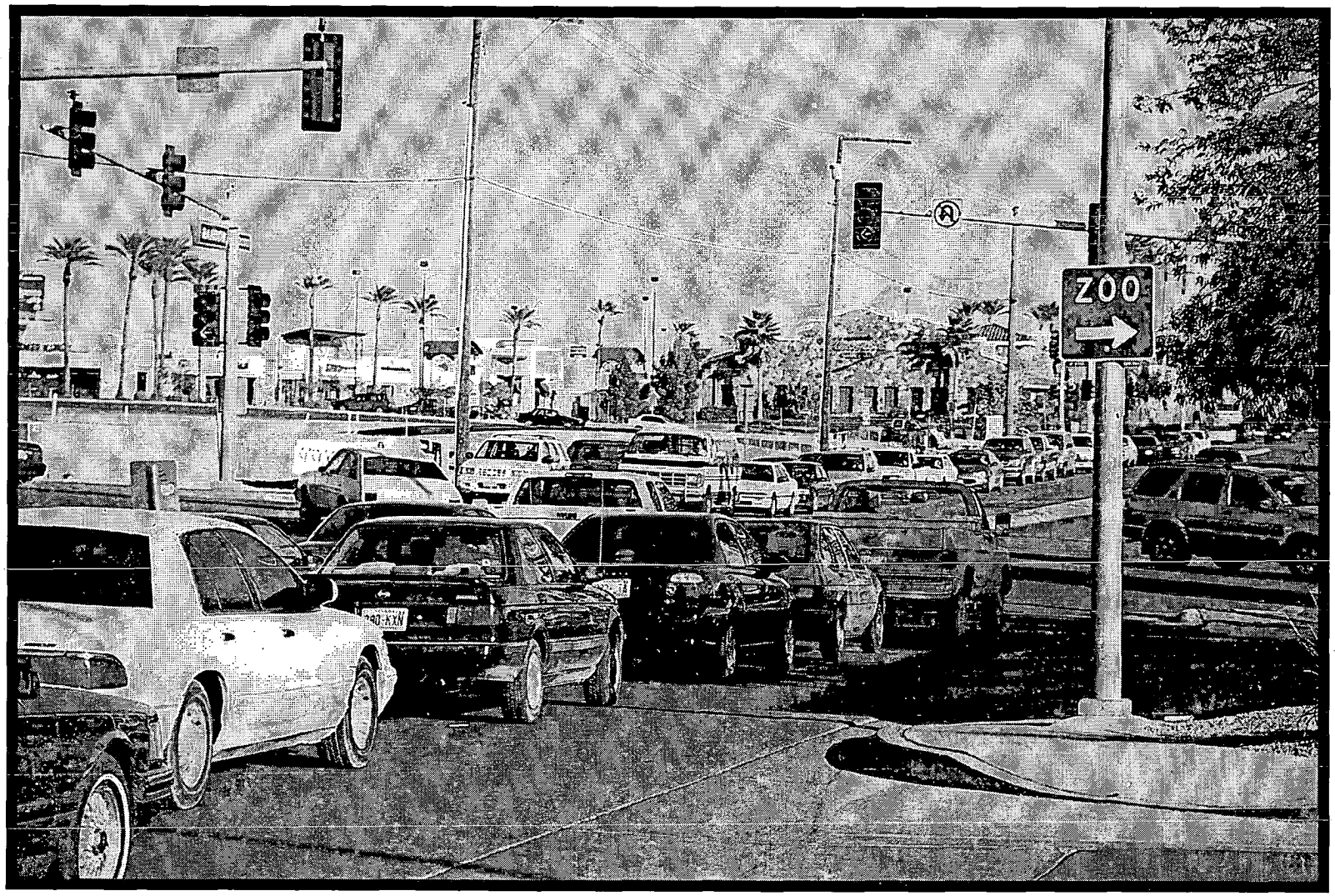
Early 1970's: Downtown Las Vegas



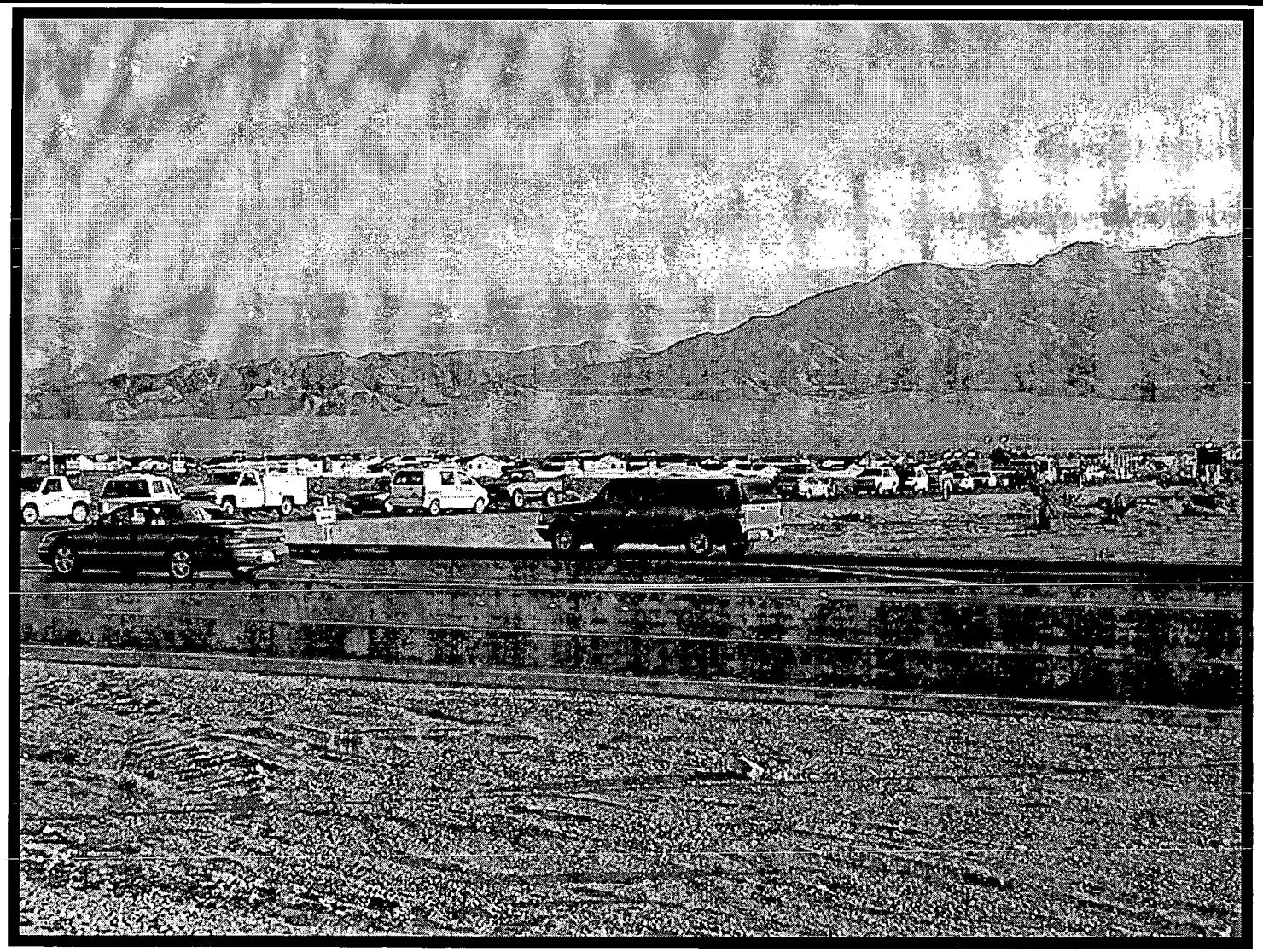
Washington: MLK to I-15



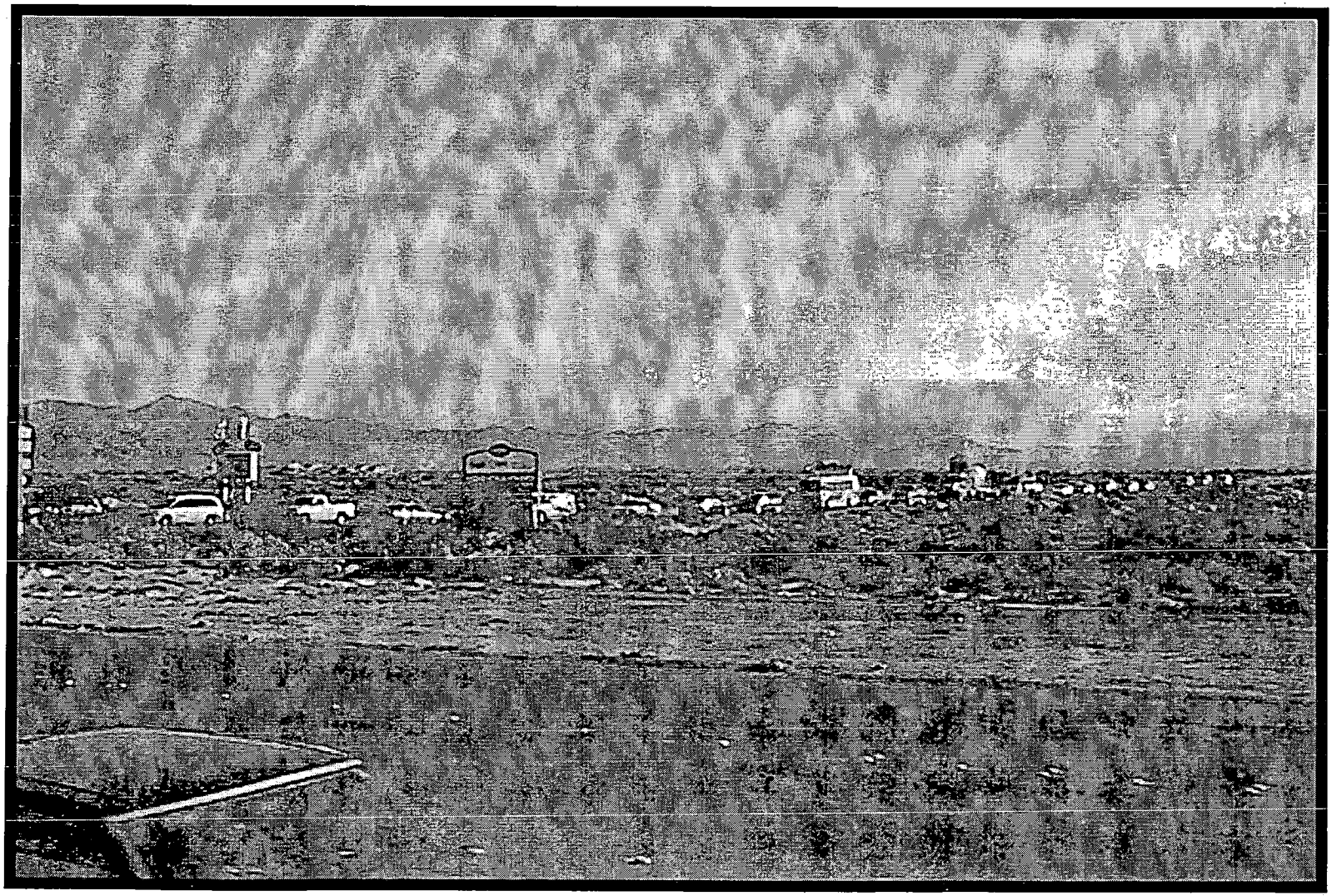
Rainbow & Silverstream



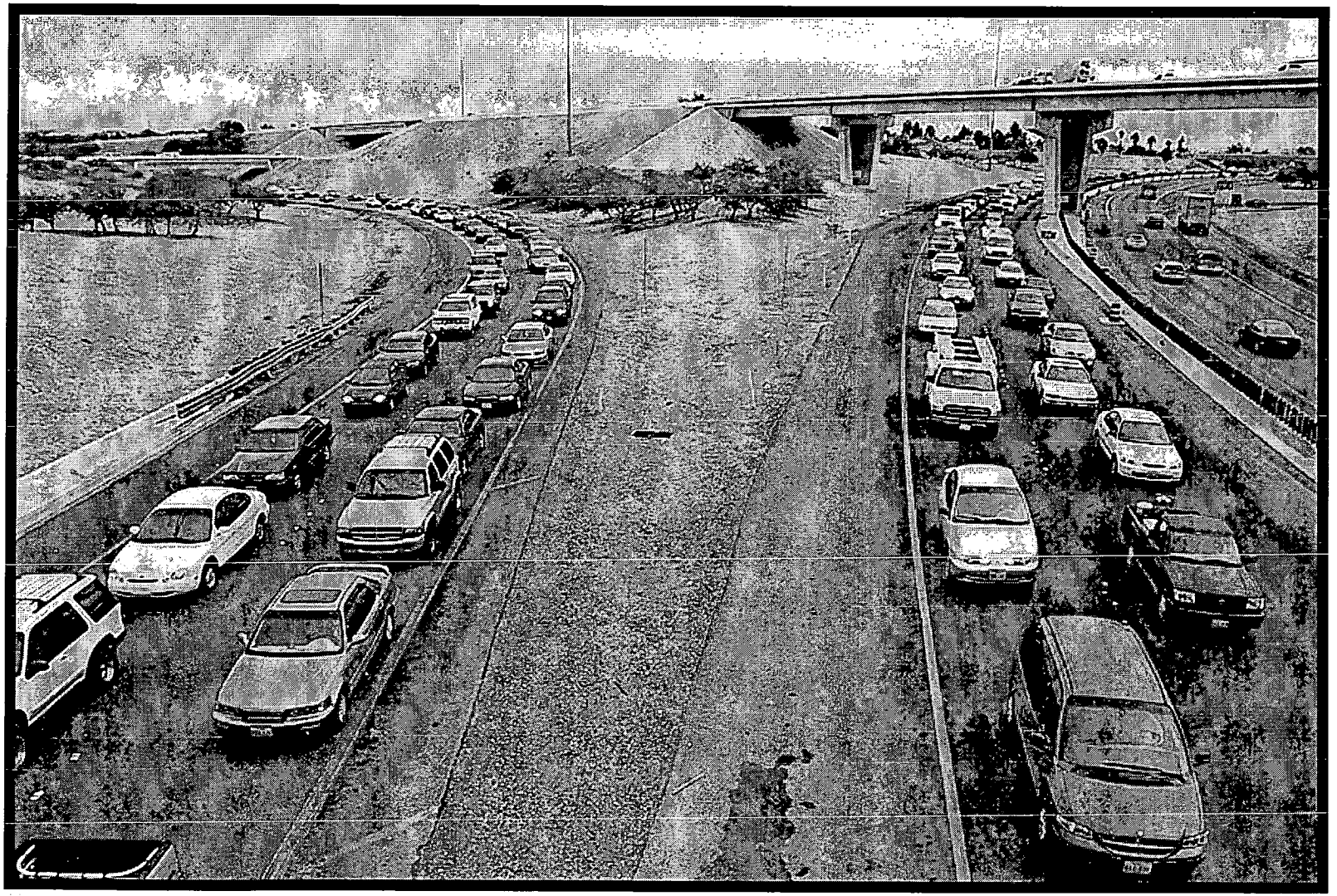
Durango & US 95



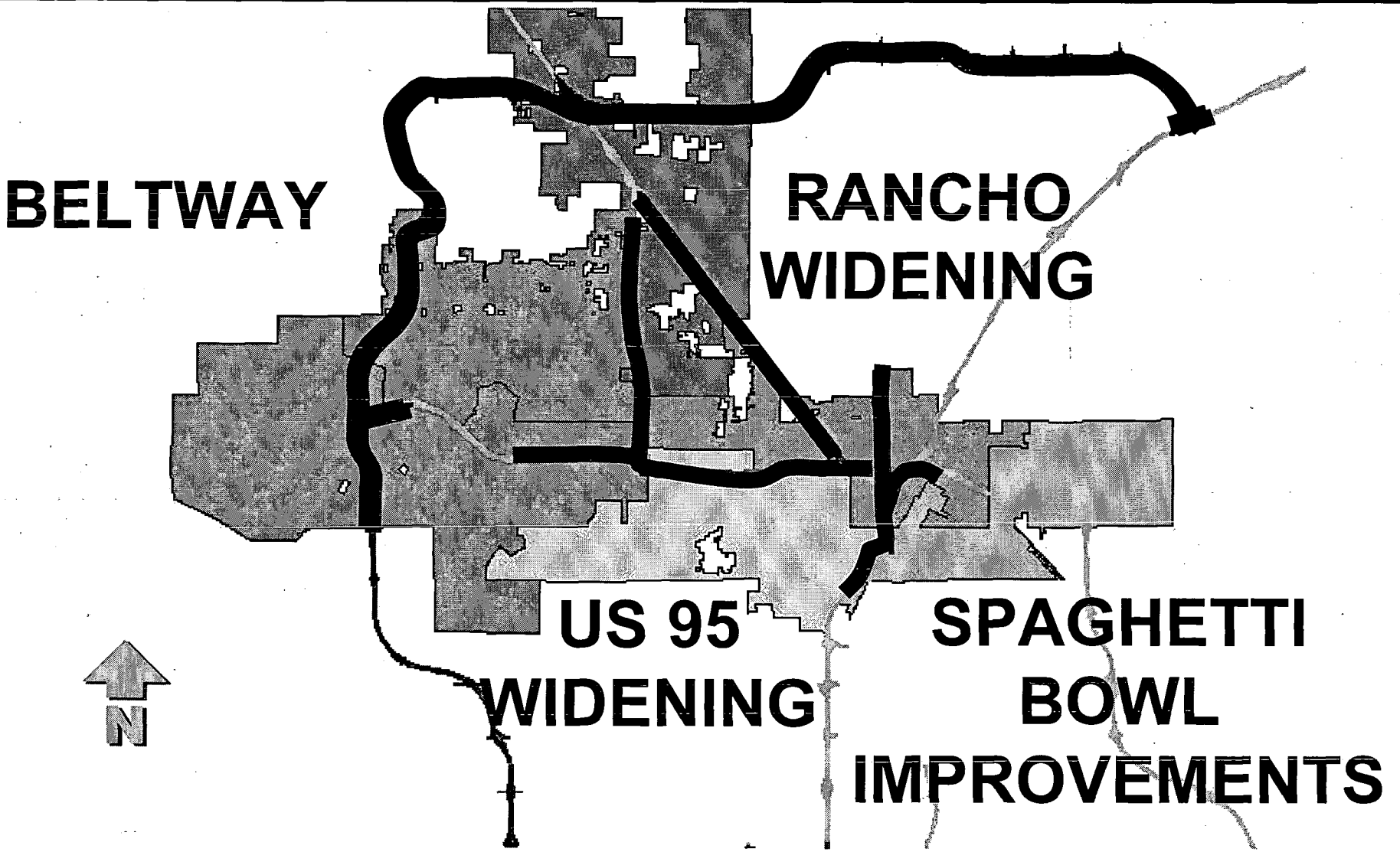
Ann Road: US 95 to Decatur



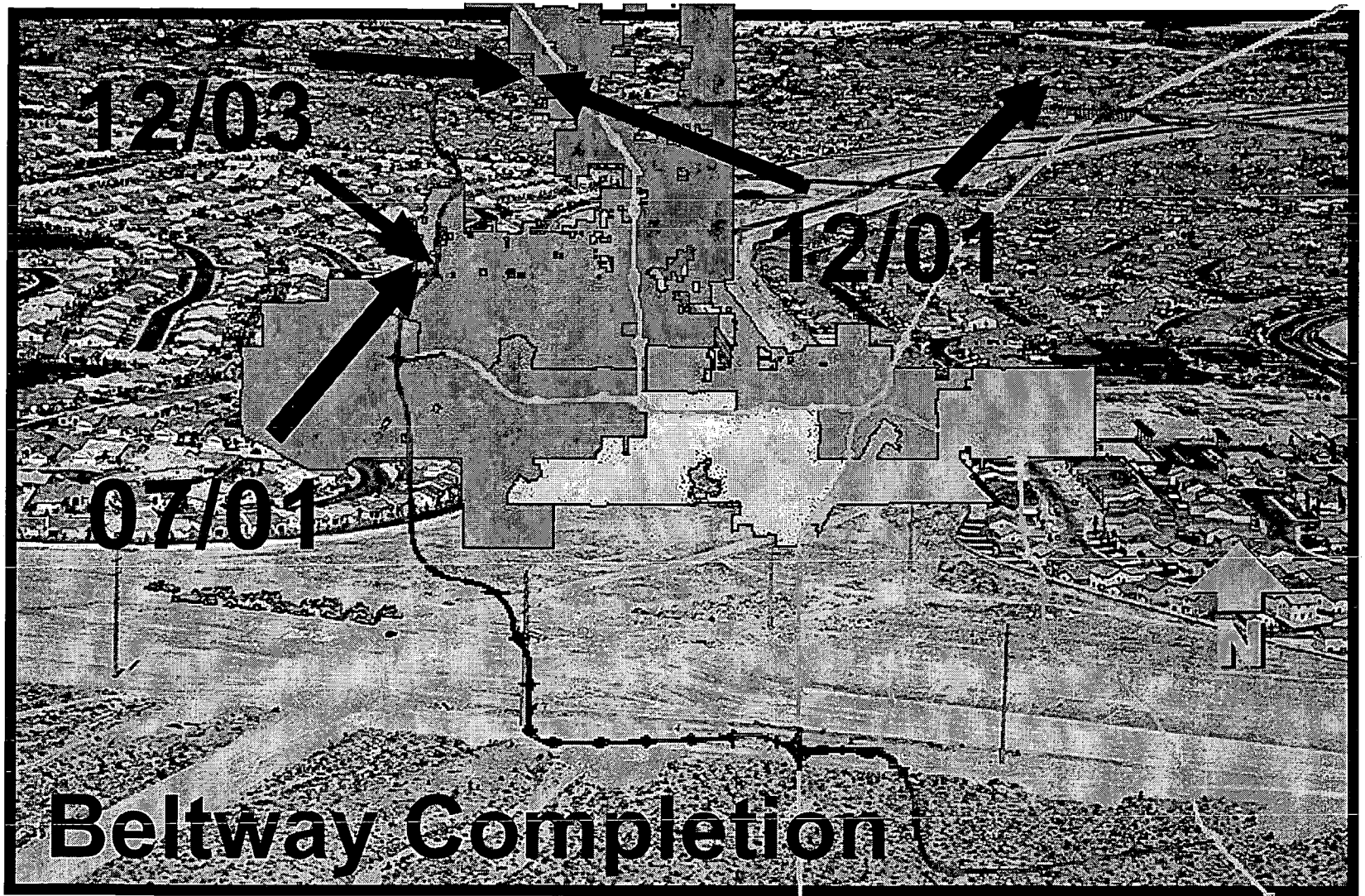
US 95 & Summerlin Parkway Area



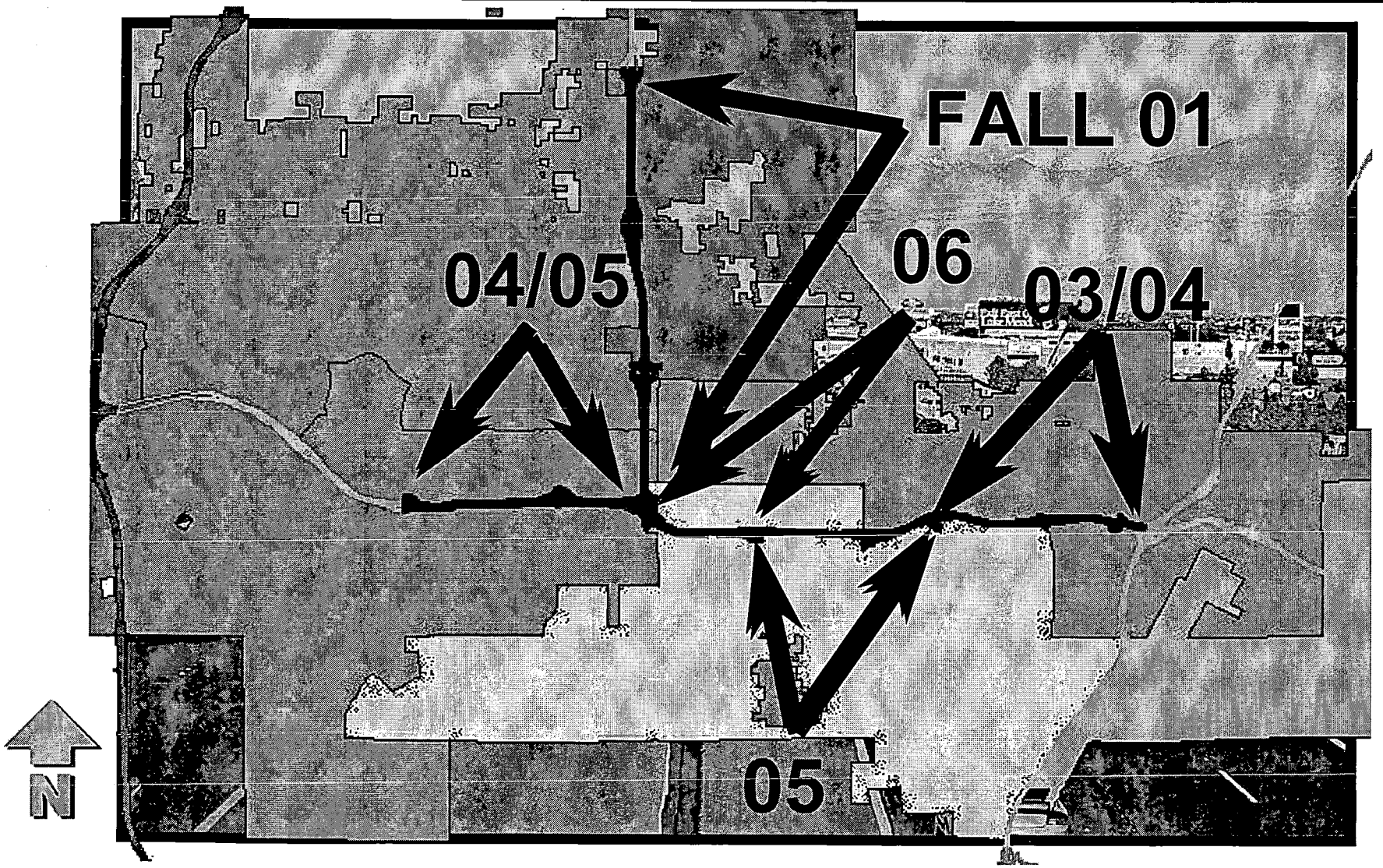
REGIONAL PROJECTS



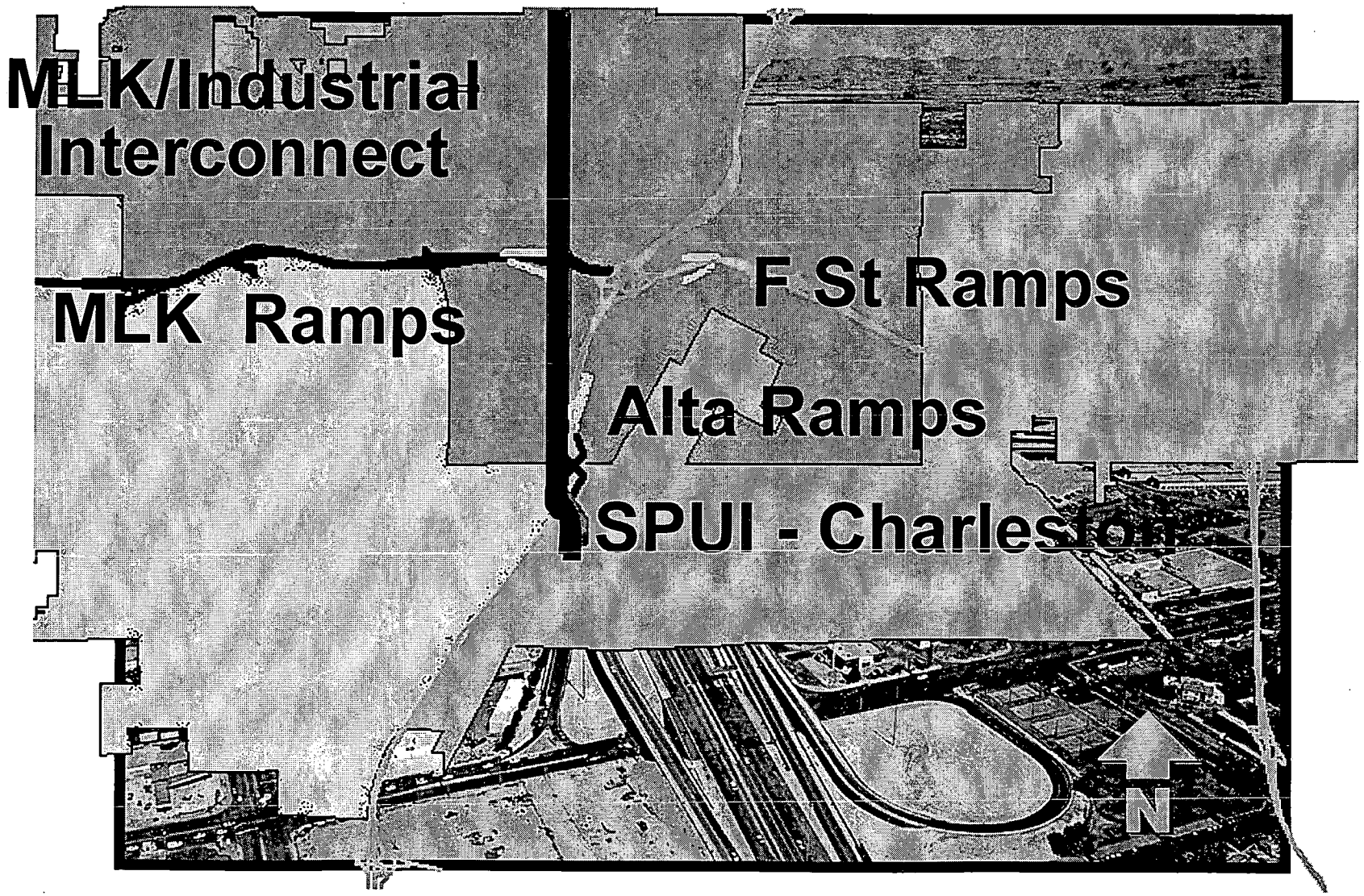
Beltway Construction



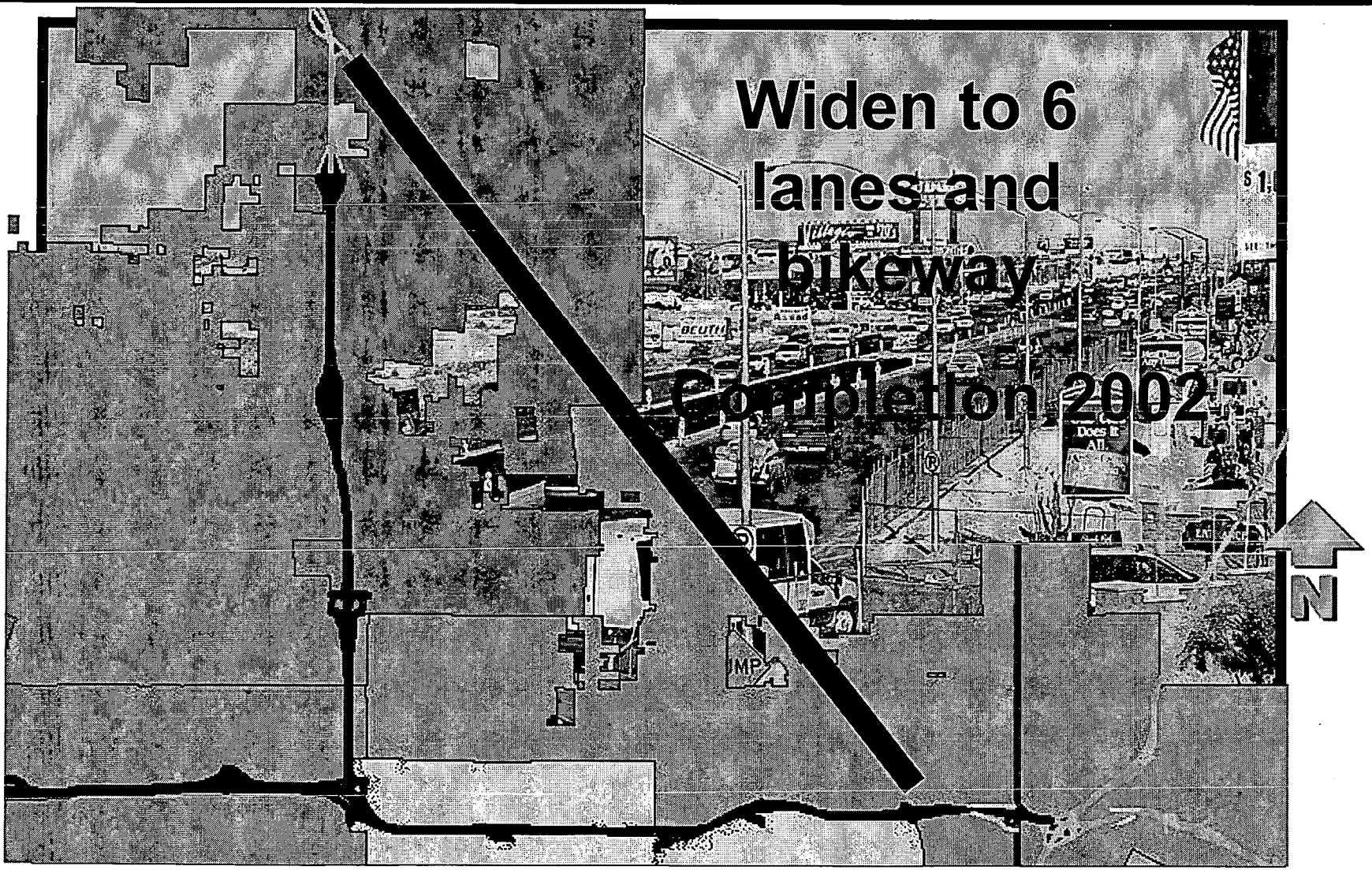
US 95 Widening:
I-15 to Craig (NDOT)



Spaghetti Bowl Interchange (NDOT)



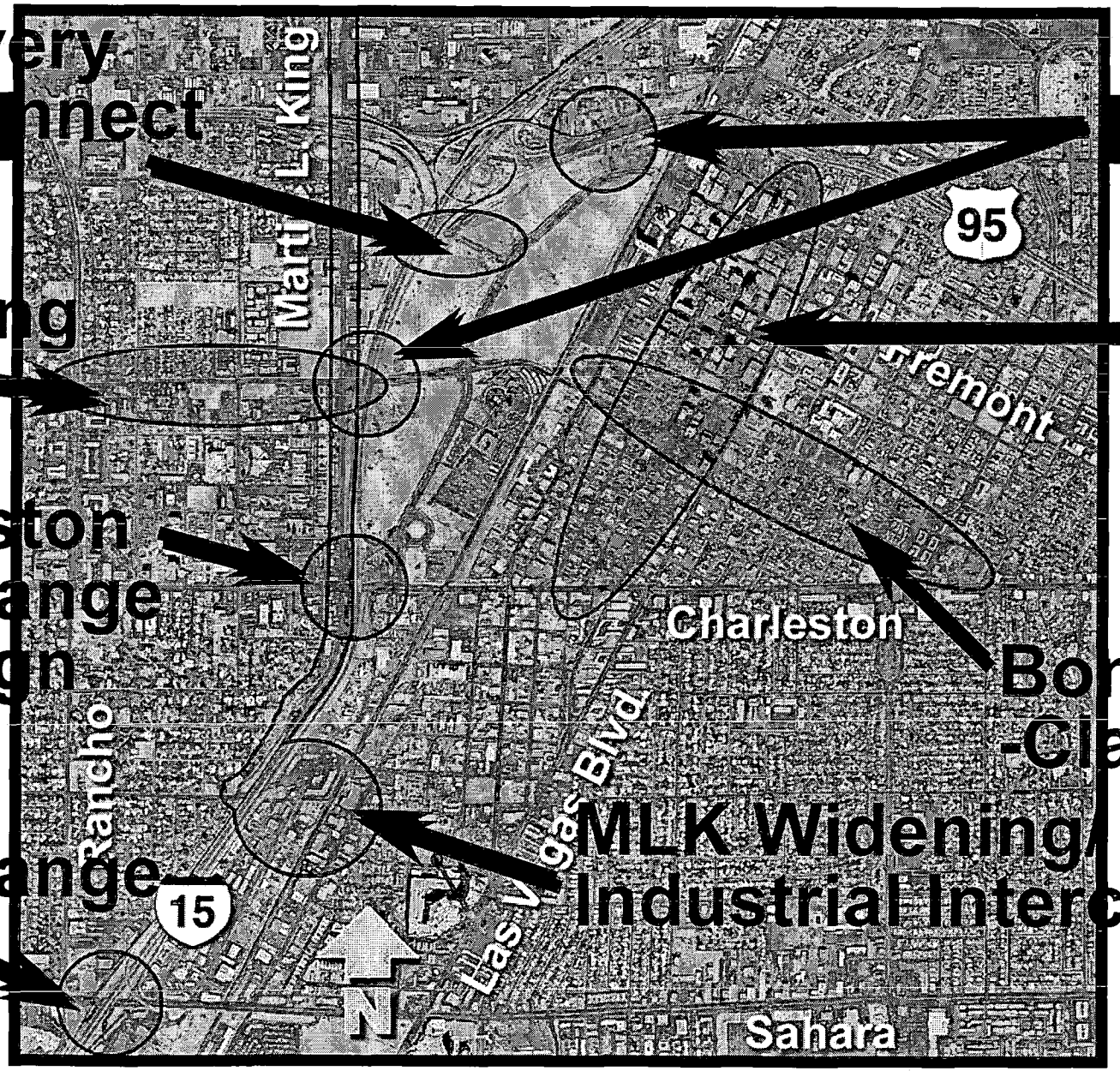
Rancho Road Widening:
US 95N to US 95S (NDOT)



Downtown Development Projects

- Union Pacific Property
- Neonopolis–Ground breaking Dec 2000
- Foley Federal Bldg. Renovation Completion 2004
- Regional Justice Center opens 2002
- Clark Co. Detention Cntr opens 2001
- Mixed Residential Use

Ways to Keep Traffic Moving



Discovery
nnect

Alta
Widening

Charleston
Interchange
Redesign

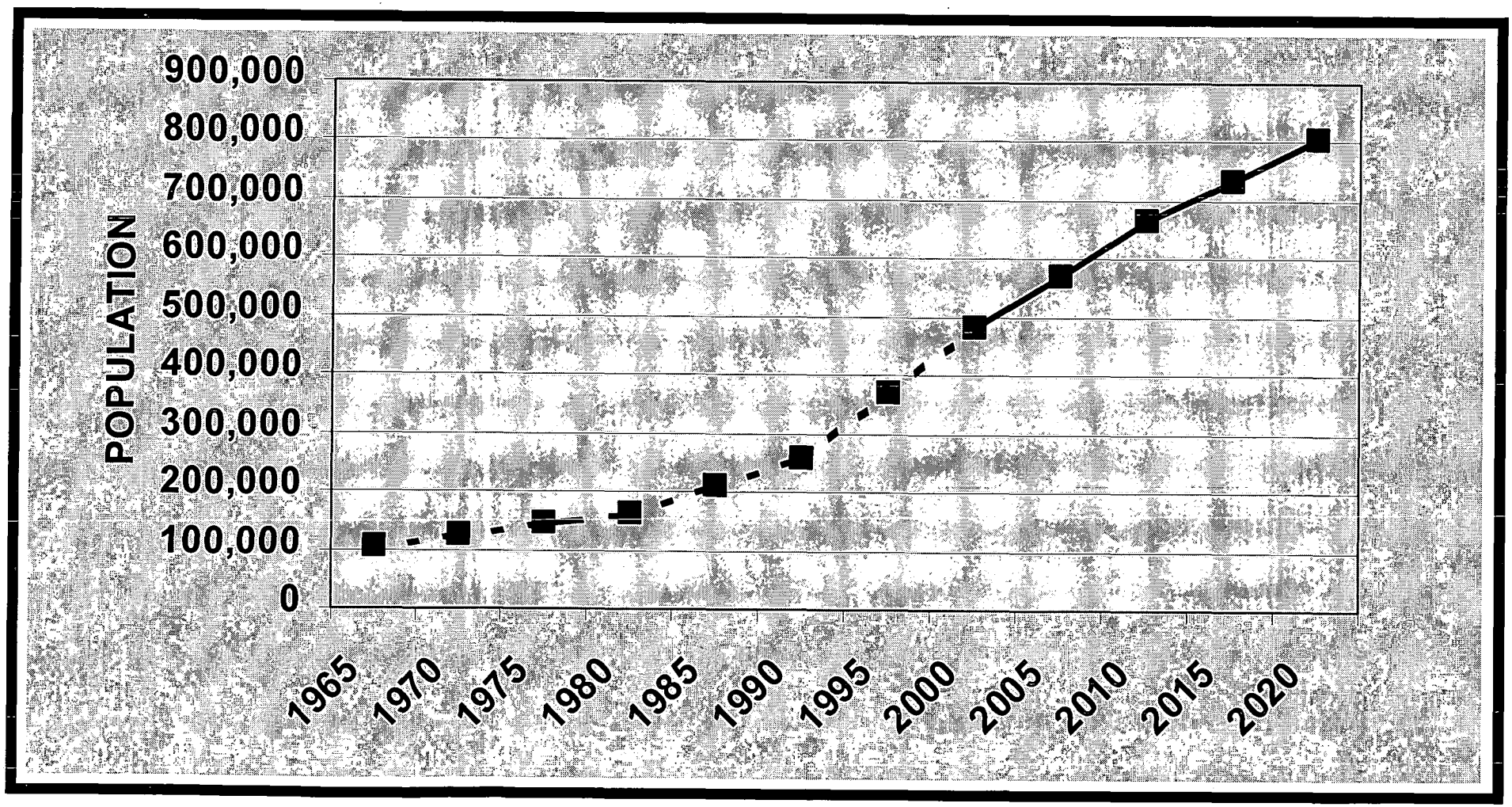
Sahara
Interchange

Casino
Center

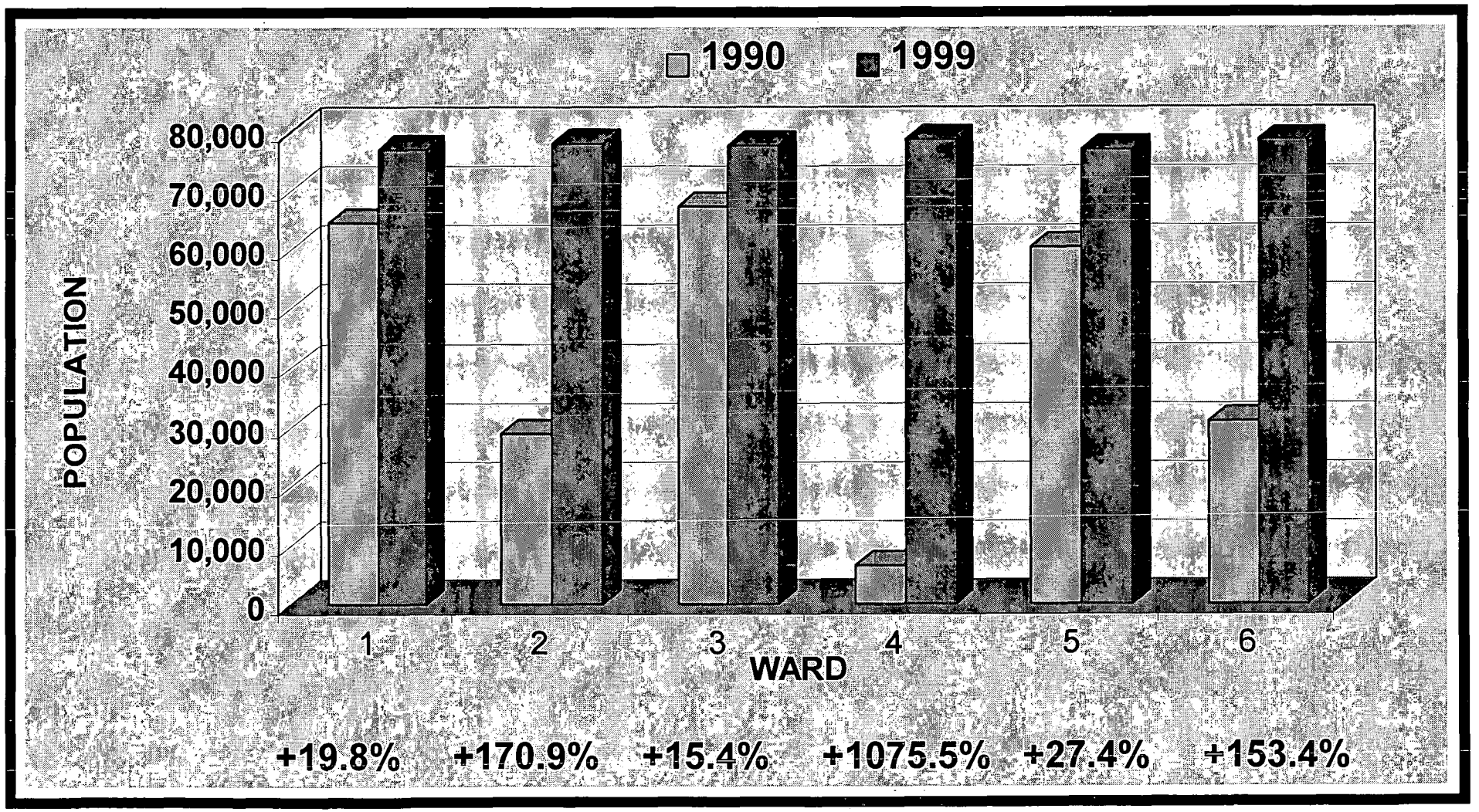
Bonneville
-Clark

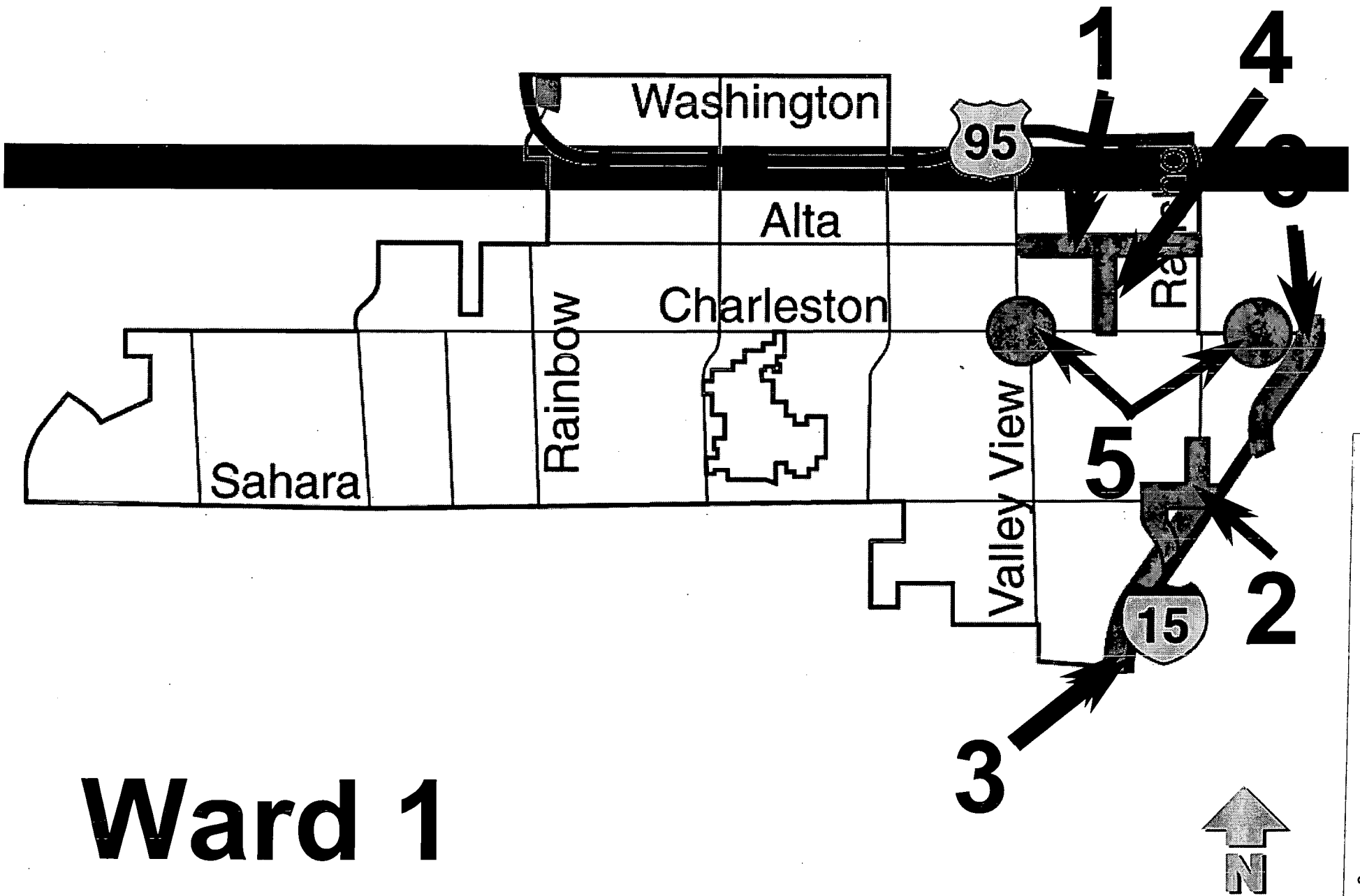
MLK Widening/
Industrial Interconnect

Las Vegas Population



Population by Ward

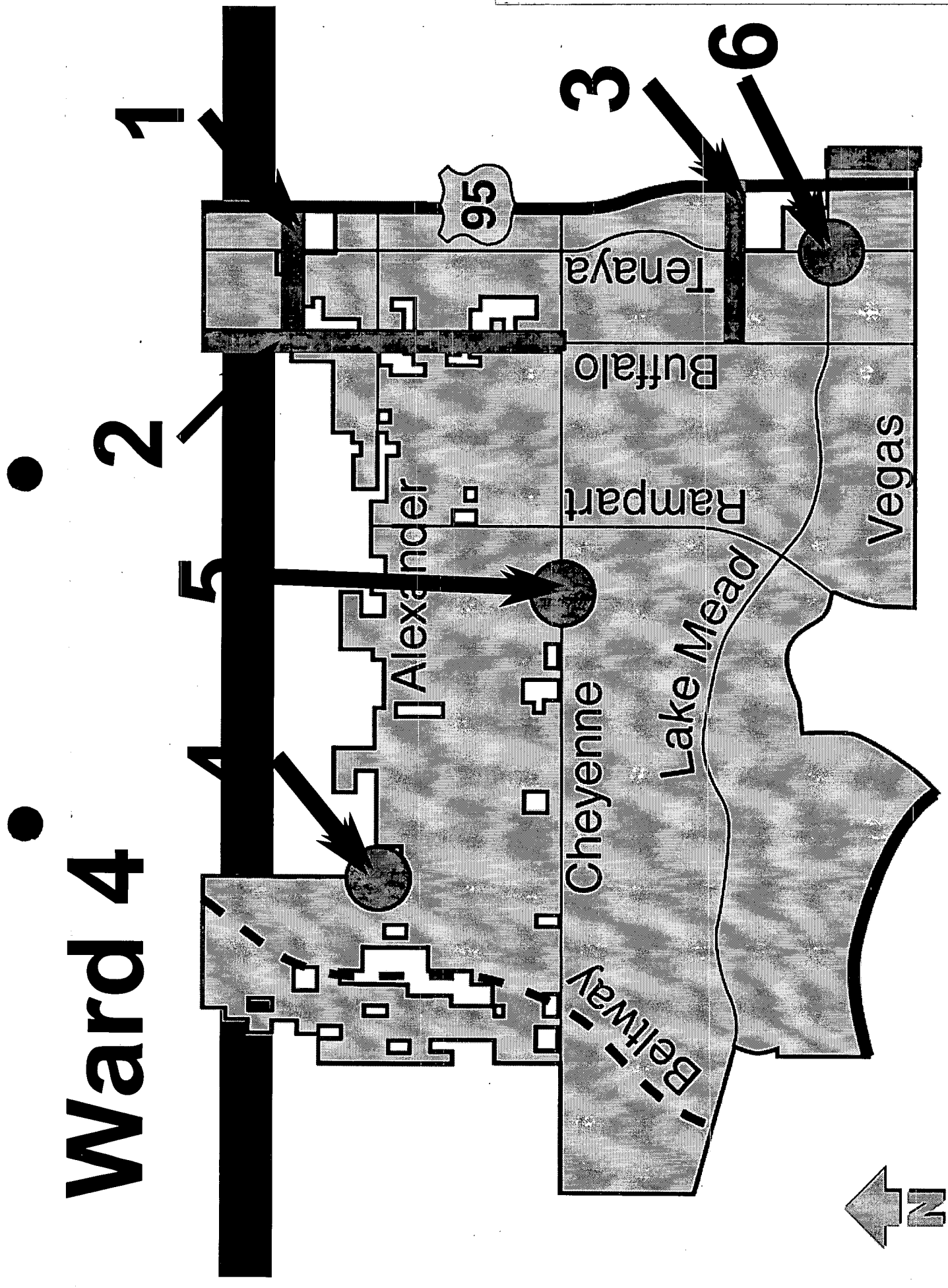



Washington
95
Alta
Charleston
Rainbow
Sahara
Valley View
15
1
2
3
4
5
N

Ward 1

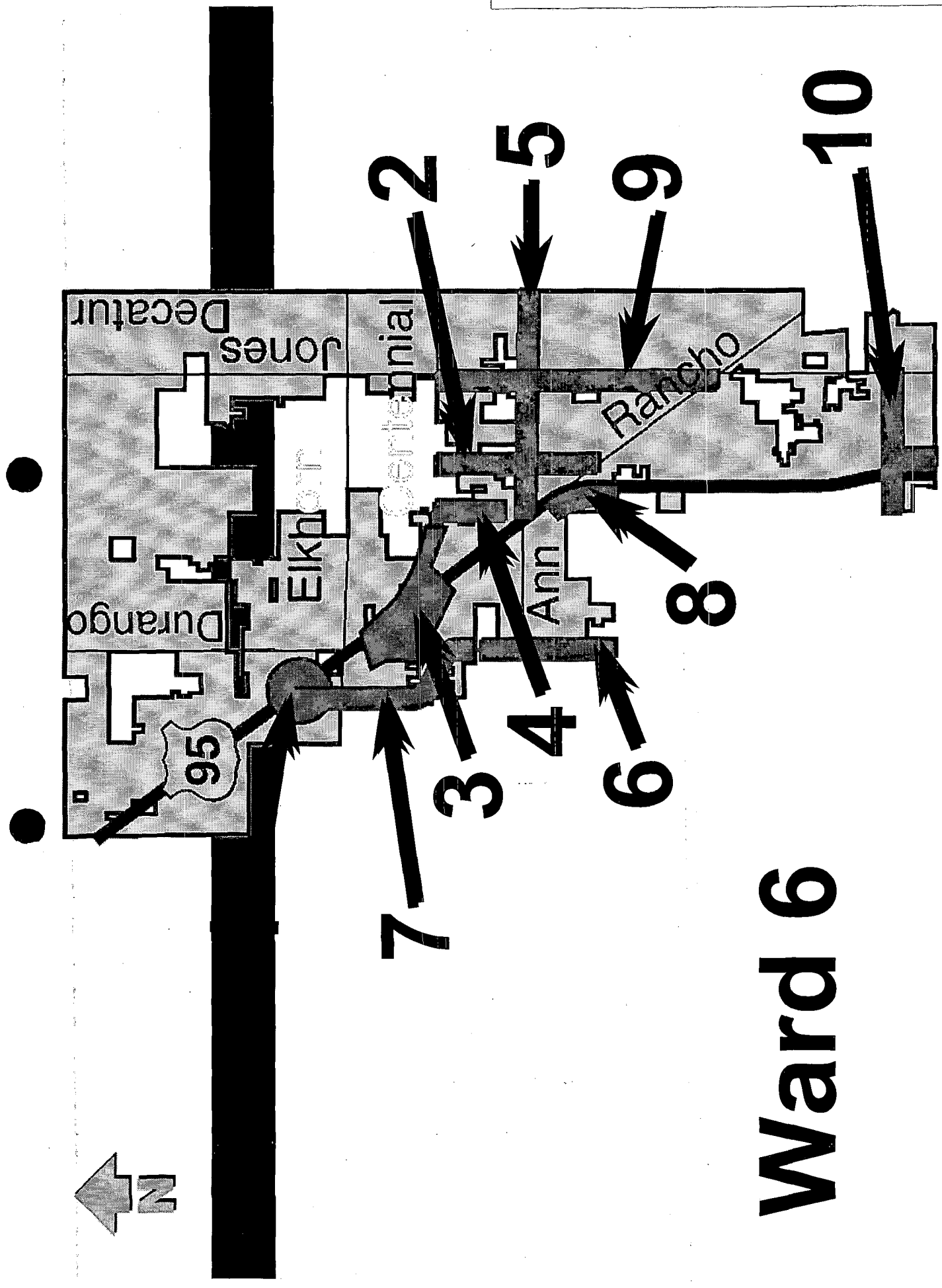
Ward 2
N
Beltway
Charleston
Rampart
Summerlin Pkwy.
Sahara
Desert Inn
95
1
2
3
4
5
6
7
8
9

Ward 3
1
2
3
4
Owens
Bonanza
Nellis
Charleston
Bruce
95
Sahara
Main
15
N


Ward 4
1
2
3
4
5
6
95
Tenaya
Buffalo
Rampart
Alexander
Cheyenne
Lake Mead
Vegas
Beltway
N

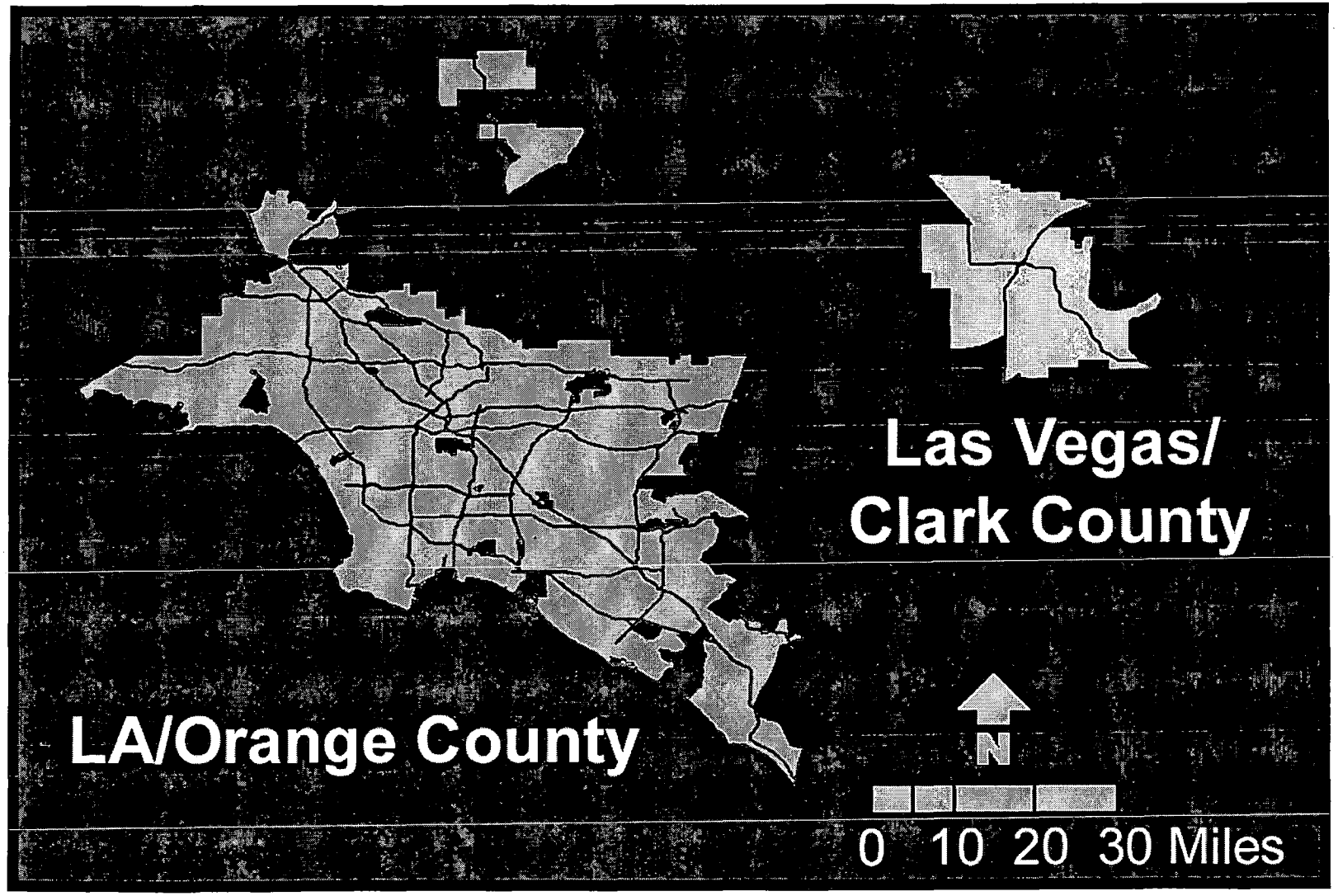
Ward 5

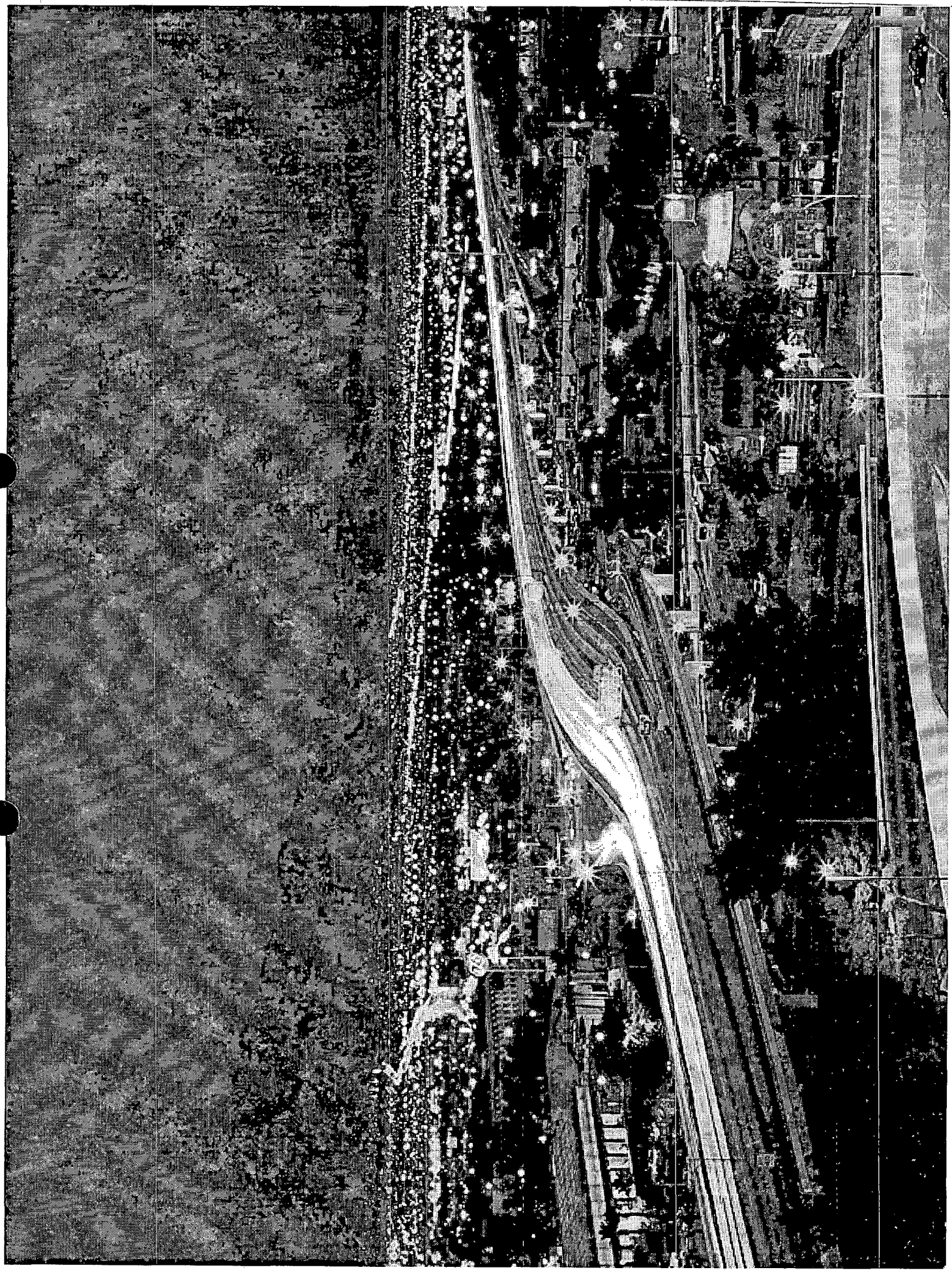
4
3
8
9
Owens
Charleston
Main
MLK
15
6
Vegas
1
5
Rancho
Washington
95
Rainbow
N



Ward 6

Freeway Density Comparisons



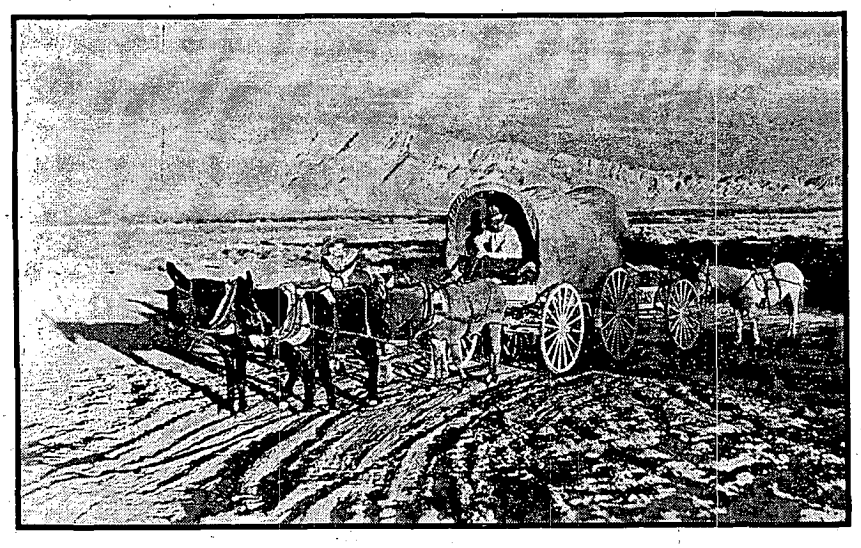


Transportation



Submitted at City Council
Date 11/15/2000 Item #50

Waiting for Traffic Signal at Sahara & Eastern?



Wagon train picture

1944 Traffic Counts

TABLE 2
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Traffic Volumes 1944

City of Las Vegas Traffic Engineer?



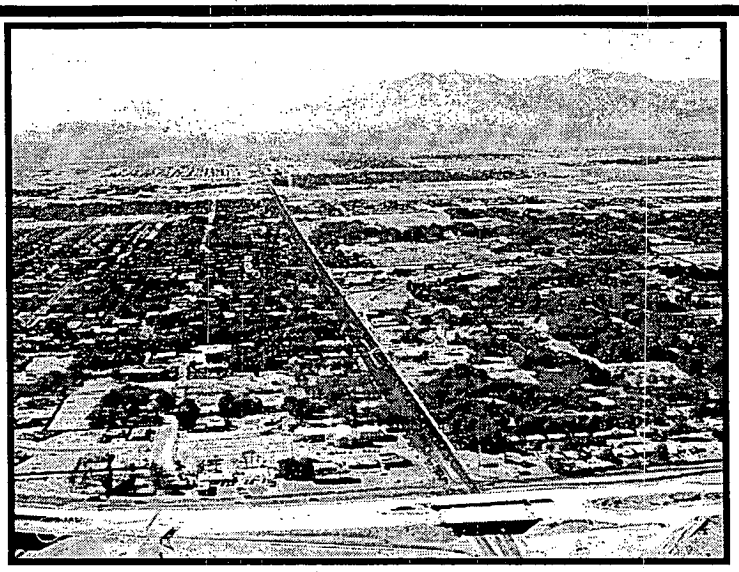
Man & Burro Picture

1965: Charleston & Maryland Pkwy



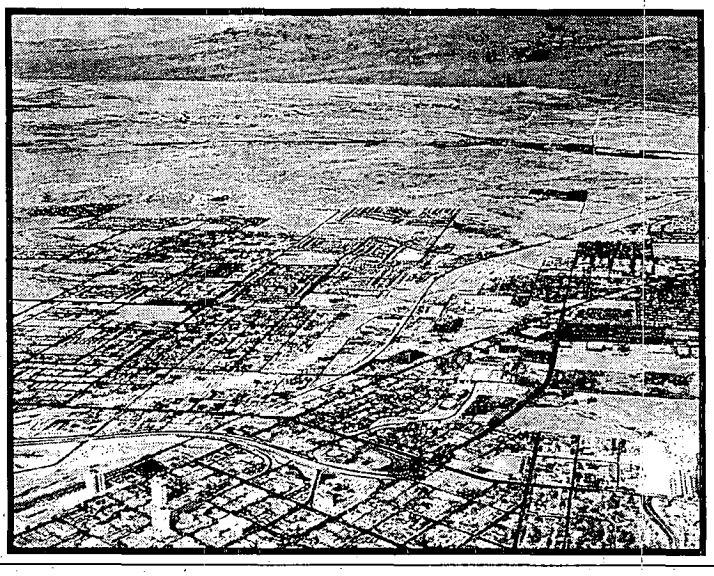
Looking south

1969: Charleston & I-15



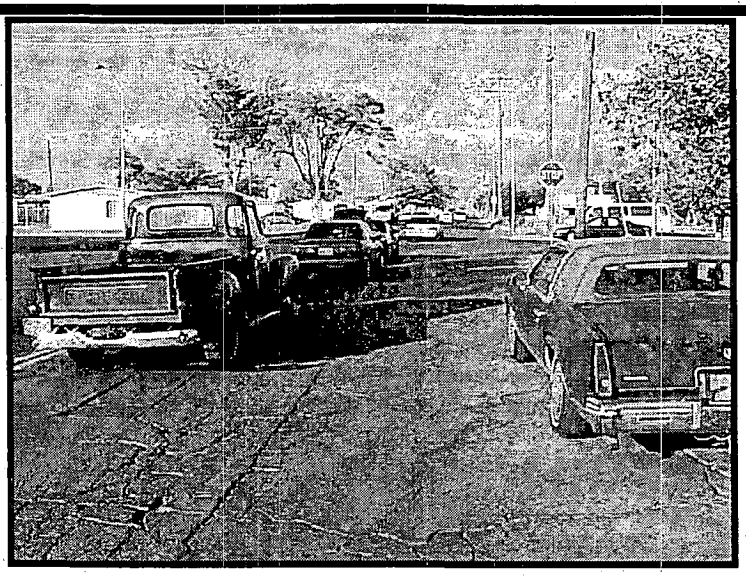
Taken looking west

Early 1970's: Downtown Las Vegas

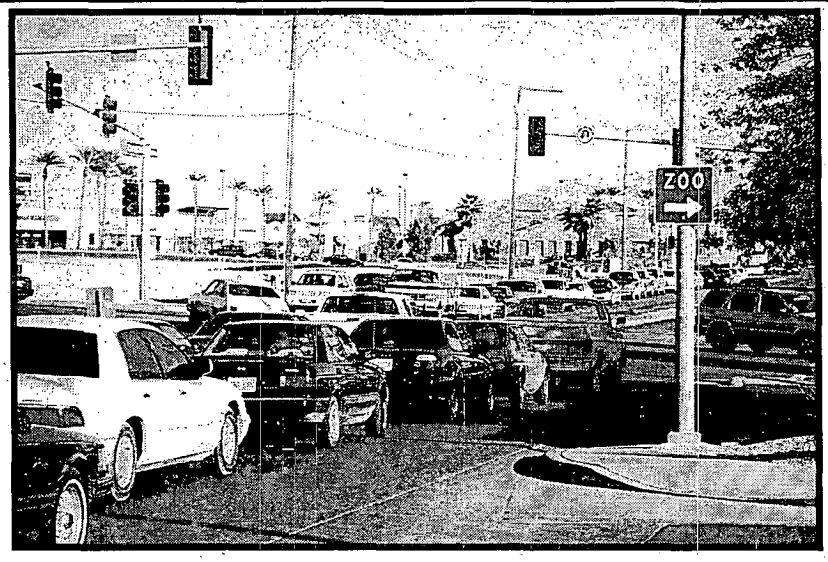


Looking Northwest

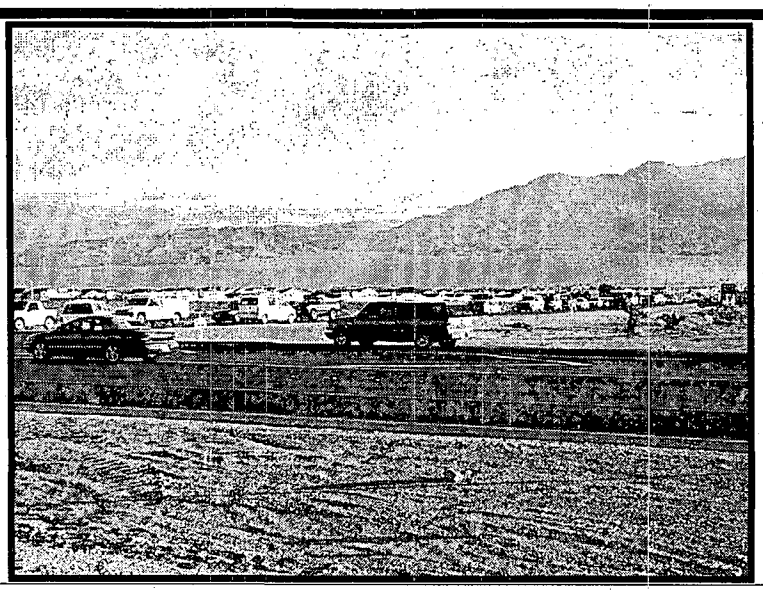
Washington: MLK to I-15



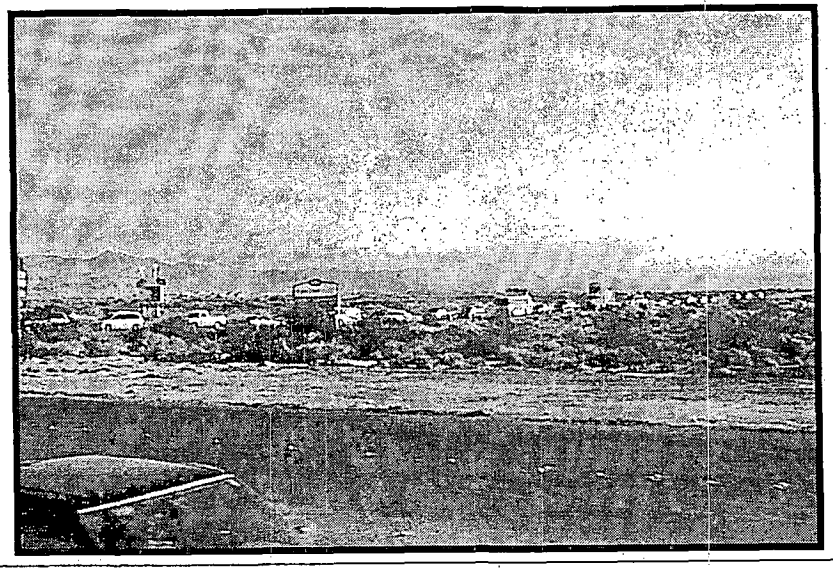
Rainbow & Silverstream



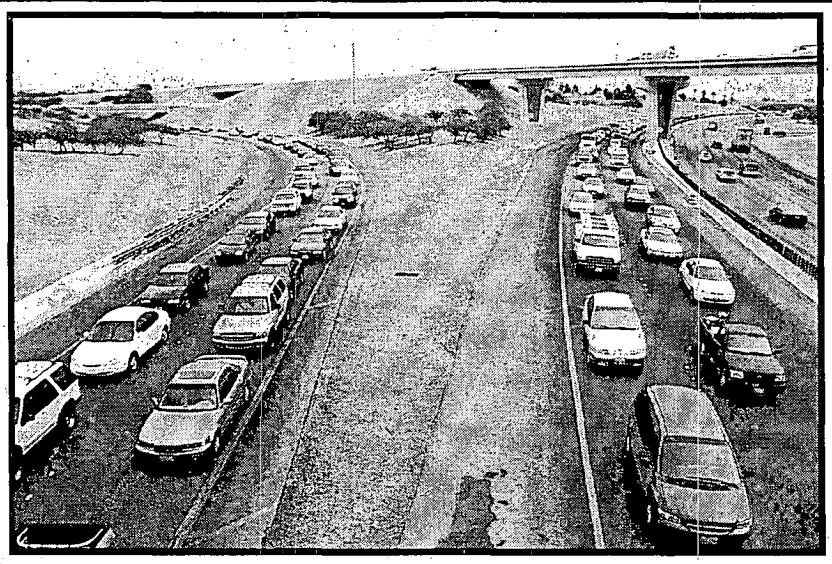
Durango & US 95



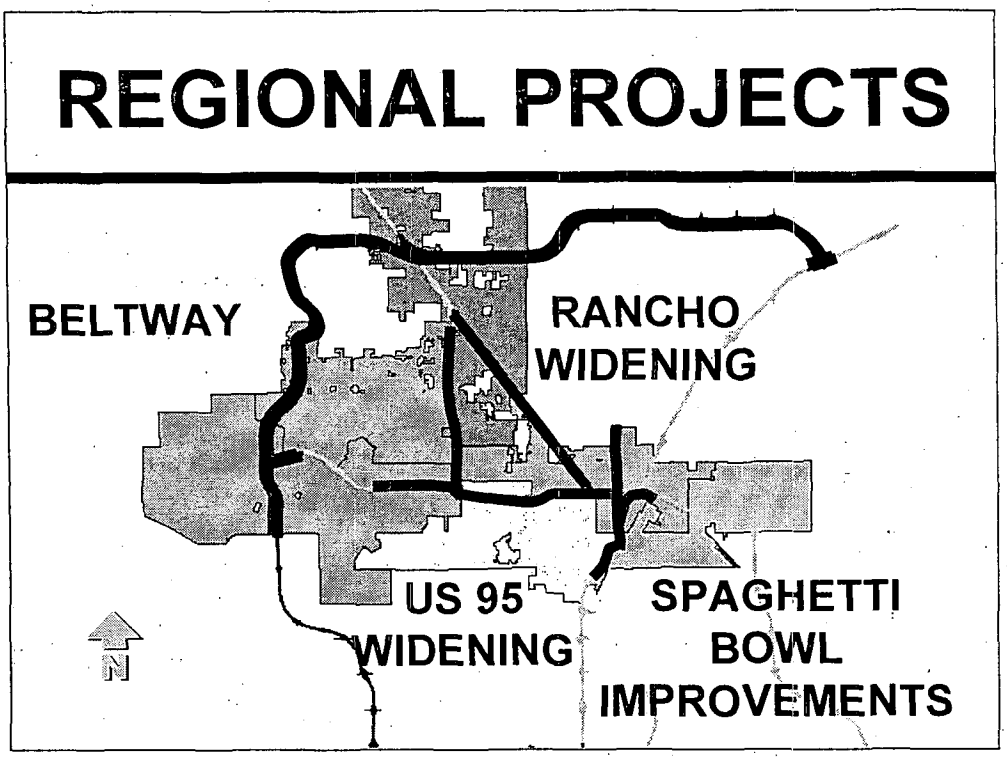
Ann Road: US 95 to Decatur



US 95 & Summerlin Parkway Area

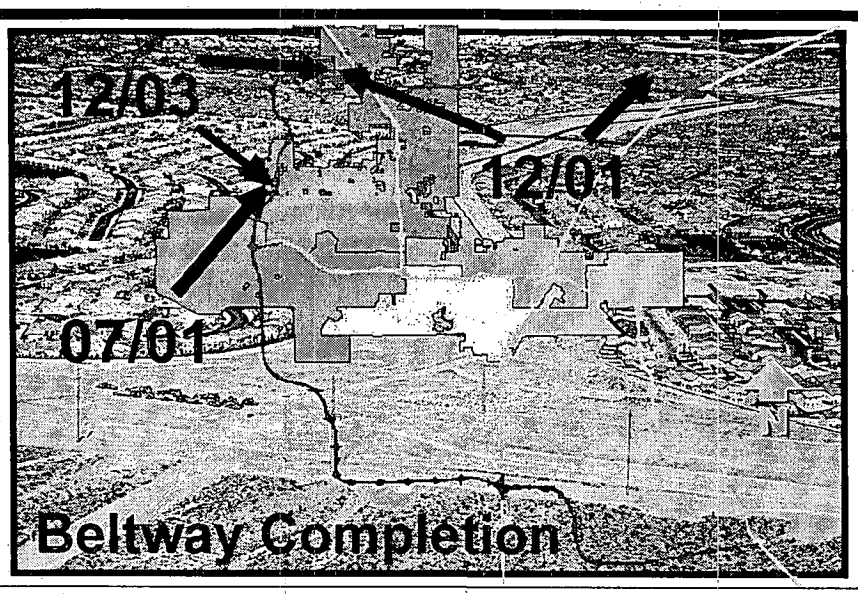


When built back in 1979, US95 was expected to accommodate 33,800 vehicles in 2000. In reality, this freeway is used by some 116,250 vehicles per day North of the Rainbow Blvd curve and 175,005 south of the curve.



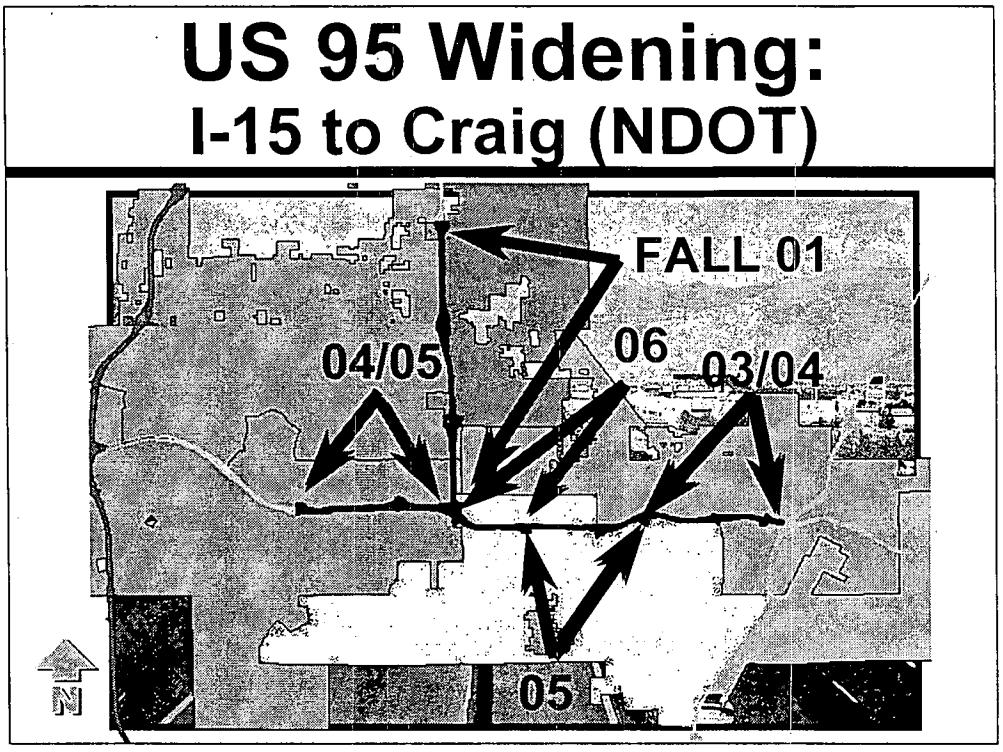
Dan working on

Beltway Construction



Four key project areas in city limits:

Cheyenne to Ann Road:	Design complete	Fall 2001
	Construction NTP	Spring 2002
	Construction Complete	Mid 2003
Ann Road to El Capitan:	Design Complete	Fall 2001
	Construction NTP	Spring 2002
	Construction Complete	Mid 2003
El Capitan to Jones:	Open Bids	November 2000
	Award Contract	December 2000
	Construction NTP	January 2001
	Construction Complete	December 2001
Jones to Simmons:	Open Bids	November 2000
	Award Contract	December 2000
	Construction NTP	February 2001
	Construction Complete	December 2001



I-15 to Craig:

Adding one additional lane in each direction

This lane will eventually be converted to a High Occupancy Vehicle (HOV) lane

Installing ramp meters

Washington to Cheyenne:

Noise barriers will be constructed adjacent to currently developed residential areas.

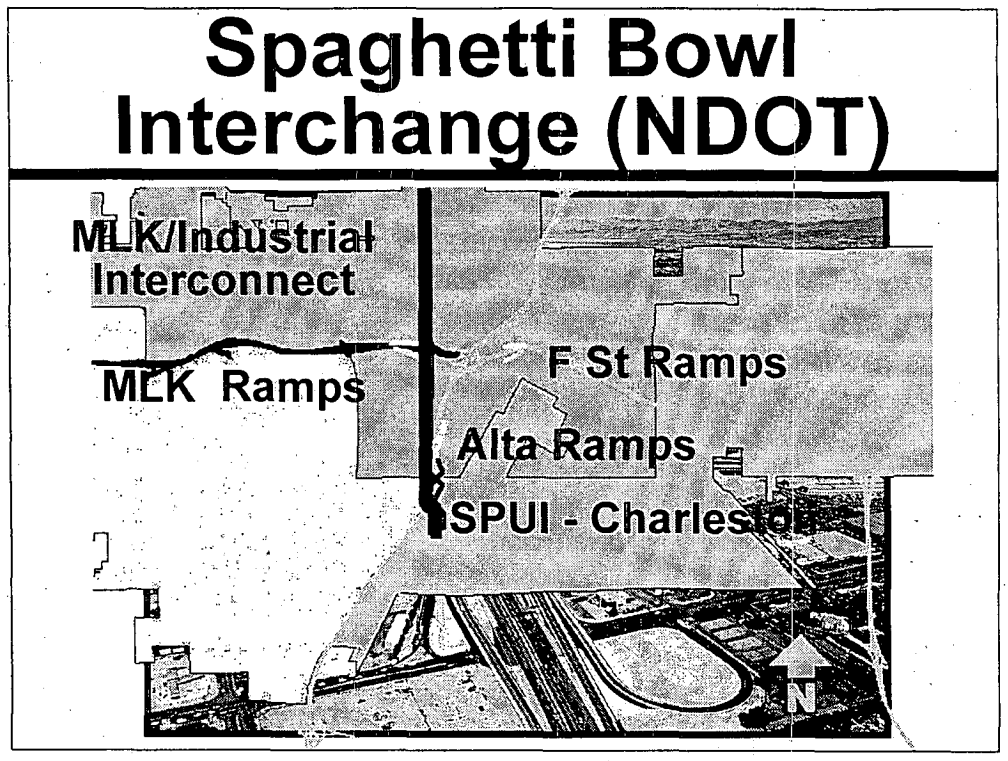
Washington to Cheyenne:

Construction started: Oct 2001

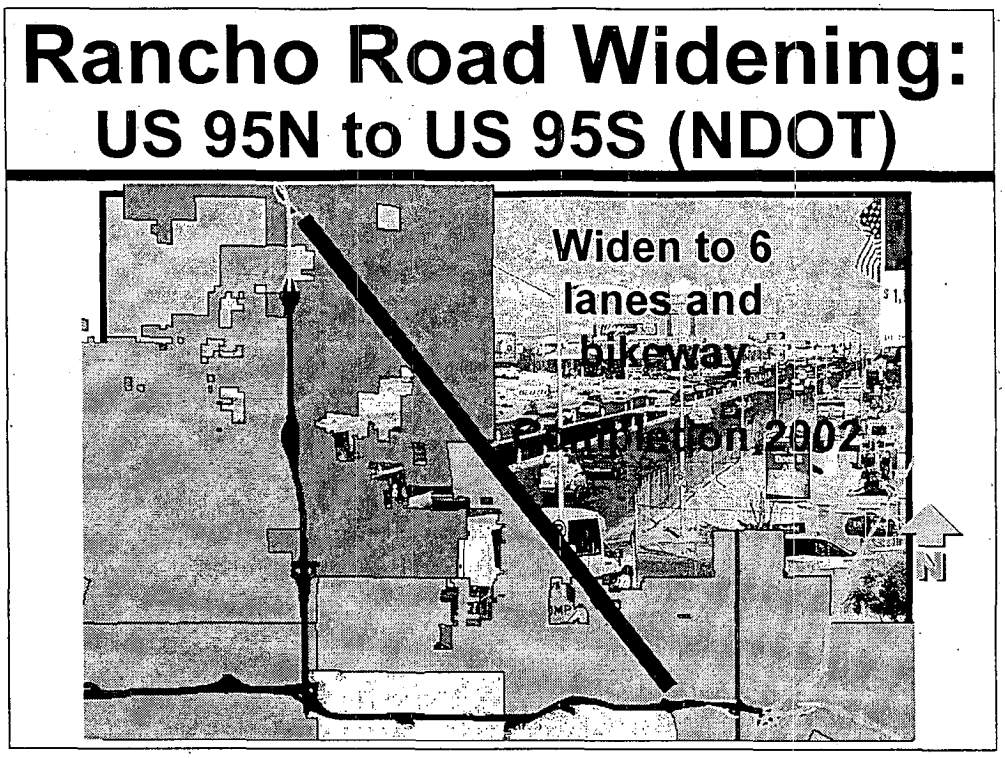
Construction Complete: July 2001

Cheyenne to Craig:

Construction Starts: April 2001



In the future, added freeway lanes east of the Bowl will add capacity and reduce traffic delays in the downtown area. The collector/distributor lanes will allow thru traffic to flow more smoothly.



Completion 2002

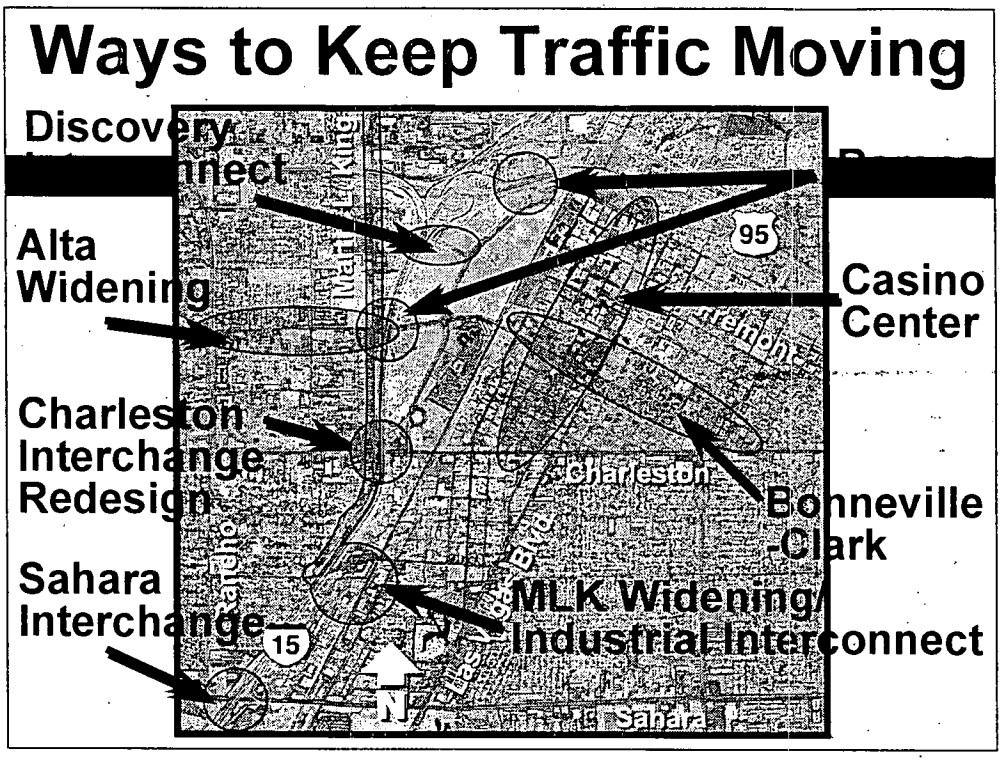
Widen to 6 lanes and with bike lanes.

Downtown Development Projects

- Union Pacific Property
- Neonopolis–Ground breaking Dec 2000
- Foley Federal Bldg. Renovation Completion 2004
- Regional Justice Center opens 2002
- Clark Co. Detention Cntr opens 2001
- Mixed Residential Use

One of our main concerns is Downtown Las Vegas and accommodating traffic as Downtown develops.

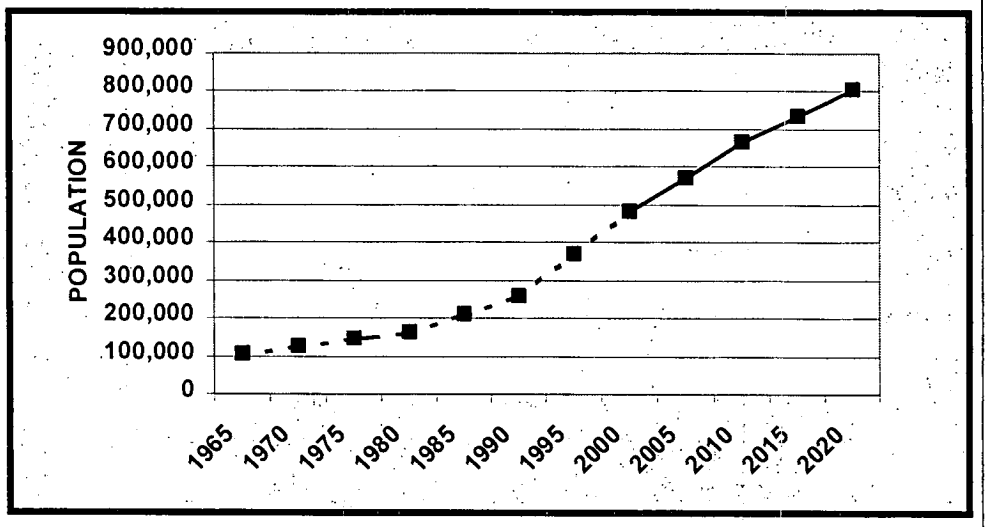
1. Union Pacific Property, includes E Commerce Village & High Tech w/Incubator, the International Furniture Mart, at 100 S. Grand Ave. it will be high density mixed use, Trammel Crow Apartments, Khol Offices, and a proposed Performing Arts Center
2. Neonopolis-w/multiplex movie theatre, ground breaking was December 12, 2000
3. Foley Federal Bldg. Renovation – Renovation completion date 2004
4. Regional Justice Center – opening 2002
5. Clark Co. Detention Center – opening 2001
6. Mixed Residential Use



Ways to Keep Traffic Moving as Downtown Develops:

1. Discovery Lane – Discovery Drive Interconnect
2. I-15 Ramps, F Street Ramps, Alta Drive Ramps
3. Bonneville – Clark one-way pair(eastbound Bonneville and Westbound Clark, Las Vegas Blvd to Main St.)
4. Charleston Interchange Redesign by NDOT (t-cups will go away, this will provide more capacity)
5. Casino Center – Fourth St. one-way pairs
6. Martin L. King Blvd Widening – Industrial Interconnect (NDOT) (in design)
7. Alta Widening – Between MLK and Rancho
8. Sahara Interchange (NDOT) (under construction)

Las Vegas Population



Nevada ranked # 1 among states for % population change: 50.6%

Second place Arizona grew 30.4%

Nevada ranks 11th among states for total population increase: +607,000

Las Vegas population in 1990 was 258,295

In 1999 it was 466,312

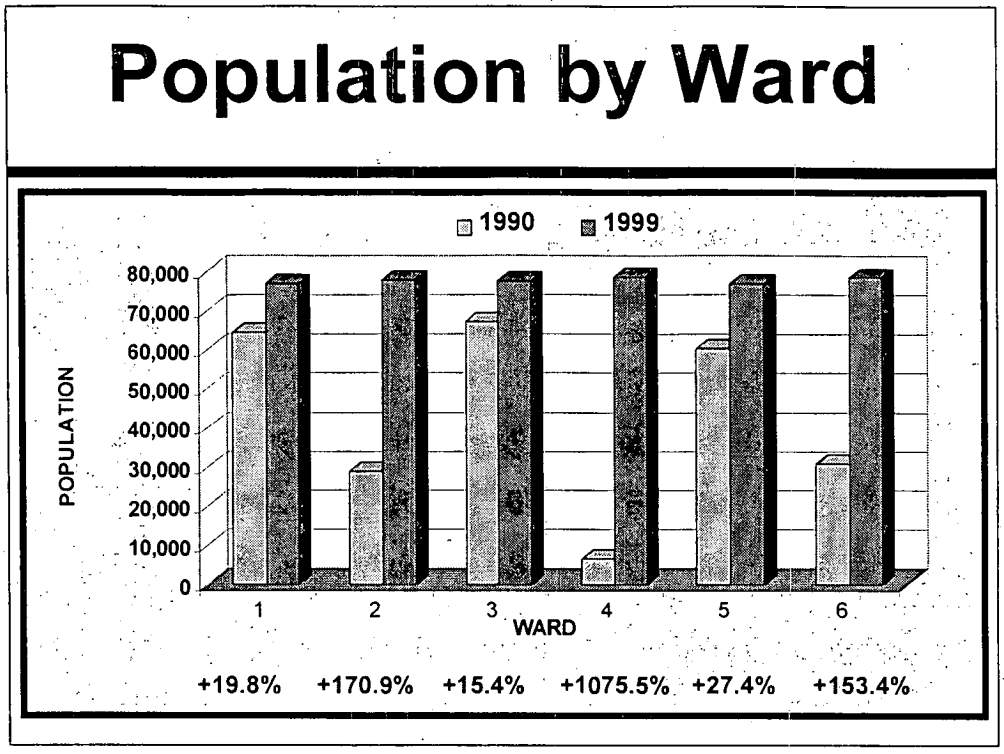
This is an 80.5% increase

The average annual change is a 6.8% increase

Between 1990 and 1999, the City of Las Vegas added one housing unit and 2.5 people per hour around the clock.

Las Vegas Population Projection:

- 2005 570,000
- 2010 665,000
- 2015 735,000
- 2020 805,000



Ward 1 = +19.8%

Ward 2 = +170.9%

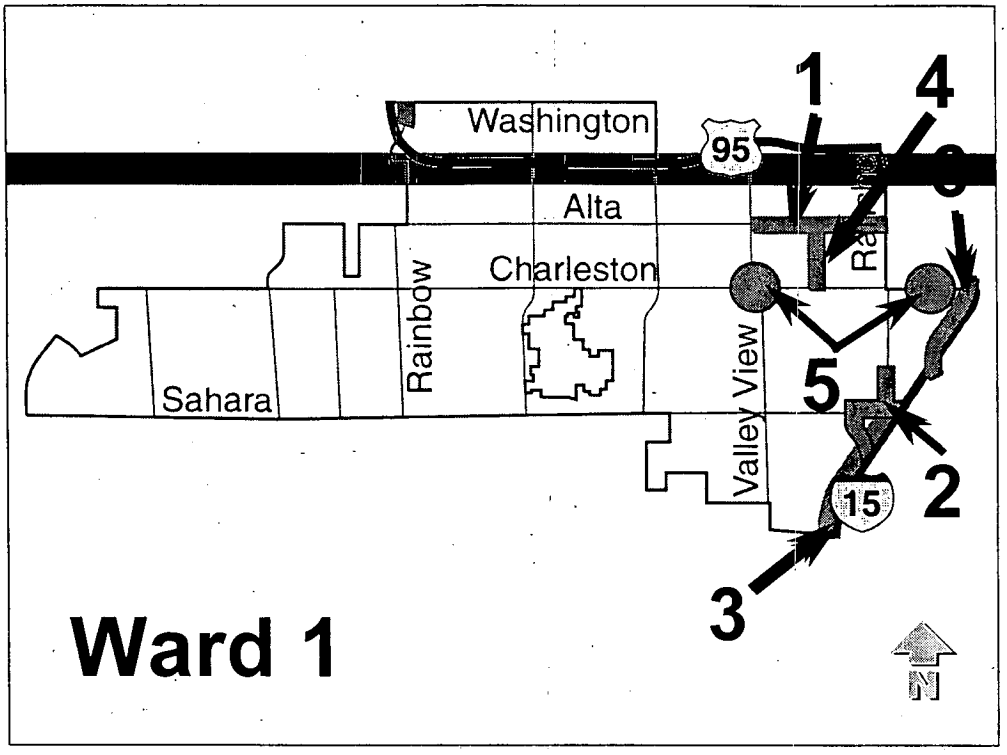
Ward 3 = +15.4%

Ward 4 = +1075.5%

Ward 5 = +27.4%

Ward 6 = +153.4%

The City of Las Vegas has more than $100 million in transportation projects either under construction or will soon start construction. These projects are either in design or under construction in the next 3 years.

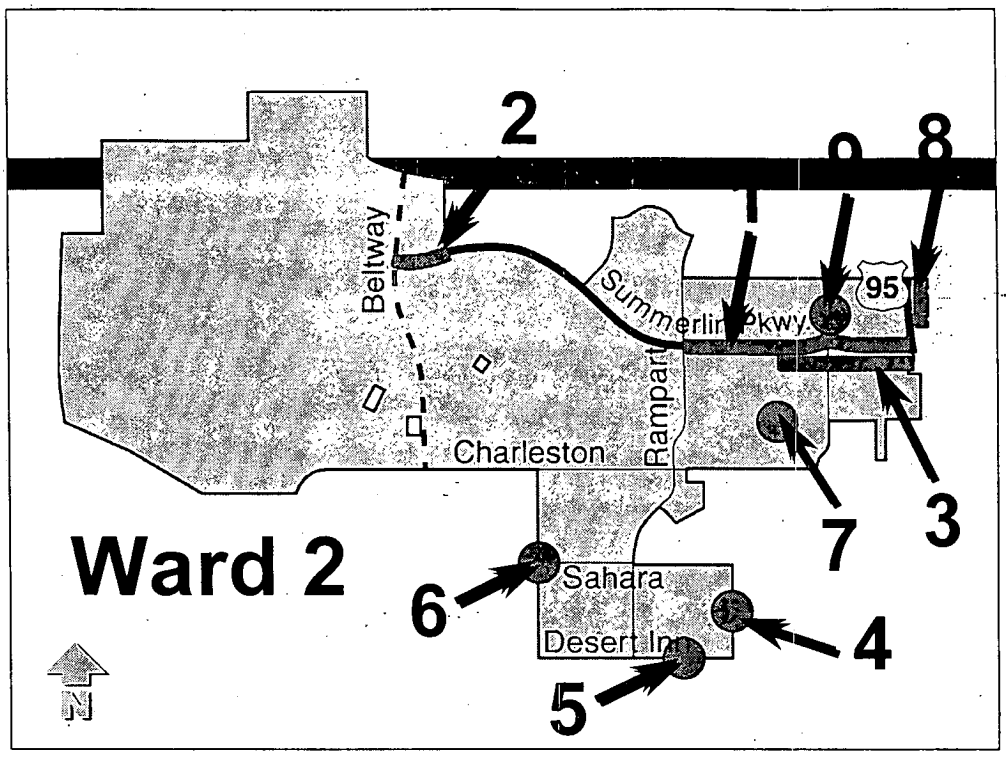


Projects

1. Alta, west of Rancho - conceptual
2. Rancho, Sahara, Teddy Drive Road Improvements – Construction starts Spring 2001
3. I-15/South of Sahara Sound Walls (CLV/NDOT) – Construction Completion Summer 2001
4. Campbell – Alta to Charleston Street Rehab. - Conceptual
5. Intersection Improvements

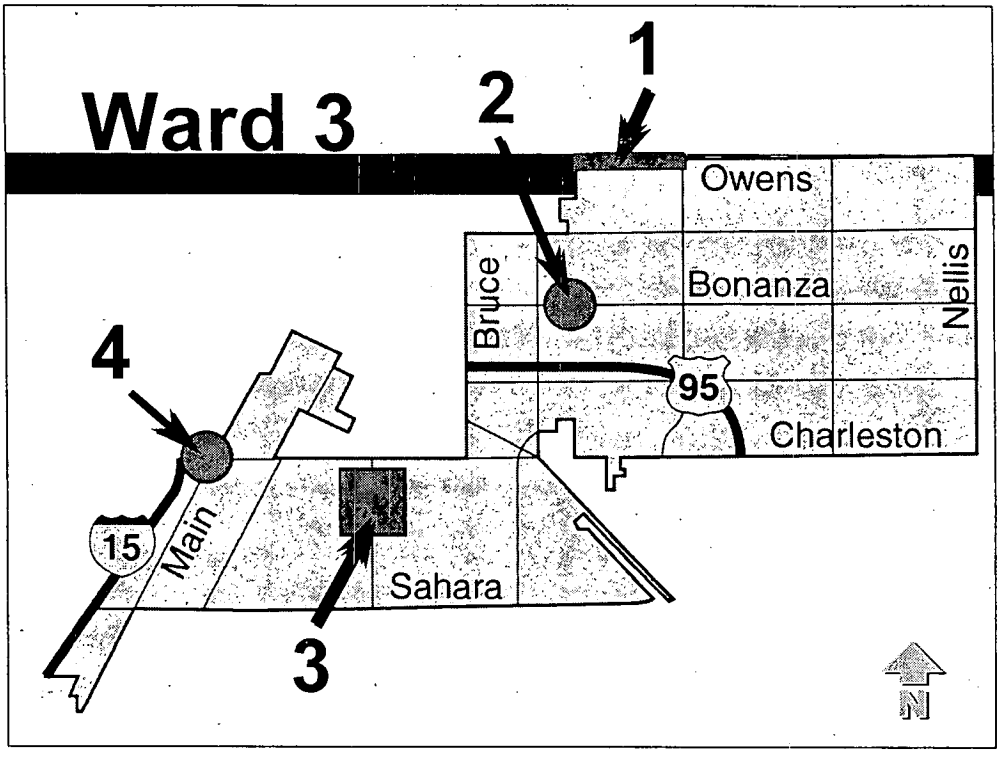
   Charleston – Valley View – Completion Summer 2002

   Charleston – Shadow Lane – Completion Fall 2001
6. MLK/Industrial Interconnect from Wyoming to Carey - Widen to 6 lanes (NDOT/CLV) – Completion 2004/2005



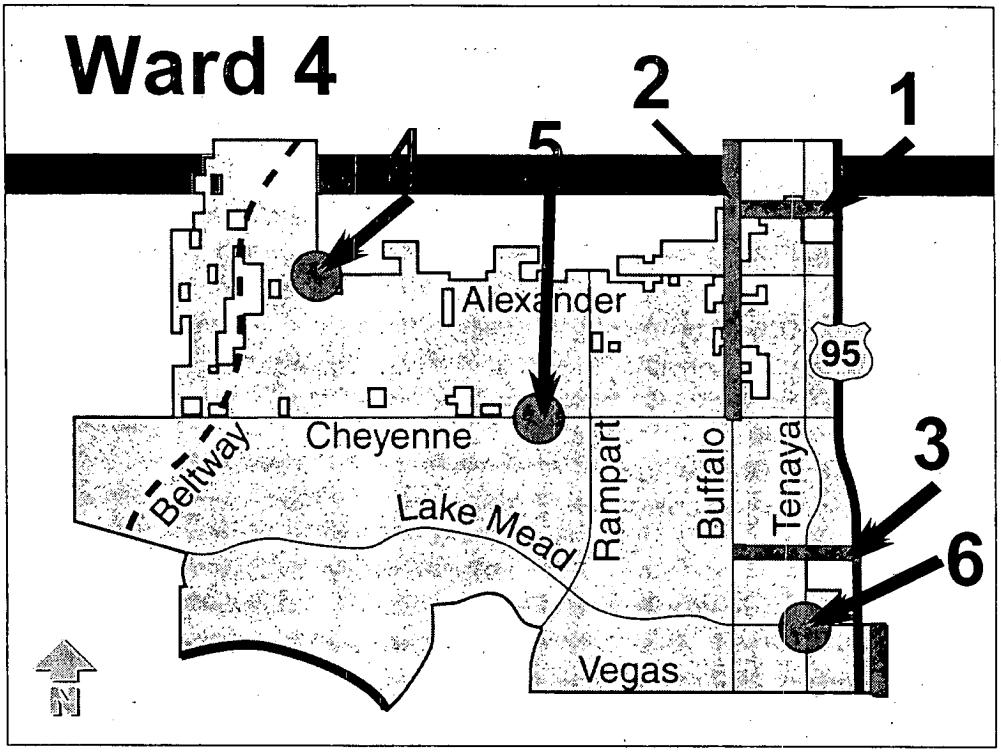
Projects

1. Summerlin Pkwy: Rainbow to Rampart – Widen to 6 lanes - Completion 2004/2005
2. Summerlin Parkway Connection to Beltway – Completion 2001
3. Westcliff Improvements – Cimarron to Rainbow – Underway – Early 2001 for completion
4. Durango & Starboard Traffic Signal – Completion Spring 2001
5. Desert Inn & Crystal Water Traffic Signal – Completion Summer 2001
6. Sahara and Hualapai Traffic Signal – Completion Spring 2001
7. Cimarron & Alta Traffic Signal – Completion Fall 2001
8. Rainbow - Silver Stream to Smoke Ranch – RTC Road Improvement Project – Construction starts 2001 (Wards 1,2,4,5,6)
9. Buffalo & Washington Intersection Upgrade – add dual left turns – Completion Spring 2002



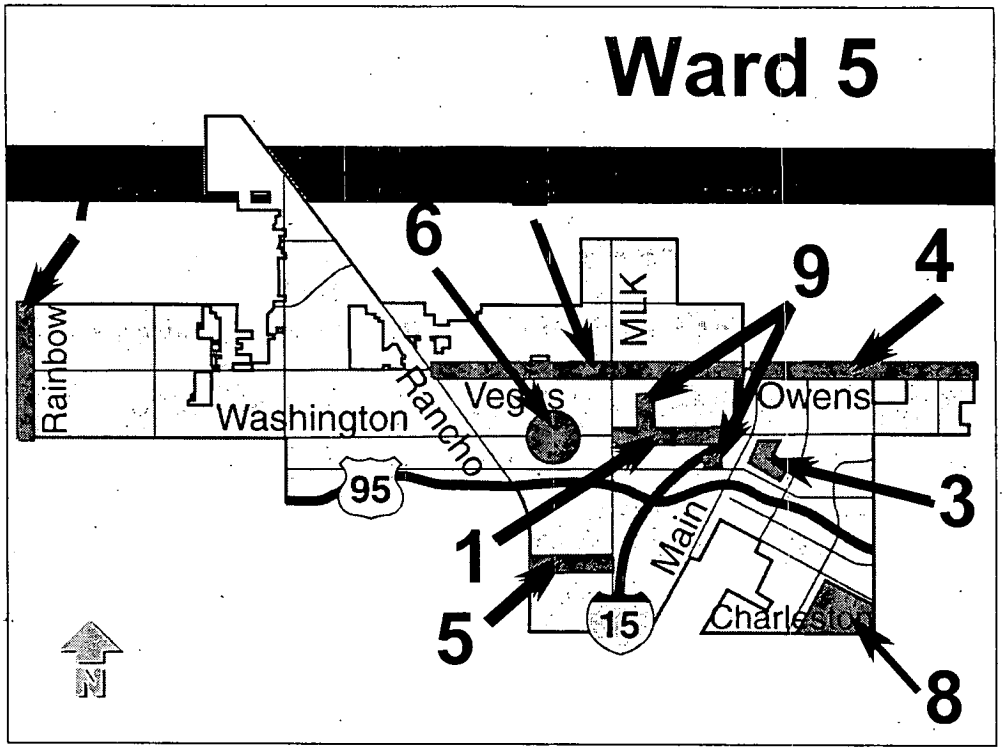
Projects

1. Owens Avenue: Pecos to Main road rehabilitation – Start Construction Spring 2002 (Wards 3,5)
2. Bonanza and 28th St. Traffic Signal – Completion Summer 2001
3. Huntridge Neighborhood Improvements Phase 4 & 5 – Area of Charleston, Franklin, 8th St. and 15th St. Remove and replace roads, install new curb, gutter, and street light upgrades. In Construction
4. Charleston and Commerce Intersection. Increased turning pocket for left turns at EB Charleston to NB Main St. – Completion Fall 2001



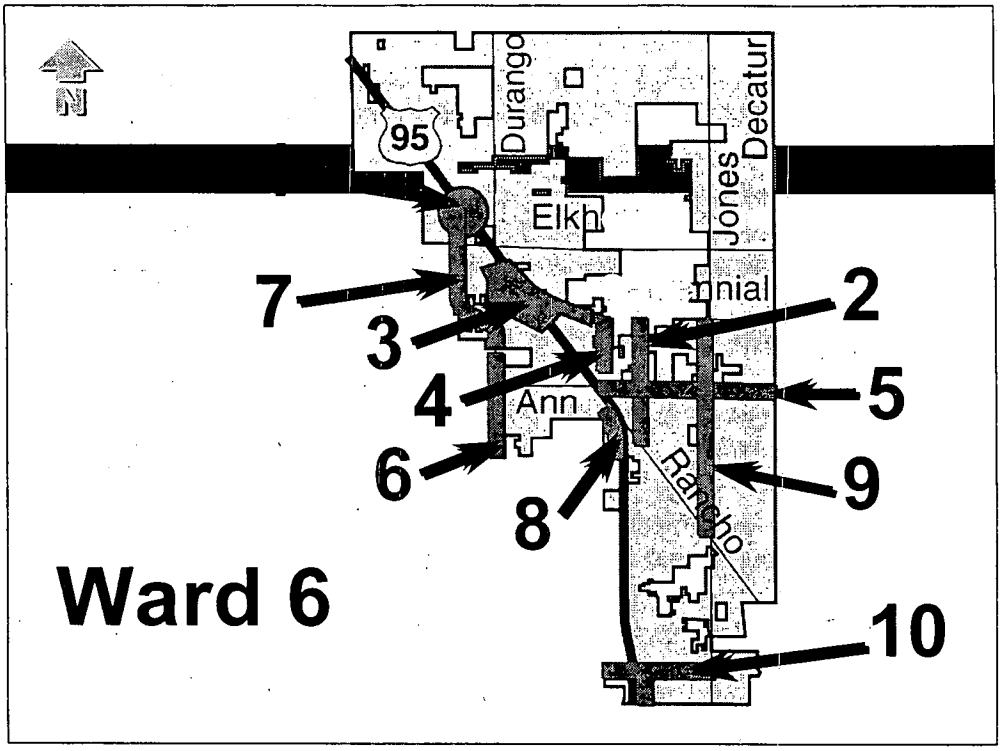
Projects

1. Craig Road: Buffalo to US 95 – RTC Road Improvements – Completion Summer 2001
2. Buffalo – Cheyenne to Lone Mountain – RTC Road Improvements – Awaiting County SID – Anticipate start Summer 2001
3. Smoke Ranch: Buffalo to Jones. Remove and reconstruct pavement – start 2001 (Wards 4,6)
4. Hualapai/Alexander Arterial Realignment – Start 2002
5. Cheyenne & El Capitan Traffic Signal – Completion Spring 2001
6. Lake Mead and Tenaya Intersection Upgrade – add dual left turns – Completion Spring 2002



Projects

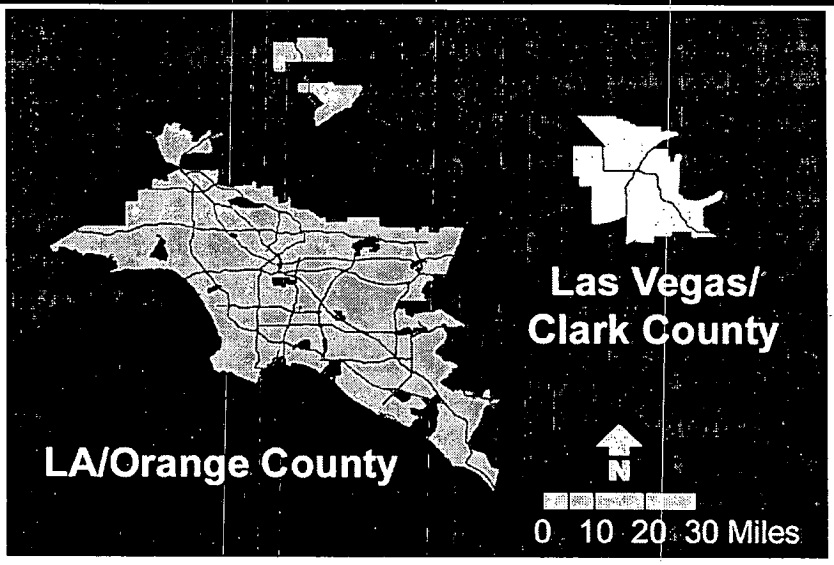
1. Washington Ave. Improvements: I-15 to MLK – flood control and road improvements – Start construction Winter 2001
2. Vegas Drive Improvements: Rancho to I-15 – Start construction upon significant completion of Washington Avenue (Fall 2001)
3. Biltmore Neighborhood Improvements: upgrade roads, street light installation, bring up to today's standards – Start construction Spring 2001 (Debby has more info)
4. Owens Avenue: Pecos to Main road rehabilitation – Start Construction Spring 2002 (Wards 3,5)
5. Alta: Rancho to MLK Phase II – Road widening – Start construction upon completion of I-15 Freeway Channel Project
6. Washington and Tonopah Traffic Signal – Completion Fall 2001
7. Rainbow - Silver Stream to Smoke Ranch – RTC Road Improvement Project – Construction starts 2001 (Wards 1,2,4,5,6)
8. Mayfair – Area of Charleston, Fremont, Bruce & 15th St.- Remove & replace roads, install new curbs, gutters, & upgrades. Start Fall 2001, Finish Spring 2002
9. West Las Vegas – Phase 7 – J St. from Washington to Jackson and D Street from Bonanza to Wilson – reconstruct street, curb, gutter and drainage improvements. Start Spring 2001, Finish Summer 2001



Projects

1. Durango Interchange over US 95 - Start Spring 2001 (NDOT)
2. Rainbow Blvd. Improvements – Rancho to Centennial – Start Fall 2001
3. Town Center Loop Road with Overpass at Elkhorn and Overpass at Tropical – Construction start 2001 (CLV/NDOT)
4. Tenaya Way– Sky Pointe to Centennial – Road Widening – Start 2001
5. Ann Road – US 95 to Decatur – Road widening – Start Fall 2001
6. Durango Phase II - Lone Mountain to Tropical – Road Widening - CLV & Clark County SID – Start Fall 2001
7. Durango Phase III - Tropical to US Hwy 95 – Road Widening - CLV & Clark Co. SID – Start Fall 2001
8. Painted Desert Sound Wall Extension (Charlie getting date)
9. Jones Blvd – Rancho to Centennial – Completion date 2001
10. Smoke Ranch: Buffalo to Jones. Remove and reconstruct pavement – start 2001 (Wards 4,6)

Freeway Density Comparisons



Comparison of LA/Orange County Metro Area w/Clark Co Metro Area Freeway Densities.

Las Vegas Metropolitan Freeway system: 57.39 miles

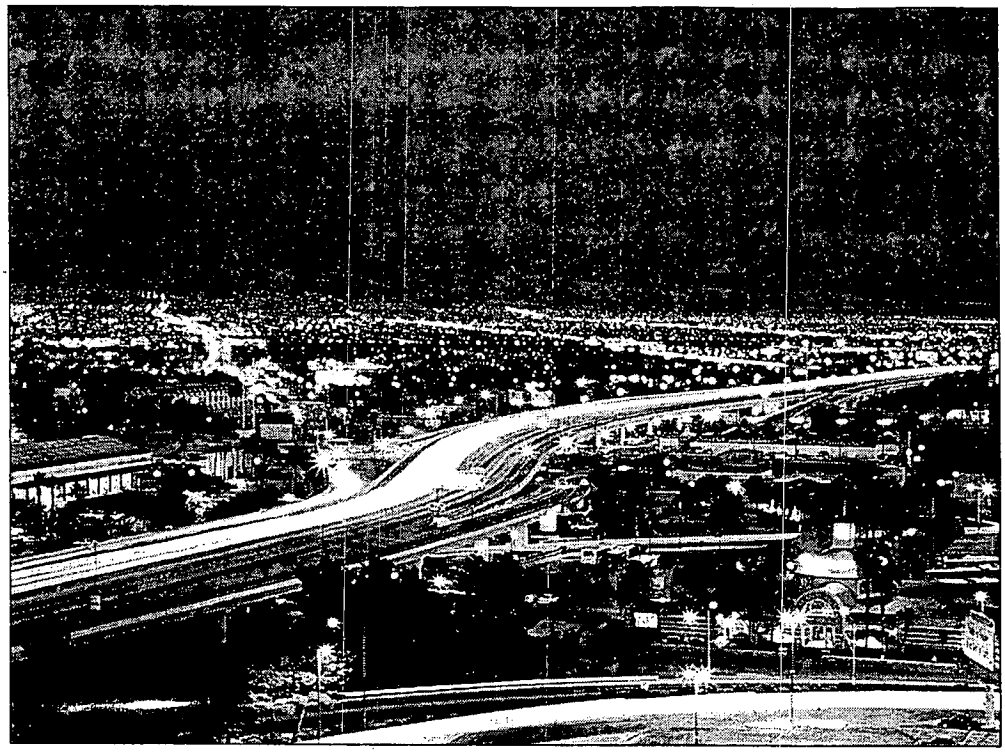
Las Vegas Metro Land Area W/ 1997 Pop Density >400/SQMi 359.0 SqMi

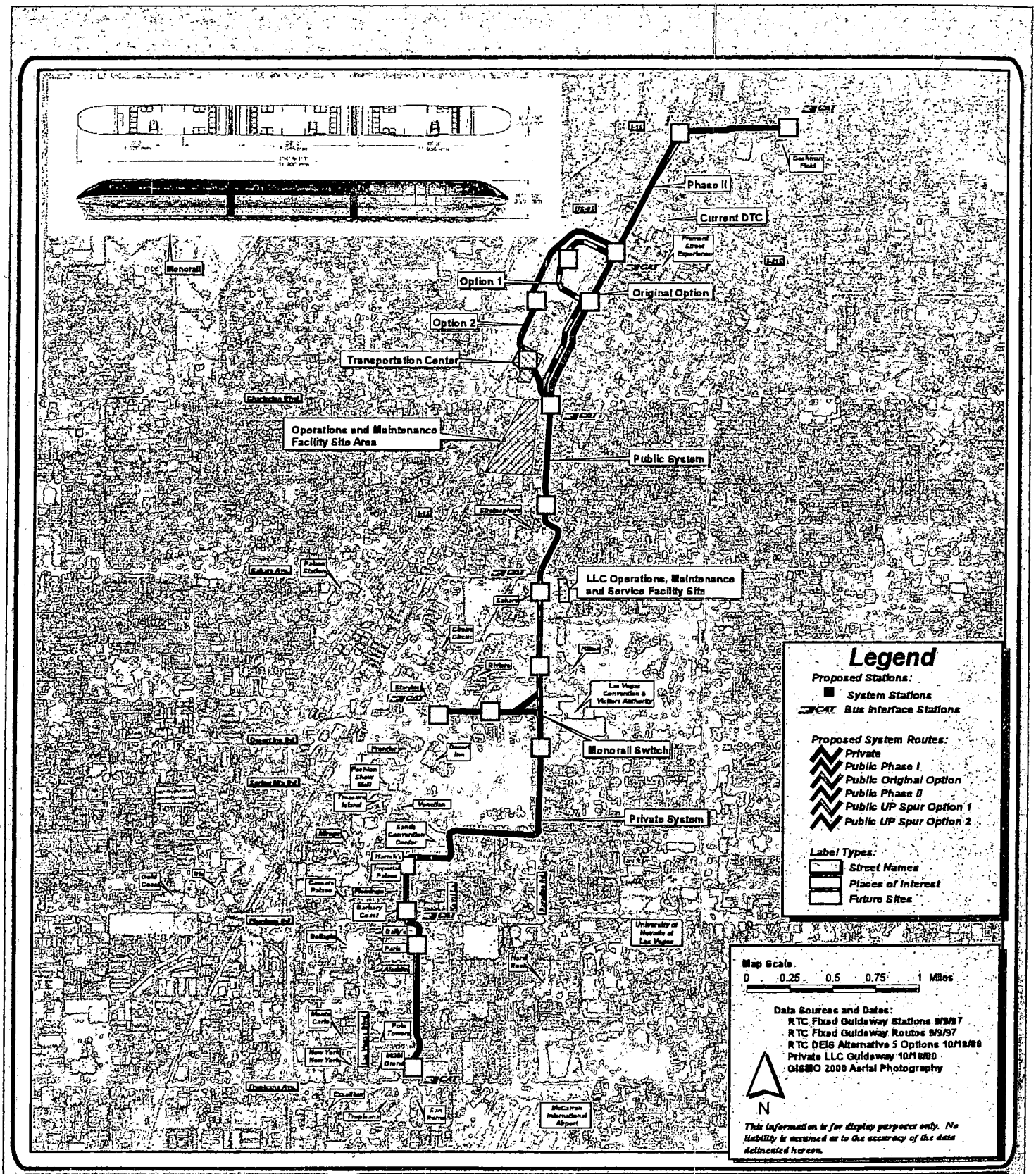
Las Vegas Metro Area Freeway Density = 57.39/359.0 = 160 MI Freeway/SQMI

LA/Orange County Freeway System 644.8 Miles

Land Area W/Pop Density >400/SQMI 1959.9 Sq Mi

Freeway Density = 644.8 Mi / 1959.9 Sq I = 328 Freeway Mi / SQMI





Regional Transportation Commission
Transit Department and MPO Planning Division
MOS: October 9, 1997
Plotted: October 2000

DEIS Alternative 5
Seamless Service Options

Submitted at City Council

Date 11/15/2000 Item #50

CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 15, 2000

VERBATIM TRANSCRIPT: ITEM NO. 50 – REPORT ON THE STATUS OF THE CITY OF LAS VEGAS' TRANSPORTATION IMPROVEMENT PROJECTS NOW UNDER DESIGN, CONSTRUCTION OR PLANNING

MAYOR GOODMAN — Item Number 50, a report on the status of the City of Las Vegas' transportation improvement projects now under design, construction or planning. This is a report only; no action is required. Yes, Sir.

CHARLES KAJKOWSKI, CITY PLANNING ENGINEER — Good morning, Mayor and Council.

COUNCILMAN MACK — Excuse me. Roni, can you count me as a yes vote on that last one. Thank you.

CITY CLERK RONEMUS — Yes.

CHARLES KAJKOWSKI, CITY PLANNING ENGINEER — Good morning, Mayor and Council. I'm here to give you a presentation on transportation and following my presentation, Jacob Snow will give you a brief presentation on the monorail project.

Okay. It wasn't too long ago that many areas around the City were much like this without any traffic flows. However, the City has for a very long time been concerned about growth and traffic. This is a page from a 1944 traffic study and you can see some of the traffic counts. Las Vegas Boulevard and Charleston, the first one, 964 vehicles in a 24 hour period. Today, that's almost 56,000.

Today we continue taking traffic counts, perform analysis for planning future public improvements. Here possibly is our former traffic engineer, mitigating traffic delays.

COUNCILWOMAN McDONALD — That's not O.C., is it?

CHARLES KAJKOWSKI, CITY PLANNING ENGINEER — No.

COUNCILWOMAN McDONALD — Okay.

CHARLES KAJKOWSKI, CITY PLANNING ENGINEER — 1965, I think this was the year that you came to the City, Mayor?

MAYOR GOODMAN — No, 1964; but close enough. It looked that way.

CHARLES KAJKOWSKI, CITY PLANNING ENGINEER — We see Circle Park, not quite finished. We see Gorman High School. Oakey Boulevard and not much further south. Next pictures, 1969 we have Charleston and I-15. You can see that that intersection, interchange is under construction and today we are planning the reconstruction of that interchange.

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This is a view of the Northwest area and part of Downtown. You can see there is still a lot of land. Today we have a number of hot spots around the community that need improvement to mitigate and help traffic move along. One of them is MLK, Washington between MLK and I-15. This project will be under construction very shortly. Rainbow, Silver Stream is in the picture. We have a project Rainbow from Silver Stream to Smoke Ranch Road which will be under construction next year.

Here we see Durango, US95, the site of quite a few accidents. We see cars keyed up, queued up to go southbound on US95. After the first of the year NDOT will have a project underway for the construction of an interchange at that location. Go forward. We went backwards on that. Again.

Okay. Ann Road, we can see some traffic backup there. We have a road project, Ann Road/US95 to Decatur, and it's currently in design. We hope to have that under construction next year. US95/Summerlin Parkway area, when this road was being planned, US95, they were expecting traffic counts on the order of about 35,000 in the year 2000. In actuality today we have 115,000 northbound, 175,000 southbound.

To talk about a few of the regional projects, we have the beltway project, the US95 widening and Summerlin Parkway widening, Spaghetti Bowl improvements, including the Martin Luther King/Industrial connector, Rancho widening. Beltway construction is underway and in the next slide we'll have some dates. The southern beltway up to Cheyenne should be completed by the middle of next year. The piece from El Capitan to I-15 the end of next year and then the missing piece between El Cap and Cheyenne the end of 2003.

US95 widening, I-15 to Craig, currently you see construction on that segment from Summerlin Parkway up to Craig Road under construction and it should be completed by the end of next year. Next we have a piece between Valley View and the Spaghetti Bowl completion date as shown, 0304. Widening of Summerlin Parkway from Rampart to US95, 0405. Torrey Pines to Valley View, 05 and the last phase will also include interchange improvements where Summerlin Parkway and I, 95 meet, completion projected at 06.

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Spaghetti Bowl. What you see is the Spaghetti Bowl as it is now after the completion of the recent construction phases. There are some other improvements associated with that. Additional Martin Luther King ramps, connections with 95 and F Street, on/off ramps and ramps on Alta to I-15. Additionally, the reconstruction of that Charleston interchange I pointed out earlier.

That is the MLK connector. And it's currently in the early stages of design. Rancho Road widening from US95 to, north to US95 South will be widened to six lanes. It'll include some facility for bikes. Its projected completion is 2002.

Downtown has many development/redevelopment projects. This is a short list of a few of those. To accommodate the increase in traffic, we have a number of projects, some of which I already mentioned. The first one being discovery interconnect. This is not in design. It's under consideration to provide the link between Grand Central Parkway on the Union Pacific Railroad property to Martin Luther King. Those ramps that I mentioned earlier on F Street and Alta, Bonneville/Clark, one-way pair. Charleston interchange redesign. Casino Center, one way southbound to work as a couple with existing one-way Fourth Street.

Martin Luther King widening and Industrial connector. Alta widening. And lastly, the Sahara interchange, which we'll talk a little bit more about. We all know that Las Vegas is the fastest growing community in the country. This next slide shows that population growth by Ward and it's – remarkable. As you can see, the numbers on the bottom where all the growth by Ward.

Now, I will discuss some of the projects by Ward that – we have in various stages. The first Ward, we have Ward 1, Alta, west of Rancho. We're looking at possibly a beautification, but certainly a street rehab project. Two, Rancho/Sahara/Teddy Drive improvements, we're doing some significant improvements with the intersections at Teddy and Rancho on Sahara. Also realigning Teddy and doing – a street rehab project on Rancho Road. I-15, we are working with NDOT to have a sound wall constructed in the vicinity of Palace Station along the west side of I-15.

Four, street rehab project on Campbell Drive between Alta and Charleston. Five, excuse me, four – Campbell. Five would be intersection improvements on Charleston and Valley View, Charleston and Shadow Lane. And six, there's

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that, a piece of that Martin Luther King connector in that Ward.

Moving on to Ward 2, the first project is Summerlin Parkway widening to six lanes. Projected completion 0405. Two is the completion of the Parkway to the beltway by next year. Three, Westcliff improvements on Cimarron and Rainbow. That is under construction presently and we hope to have construction completed early next year. Project four is a traffic signal improvement at Durango/Starburst. Five is DI and Crystal Water traffic signal. Six, Sahara/Hualapai traffic signal. Seven, Cimarron/Alta traffic signal. Eight is a small portion of the overall project of Rainbow from Silver Stream to Smoke Ranch Road. And nine is Buffalo/Washington intersection upgrades.

Ward 3; Owens Avenue, Pecos to I-15. This is just a portion of it in Ward 3. We hope to have that, well, this Board approved consultant agreements to start on design, but we hope to start construction in 2002. Project Two is a traffic signal at Bonanza and 28th Street. Three is a neighborhood rehab program in a Huntridge neighborhood. That's in construction. Four, Charleston/Commerce intersection capacity improvements.

Ward 4 -- The first project is Craig Road/Buffalo to US95, it is currently under construction with a summer completion date of next year. Two is Buffalo/Cheyenne to Lone Mountain. We hope to have that under construction by mid next year. We're trying to coordinate our project with the County. Three – Smoke Ranch/Buffalo to Jones. Basically that's a street rehab program project. Four – We have a realignment of Hualapai/Alexander. And five is Cheyenne/El Capitan traffic signal. Six is Lake Mead/Tenaya intersection upgrade.

Ward 5 – First project is Washington Avenue improvements, I-15 to MLK. We're hoping to have it start within a month or so. Vegas Drive is number two, Rancho to I-15. We're looking to start construction some time next year. Three is a street rehab program in the Biltmore Neighborhood. Four is the continuation from Ward 3, Owens Avenue, Pecos to I-15 street rehabilitation project to start in 2002 for construction. Five is Alta between Rancho to MLK. This project has been identified in one of the major investment studies done by NDOT and it'll work in conjunction with the Martin Luther King connector and Rancho Road widening project. Six is Washington and Tonopah traffic signal. Seven is a segment of a project I mentioned earlier, Rainbow/Silver Stream to Smoke Ranch Road. Eight is a street rehab project in the

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Mayfair Neighborhood. And nine is two streets; J from Washington and Jackson and D from Bonanza to Wilson. Basically road improvement street rehab.

Lastly, we have Ward 6. First project Durango Interchange over US-95, which I mentioned earlier, which'll just start construction after the first of the year. Two -- Rainbow Boulevard improvements, Rancho to Centennial, to start in the fall of 2001. Three is Town Center loop road with overpasses at Elkhorn and Tropical which we hope to have under construction the latter part of next year or sooner, depending on certain issues with the federal highway administration. Four – Tenaya Way/Skypoint to Centennial road widening starting first half of next year. Five – Ann Road/US-95 to Decatur. We mentioned that earlier and we hope to have that under construction in the fall of 2001. Six and seven – Durango Phase II and Durango Phase III builds that project from Lone Mountain to US-95. We hope to have that under construction mid or fall of next year. Again, we have some coordination issues with the County. Eight – Painted Desert sound wall extension. Nine – Jones Boulevard/Rancho to Centennial. That currently is under construction. We just initiated the construction phase of that project. Ten – Smoke Ranch Road/Buffalo to Jones. That goes through Ward 4 and 6, and it was mentioned earlier, it's basically a street rehab project.

This map, or this graphic renders a graphic comparison between LA/Orange County and -- Clark County. They are -- of the same scale. By visual inspection you can get an idea that maybe the Las Vegas Valley is poor in that, compared to freeway standard roads as they have in LA. And then presently, and presently, in conjunction with RTC, we're working to plan for – the future needs, particularly roads at a freeway standard.

That concludes my presentation. If there are no questions, I would like --

MAYOR GOODMAN — Any questions? Yes, Councilwoman.

COUNCILWOMAN McDONALD — I guess, as far as the Summerlin Parkway goes, because I look at the timeline and 2004 and 2005, knowing that we've even had to work with the School District to accelerate the construction of schools based on the population, what we had projected being exceeded tremendously as the year 2000, you know, projections were. And so my question is are you taking to an account what volume of traffic will be alleviated off of the Summerlin Parkway when the Beltway is constructed as far as your projections as to when the

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Summerlin Parkway needs to be expanded? Because as someone who drives it every day, I know that you could use three lanes in every direction on the Summerlin Parkway today. And knowing the number of subdivisions we're approving and the people who are moving into the Summerlin area and the projections that they're saying that by 2012 there may be as many as a hundred and fifty thousand folks who call Summerlin home, not take into account Lakes and other neighborhoods. So 2004, 2005 scares me tremendously that that is the date being looked at as a timeline for expanding the Summerlin Parkway, which could utilize an extra lane in either direction today.

So, I guess my question then is what volume of traffic do you anticipate will be diverted from the Parkway to the Beltway and do you really anticipate that those are realistic timelines, 2004, 2005?

CHARLES KAJKOWSKI, CITY PLANNING ENGINEER — We – anticipate that when the Beltway comes up to Cheyenne and we have that linkage of Summerlin Parkway to the Beltway, that there will be a lot of relief to Summerlin Parkway and to US-95 because people will be using the Beltway to go south. As far as what the actual traffic count projections are, I don't have 'em with me. The widening of Summerlin Parkway had originally been programmed for this year to start design. Because of certain funding issues within NDOT, that was put off for a couple years, and that is – what caused the sliding of the construction date. We continually try to work with NDOT and the RTC to move these dates forward. That's the best information we have. But I assure you we are doing what we can to move those dates so that we can have those improvements on line.

COUNCILMAN McDONALD — I guess my question is do you need, I guess, more aggressive advocacy from the City of Las Vegas, with the (inaudible) or RTC because, I mean, again, as someone who represents that area, 2004, 2005, unless major traffic gets diverted to the Beltway, I think there's gonna be a crisis situation on that Parkway.

CHARLES KAJKOWSKI, CITY PLANNING ENGINEER — I think certainly if – your office or the Council expressed those points of view to NDOT, it would help staff's endeavors to – move things forward.

COUNCILWOMAN McDONALD — Okay. I'd like to schedule an appointment with NDOT, then, as soon as possible.

CHARLES KAJKOWSKI, CITY PLANNING ENGINEER — Okay.

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COUNCILMAN MACK — Your Honor --?

MAYOR GOODMAN — Yes, Councilman Mack.

COUNCILMAN MACK — Thank you. Just kind of further discussing what Councilwoman Boggs McDonald has stated. I think we've had discussions with Jacob from the RTC, Tom Stephens, from NDOT, and, of course, Charlie. We've had some discussions about expediating (sic) the situation and the roadway projects coming forward. Last Thursday, I think was a fine example. It took me from Craig Road to the Rainbow curve, going to the Mayor's Prayer Breakfast, forty minutes just to get to the Rainbow curve. So, it's not getting any better. And I know that we're all working in that fashion to make it better. But anything we can do to expediate it and I'd be more than happy to partake in any meetings that we can put together with all the bodies.

MAYOR GOODMAN — Thank you.

COUNCILMAN WEEKLY — A short break, please?

MAYOR GOODMAN — Councilman Weekly?

COUNCILMAN WEEKLY — Yes, Sir, I share some of the same concerns that many of the Council members here have. And I'm sure that as we address the constituents that we represent, Doug Bache, Assemblyman Doug Bache and I have been talking about Owens Avenue for a long time since I've been on the Council. And I think for a long time this has been something that's been on the back burner on the priority list. I think you all had it scheduled for 2004. And I see here on – my projected list you guys have it now scheduled for 2002. Are we speaking in terms of 2002 this is when this will go into discussion, or is this gonna be this thing you call design or – when does this begin? Because, again, I understand the concerns that they have with the newer parts of the City of Las Vegas, but we're talking about the older parts of Las Vegas where these are the, some of the oldest streets in the – history of this City, and these roads are in bad shape. And, for the life of me, I don't understand how could they have been so far down on the priority list.

CHARLES KAJKOWSKI, CITY PLANNING ENGINEER — Owens Avenue is a jurisdictional boundary street between the City of Las Vegas and North Las Vegas. Our schedule was set to conform with North Las Vegas' schedule. Hearing from the Council the desire to move that project up, we struck an agreement with – North Las Vegas. It hasn't been penciled yet, but we have a – verbal agreement that the City

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of Las Vegas will advance from its RTC dollars the design of that road, so we can get it going faster, and then when it's completed, they're just gonna have to do something on their side to – make sure their half of the money is there for the reconstruction of the project. That project is under design now.

MAYOR GOODMAN — Any other questions or comments?

COUNCILMAN McDONALD — One, Your Honor.

MAYOR GOODMAN — Yes.

COUNCILMAN McDONALD — First I'd like to say to Charlie K. and his staff thank you very much. We've been working for the last five together on – some of the projects we've done in Ward 1. There's only one comment I'd like to make and – that's regard to the Alta project. That was some questions and concerns that have taken place. It's Alta, west of Rancho. The process started by a neighborhood group that came in -- just some edification for everybody sitting at home – came in with an idea, conceptual idea of a way to mitigate the traffic as well as provide safety. There's no sidewalks there; it's an older area, and come forward with it. That would be part of an SID, if the neighborhood and the surrounding neighborhood buys into it. $1 million was given by Commissioner Malone at the time, I believe three, four months ago, in effort toward this. It's a project that the Mayor's been aware of, that the neighbors just down the block from him, where he lives, have been invited to partake. So for your edification, thank you on that, but it will be part of us as well as an SID.

MAYOR GOODMAN — Anybody else? Charlie? Councilman Brown?

COUNCILMAN BROWN — (inaudible) Charlie, if you could stay here. I have a question for you, but I'd like to hear Mr. Snow.

MAYOR GOODMAN — Okay, I'd just like to ask one question. Can we rest easy as a Council that by the time that these projects are completed, that they'll last and be effective for years to come, or are we completing projects that will be obsolete upon the time of completion?

CHARLES KAJKOWSKI, CITY PLANNING ENGINEER — I – don't think the projects will be obsolete. I – just think that as a community we're going to have to look at a higher level of transportation. We may need to get into a few Desert Inn Super Arterials. We may have to pioneer some freeways in certain areas. Presently NDOT is conducting a study basically for the, well, from Charleston, north, east of, say Pecos, to look at what kind of freeway-type connections

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might be necessary in that area, because you know on the east side there is no Beltway. Certainly the Ann Roads, the Martin Luther King will have long life, but other things will have to happen.

COUNCILMAN REESE

Mayor, if I could. I would just like to ask, Charlie, to put on record one more time. Now, I go out here and I really get jealous when I go out and look at this Beltway, how it's being built and constructed. And I have begged and begged and begged for sound barrier walls along 95 on both sides, from City Hall, north, up to Martin Luther King, all the way down through the City of Las Vegas. And I don't know where we're at, why we can't get these nice, big, monstrous sound barriers. What – do I have to do?

CHARLES KAJKOWSKI, CITY PLANNING ENGINEER

Well, I think maybe we need to – As you know, NDOT constructed some sound walls and, as we know, they're not the best. At that time NDOT was conducting some experiments on the effectiveness of various type sound wall designs, and they have concluded, as we have concluded, the ones along 95, east of eastern, are not as effective as the other ones. We need to open up that dialogue with NDOT and say, okay, so where do we go from here?

COUNCILMAN REESE

I've been – asking for the last year, though. I mean, you can go out there and you look, you can sit underneath the freeway there on Pecos, and you can – hear it. And we knew then that it wasn't working. And I'm just asking: what do I have to do to really get somebody to listen to me and – try to front something like this. I mean, these – people have been bothered with the sounds, the – fumes, whatever you wanna talk about underneath that freeway and stuff. And those people that live there, they – wasn't offered the money to, you know, for the house that they, they're getting today. They just said, we're gonna build this freeway through here and that's the way it's gonna be. And there was not even any mention of sound walls then. And all I'm asking is please work with us so that we can – get something that will be of at least partial satisfaction.

CHARLES KAJKOWSKI, CITY PLANNING ENGINEER

I will – be meeting with NDOT Monday, and I'll make sure that is at the top of the list.

COUNCILMAN REESE

Thank you, Sir.

MAYOR GOODMAN

Any other questions or comments? All right, Mr., let's hear from Mr. Snow, please.

JACOB SNOW, RTC

Good morning, Mayor, members of the Council. Jacob Snow with the Regional Transportation Commission. We

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have the picture of the transportation engineer with the burro, and I'm here to talk to you about an elevated form of transportation to serve the resort corridor. Back then it might have been when the transportation engineer gets on top of the burro to ride it. But today I'm here to talk to you about the fixed guideway system, specifically the monorail.

The facts of the matter: The Las Vegas Monorail Corporation has been successful in placing $650 million dollars worth of privately held bonds, and that was the shock heard around the transit world. Because that has never happened, where there has been a private company that has placed so much debt that will be paid off exclusively by fair box revenue and advertising. All the transit world is focusing on Las Vegas for the project right now that begins here – if you can go to the screen. If we can have the overhead camera show the graphic, and I have provided copies of this graphic to the members of the Council.

The elevated system will go from the MGM at Tropicana Avenue --

MAYOR GOODMAN — The overhead's not working.

JACOB SNOW, RTC — Overhead's not working?

MAYOR GOODMAN — No. Hopefully.

COUNCILMAN McDONALD — (inaudible)

MAYOR GOODMAN — I think you have to move it over. There you go. There you go. Good.

JACOB SNOW, RTC — The (inaudible) system would go from the MGM here at Tropicana Avenue past several resorts on the east side of the Strip, along Paradise Road past the Convention Center to the Sahara. And last week the Regional Transportation Commission voted to select monorail as the preferred technology for the fixed guideway in the resort corridor, and they also voted to have a seamless system, since we do live in a seamless community, as was mentioned earlier. What we wanted to avoid was having the private sector build a separate system; the RTC build a separate system; and then have a need to transfer in between two separate systems. It would duplication of facilities. We've avoided all that with this selection by the fact that we'll have one system, one monorail that will go from Tropicana to Downtown Las Vegas at Fremont Street.

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That is significant for many reasons, but it begs the question: When will this be done to Fremont Street and how will it be done? Well, we're gonna be guided by four goals in pursuit of extending this system to downtown. The first is to extend the system as soon as possible. The second is to maximize revenue and ridership on the system, make sure we have the alignment in the correct place that will draw as many riders as possible to support this system. And third, to minimize risk to the taxpaying public. We've had a lot of detractors and a lot of naysayers about the private sector portion saying that it won't support itself and the public will end up paying the bill. I need to inform you that the debt that has been placed for this project has been insured by Ambac Corporation, and subsequently, those bonds received a triple A rating. Very, the highest investment grade capable. So it'll be Ambac that'll be on the hook in case there's any shortfall, not the taxpaying public, and it never was situated to be the case. I think we need to pursue, in cooperation with the private sector, a funding plan that would follow the same guidelines to be successful.

And finally, the fourth goal is we feel strongly that we need to strengthen the urban core of Downtown Las Vegas and that we'd like to work in cooperation with the City of Las Vegas and achieve your goals for development and redevelopment of downtown. It's important to the community from a transportation standpoint, but also from a social and economic standpoint. That brings up a number of issues that we're gonna need to address and work in close cooperation with City staff.

One thing that I need to point out to you is that for this to be successful, for this monorail to be successful in Las Vegas, the RTC needs to improve the quantity and the quality of the bus transit service we provide in the City of Las Vegas. We need to connect and feed the monorail through routes and park and ride lots that will go out through the entire Southern Nevada area and – focus on the City of Las Vegas. We need to provide that level of service to be successful. As such, the Downtown Transportation Center just to the west of us is too small to fulfill the role we need for, we need it to fill today. There are only room for 18 bus bays over there. We need 30. So we need to find a new site in cooperation with the City to relocate the DTC and have a 30-bay bus terminal that's right where a monorail station would be so we can make sure that we achieve the ridership and the revenue that will be necessary to build this system as soon as possible without relying upon taxpayer dollars to fund it.

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Also, I need to inform you that if we are going to rely on federal transportation dollars, federal capital dollars in the form of grants to build this. At my reckoning the, those monies won't be available until federal fiscal year 2004. And as such, if we can focus back on this map here for just a second, we also show an extension of this beyond Fremont Street to Cashman Field. It's more than a mile there, to go from Fremont Street to Cashman Field. It looks great on a map. We'd like to have a big a system as we can. But since that federal funding won't be available readily in the near future, we would suggest to you that we need to consider deferring the construction of that portion of the fixed guideway system until those federal funds can be drawn down and made available. As such, we can cut more than a hundred and five million dollars, out of the capital cost for this system.

And finally, we need to find the most optimal route that will facilitate ridership and revenue for this system. We are aware that the City has acquired 61 new acres of land. And if you look on this graphic, you'll see that this is really the only place within the entire resort corridor that has that type of development potential for where we can really make a difference. We have a blank slate, a (inaudible), if you will, and the potential to incorporate the City's goals. Which you're following the admonitions of Daniel Burnham, which is to make no small plans, and we agree with that assessment. We think there's real potential to leverage the transportation investments that will be going into this area. You look at the Union Pacific Railroad that is there; the Talgo Tilt Train on Amtrak will be providing service, potentially with a station there. The Superspeed Train coming in from California has the potential to serve this area as a terminus down there. If we find a site that's suitable to relocate the Downtown Transportation Center, we could have a state-of-the-art bus terminal in the area and the capstone would be a state-of-the-art transit grade urban monorail to serve the area. It adds a tremendous value to the land. It would help the City leverage the type of developments that I think you foresee. And we at the RTC, we see the City of Las Vegas becoming the next transit metropolis in urban north America, with all these types of investments that we have.

You see an excellent presentation from Charlie Kajkowski today about regional projects, part of which are funded by the RTC, and other projects that the City of Las Vegas has ongoing. We have a great transportation system that focuses on moving cars. Now we're trying to provide a great

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transportation system that focuses on moving people where they want to move and where they need to move. All of the roadway projects that we can do in the Resort Corridor are either underway, under design, or under construction. Everything else that we can do we can't because it's too expensive to go out and acquire the right-of-way. It is prohibitively expensive. That's why we need to turn to these higher-level transportation systems that Mr. Kajkowski was referring to. We look forward to working very closely over the next couple of months with your staff under the direction of Virginia Valentine and Dr. Doug Selby. We even look forward to working with Charlie Kajkowski from the RTC. He has been a great friend to the RTC, and we can't bestow upon him the title of doctor yet, but we at least ought to recognize the great efforts that he has served the City in this capacity. Maybe he deserves a good spanking or something; I'm not sure.

But we've worked a long time with Dick Goecke on this project , and we look forward to continuing. We look forward to coming back in the next couple of months with a resolution to those issues that I talked to you about: finalizing the alignment; selecting a site for the Downtown Transportation Center; and deferring the portion from Fremont Street to Cashman. And we would need to have policy direction from the City on that. And I'd like to just conclude by saying that the City's wishes for the alignment will be paramount in our concerns.

MAYOR GOODMAN — Thank you very much. Any questions or comments?

COUNCILMAN WEEKLY — May I ask Mr. Snow one question, please?

MAYOR GOODMAN — Certainly.

COUNCILMAN WEEKLY — Mr. Snow, thank you very much for the presentation. Just like for you to just maybe state for the record and for our viewers at home -- this is kind of another subject as it relates to RTC – on how the selection process goes when you all determine where a bus stops are and the impact. Because some of the calls that we get, I mean, I know I've spoke with the Mayor on several occasions about some calls we've gotten from various bus stops that are located right on a person's property, where many of the folks who are waiting to ride the transit system are impacting a person's private property by way of interfering with their sprinkler systems or just messing up the landscaping. How can we address that in the future for our constituents, please?

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JACOB SNOW, RTC — We have a challenge that for the bus stops and where there are bus stop shelters and benches, the RTC doesn't operate, control, or maintain those because the cities and the County have, give out franchises to bus stop shelter companies and they deal with that. We have –, however, bust stop guidelines that have been adopted by the RTC that specify the optimal placement for stops, and we work very closely with the public works departments and administrative services departments of each of these entities to get the right spot for safety and incorporating bus turnouts. So it is a process where we have to work closely with Bob Hasegawa, from the City staff, and with your Public Works Department here, so that we can get the – spots in the right place. Right now, the RTC does not have a dedicated source of revenue from bus stops, or for bus stops, and the cities are responsible for maintaining those through contracts that the franchisees have.

And part of the improvement, when we say we need to improve the quality of and quantity of bus transit service in this community, it also applies to bus stops. They need to be more appealing. They need to be more safe. They need to be more secure. And they need to be more attractive in order to get ridership. And so one of the things we'll be working on with our community coalition that has recently been coordinated is identifying new sources of funding to improve the quality and quantity of service. And those – types of things can deal with the issues that you're dealing with. And I have seen some of the stops myself in your district and they are a challenge.

MAYOR GOODMAN — Any other comments or questions? Councilman Brown?

COUNCILMAN BROWN — Your Honor, thank you. Just on this presentation, I would just ask that the Manager's office, on our RFQ that's going out regarding the 61 acres, if we could ensure that this component or a potential be incorporated into the overall site design. I think that opens up a host of additional opportunities that may not have been there three or four months ago.

MAYOR GOODMAN — Thank you very much. Could you tell us how much you think it's going to cost to have the seamless fixed guideway from Sahara down to, let's say, Fremont Street?

JACOB SNOW, RTC — From Sahara to Fremont Street, we're looking at about a distance of two miles. And the cost is about a $100 million per mile. And I think that if we follow the formula -- it's been successful in the past – we can put together a plan of

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finance that will involve the burden and the risk being assumed by the private sector and no burden, no taxpayer dollars in support of this system. And that will be a wonderful thing for this community to have what will be close to a six-mile system that will be paid for by the private sector that we all can benefit from. And if we're, if we plan this correctly, we'll be able to integrate the CAT Bus System into it and really connect this system to the rest of the community.

MAYOR GOODMAN — Okay, I don't think it's a wonderful thing; I think it's a necessity.

JACOB SNOW, RTC — I think it is an absolute necessity.

MAYOR GOODMAN — I – think there's a big difference. This isn't some pipe dream out there. This is, we need it. We're not the cow town any more. We're not on the burro that we saw earlier in the presentation. We're a cosmopolitan, first-class major league city, and we have to start thinking that way. That's just where I'm coming from.

JACOB SNOW, RTC — The opportunity cost of not doing this is extremely high to this community. Where we have our gaming sector makes more money off of entertainment and their retail and culinary offerings, the opportunity cost of not having mobility in this community is something we cannot afford. Las Vegas is the only community in the Western United States with a population of more than a million people that does not have rail transit. We need to have it. You're absolutely correct.

MAYOR GOODMAN — Thank you.

COUNCILMAN McDONALD — Your Honor, one comment.

MAYOR GOODMAN — Yes.

COUNCILMAN McDONALD — In going over the notes, the only question I had, and I – echo the sentiments of the Mayor. When we first came on, there was like a visual blockade as you went down Las Vegas Boulevard, where they did street beautification and bring it down. That was in the mindset. This would be more of, I mean it has to be done, in talking with Dr. Selby and Mr. Houchens yesterday, of finding the ways when, as this is going on, as this is being built on Las Vegas Boulevard, as it comes down south of Las Vegas, Sahara and Las Vegas Boulevard. If it stops at Sahara, the City of Las Vegas probably will never see this opportunity again. And you can say what you will, not you, but the critics of – trying to find the – financial dollars to wear-with-all with this. But it's easy

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to see that if – this is the maneuver of 2000 and beyond, and it stops at Sahara, and there's so much emphasis that's been on downtown redevelopment, this would die. I don't care what we put on Union Pacific, if this does not continue all the way down, it will definitely come into the same realm of probably the woulda, couldas, and shouldas for this Council and Councils to come. So I'd follow your leadership on that.

Second of all, the only question I had is, as far as the insurance, the bonds that have gone out with triple A rating, would that also include, if we were to push forward with the expansion from Sahara going north, would they also cover this?

JACOB SNOW, RTC — They wouldn't now as part of the – first batch of bonds. But it certainly could be structured the same way for the second financing deal could be insured. Now one of the things that we are exploring is innovative finance guidelines from the federal government. I said the capital dollars in the forms of grants might not be available until the year 2004. But a direct loan or credit assistance from the federal government is available right now.

COUNCILMAN McDONALD — Right.

JACOB SNOW, RTC — And it is specifically designed for projects that will involve the private sector.

COUNCILMAN McDONALD — That's where I was going --

JACOB SNOW, RTC — And that's one area that we are pursuing very closely.

COUNCILMAN McDONALD — You're ahead of me, 'cause that's where I was going with this. If we did go, in talking to some of our federal delegation back there, when I asked them about the federal loans we could – possibly come with and the – rate we're at right now for the – loans, would we be able to possibly get the, that type of insurance in case there was a – I hate to say the worst case scenario – but a default?

JACOB SNOW, RTC — It really depends on the strength of the ridership and revenue study that we would produce. And the initial work that we have done show that it's very promising. We're very optimistic that we can get the same type of deal. And we think that's good for the community, that's good for the taxpayers. But it also brings federal dollars back to Nevada because we are now a donor state, in terms of the fuel taxes that leave Nevada and go to Washington DC. We used to be a donee state. We used to get more dollars back

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than we put out, but now we are contributing more than we're getting. And so we need to pursue every opportunity to bring federal dollars for transportation back to Las Vegas, and fixed guideway is a system where there's a separate pot of money that's set aside. And if we don't compete successfully for that money, those dollars wouldn't come here otherwise.

COUNCILMAN McDONALD — And one other question related to just the -- guideway system. On the issue of financial dollars, as it, as this is going in, did you ever or could you do a forecast of, if we miss this window of opportunity, what would it cost to bring the rails back out, as we talked about, Mr. Houchens and Mr. Selby yesterday, what would it cost to do to, would you make this project once again from Sahara north? If there's any type of forecasting, that might help it, as far as the – understanding from – the viewers sitting at home as well as people in our audience today. Because it – is, we miss this window of opportunity, financially we'll be dead --

JACOB SNOW, RTC — We'll have an existing design build team that we mobilized. While they're mobilized, we need to go to them and we need to say, give us a contract adjustment for extending this system to downtown. And that will be the most cost-effective way that we can do it.

COUNCILMAN McDONALD — Exactly. Could we, is it possible we can get that, once we start the pillars in the ground, if you will?

JACOB SNOW, RTC — Councilman, we've already begun discussions to do just that.

COUNCILMAN McDONALD — Thank you.

JACOB SNOW, RTC — I would just add in conclusion that Dr. Selby went down with us to meet with the federal transit administration to talk about forming this optimal alliance between public and private. The federal transit administration has a lot of ownership in this project. They've already given us $14 million in federal grants to study this and do the environmental work and the preliminary engineering. They have a lot of ownership in this process. They're very interested and want to showcase a public/private partnership in Las Vegas. And we have formed a working group to continue these discussions.

COUNCILMAN McDONALD — Thank you.

MAYOR GOODMAN — Than you. Anybody else? Councilman. All right --

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COUNCILMAN BROWN — Your Honor?

MAYOR GOODMAN — Yes.

COUNCILMAN BROWN — Not with Mr. Snow, but I'd like to have Mr. Kajkowski --

MAYOR GOODMAN — Mr. Kajkowski, could you come up, please.

COUNCILMAN BROWN — Mr. Snow may wanna hang around.

First – question is, and perhaps with the input from the Council, Mr. Kajkowski, if we could take your staff meeting on Monday with NDOT, try to get some of the issues that have been identified today onto your Monday agenda, and then from that we were talking up here setting a – far more formal sit down with Mr. Stephens, Mr. Snow, Mr. Goecke, some of the representatives on this Council, perhaps the County, even around the December RTC meeting. So if we could either the Wednesday prior to or the Thursday afternoon of the RTC in December. I think it's reached the stage now where perhaps we can sit down and prioritize, help prioritize for NDOT the City needs.

And – on that issue, I think it's important, certainly we understand that even decisions we make today on priority lists, especially some of these major road projects. If we – voted today to move forward, on average they take, through our public process, anywhere from 18 months to 2 years to see some final completion on. A lot of the priorities that have hit today are based on decisions that were made or not made five to ten years ago. So there seems to be a context here that we have to get a – hold of.

The plan that's in front of us today, and your recap of that plan, takes into consideration not just specific hot spots, but if you look carefully at it, you see how each and everyone of these hot spots and wards ties in, and I'm speaking primarily in the northwest now, concern on the Rancho Corridor. That now has slipped an additional 18 months from when I first got on board. My understanding, that's because of some regional flood control, some bike issues. But the bottomline is, unless Rancho Corridor is a priority, that adversely impacts the 95 expansion corridor project, which adversely impacts the Summerlin Parkway, which adversely impacts the Beltway opening up.

So that's what I think we need to get together with NDOT. We can control at the City level where our priorities lie, but we need to push the right buttons at NDOT to make sure

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some of these fail, continue to move forward. In the northwest out at Town Center, NDOT has been very slow on the trigger. The latest issue being Indian artifacts that is a new wrinkle in – developing roads out there. But that 6-month to 18-month delay has now caused the City to lose 18 months on our priority projects. I think the – call by the Councilwoman as far as getting NDOT into a room with some real set priorities is something that needs to happen in these next few weeks.

I'd also like to point out, and I – will say this respectfully, that there's no coincidence when you look at the southeast part of the Valley and their, quote, Beltway alignments and their projects out there. I've been told at one point all that was done with beautiful landscaping and fully improved and depressed with sound walls 20 feet high because the traffic counts dictated it. And that, that's bull. It was, again, I say this respectfully, it probably had more to do with the fact that Mr. Woodbury over at Clark County is perhaps the father of all transportation in this Valley and by, again, no coincidence, he represents the area. Also the airport had an excess of, Mr. Snow knows this, probably 30 to $40 million they could throw into some nice landscaping out there.

That happened for all the right reasons. But when we hear in the western portion of the Valley and the northwest portion of the Valley that the numbers don't dictate the projects, we have to stop. I mean, that rhetoric has to stop. We have to take a realistic approach. I know that you, Mr. Kajkowski in Public Works at the City and, and Mr. Snow at the RTC were instrumental in adding a $100 million to truly expedite some of these northwest road projects, and we have to continue to move along those lines. I just caution our board to be realistic in what we want as a priority. Because Owens, as Councilman Weekly said, Owens Avenue is just as important to this overall northwest transportation plan as the Summerlin Parkway and Centennial Center.

But I think it's at a point now where we, having a pretty good sense of where we're going and the direction, need to sit down and – prioritize one, two, three, four for NDOT because they have to step up. They can't continue to hold us back. And I think we're at that point where they are starting to hold us back.

A final point is -- I'll say – this carefully.

MAYOR GOODMAN

Why start now, Councilman.

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COUNCILMAN BROWN

I – think we'll leave it at that. But I do – think it's time to step up, and –perhaps we can get NDOT in. And again, realistically, even if we prioritized the transportation update that you saw, you gave today, and if we prioritized some of these components, realistically, we're still looking a few years out. I've cautioned people in our area of town that it's going to get a little bit worse before it gets better. And as long as we can give them specific times and specific, not days, because you've taught me differently, but quarters. If it's a first quarter of 2001 or last quarter 2002. As long as the people understand when it will be done, when it will be completed and why, that eliminates most of the controversy, and I think we have to continue to do a better job in informing those people of the reasoning behind our decisions.

But we're at a point now where the question doesn't seem to be the money. When I first got on this Board, money was the big issue. That, people said, they, County ran out of Beltway money. Money is there. Now the question becomes how to move as quickly as possible to as efficiently as possible spend the money. Let's not pigeon hold any more money. Let's go spend it while we have it, before Commissioner Woodbury passes transportation plan two and we have super highways going down to Searchlight, Nevada. I think the northwest needs some priority. Thank you, Your Honor.

MAYOR GOODMAN

All right. Let's limit your remarks to one minute, please.

JOE MAVIGLIA

I'll try to educate you in one minute. I don't I can, so if you're interested, let me continue. First of all, none of you were here when I spent six years on the Citizens Committee for Better Transit. We were the instrument that brought in the federal evaluating committee that designed the system for the bus system when there was only 13 buses going in and out of the community for transportation. We were successful in bringing S&R Associates in here to develop the system, which they designed as a grid system. Mr. Woodbury and the Regional Transportation Commission at that time scuttled the grid for the spaghetti system that they have now.

Now, what I might suggest is you take very, very cautious my words in the fact that when we do develop a rail system we should go back to the concept of the grid system; north, south, east, and west and the main arteries throughout this community and with a transfer. And I suggested for years and the committee suggested that we eliminate the

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Downtown Transportation Center as a boon doggle that was put there and is not beneficial to a decent grid system that is required to make a better transportation system tied in with a rail system, and what you'll have is a adequate bus system going east, south, north, and west throughout this community without the -- conjured different sections.

Now, I ask you, as an intelligent Council, and you're starting to pay attention to the rural needs and so is he, that if you look very, very careful at this, and like Mr. Snow said, they wanna eliminate that Downtown Transportation Center and build a bigger one, I say no. I say develop a grid system and you will alleviate the disruptive traffic that you have now simply because it's a – batch of spaghetti. Now, you can do it. You've got main arteries throughout this town that are adequately positioned so that the people can get on the bus and go east, west, north, and south with a transfer like any metropolitan city throughout America. Detroit is a perfect example with the rail cars and the busing. This city now is big enough to handle a decent grid system that was designed after the Honolulu system by S&R Associates that was ignored by the muscle over there at the Regional Transportation Center. So I ask, I urge you to look very, very careful at the moves that you're starting to make, and then don't build another Downtown Transportation Center. Just develop a grid system that'll work efficiently for this community. Thank you.

MAYOR GOODMAN — Thank you.

TODD FARLOW — Todd Farlow, 240 North 19th Street. One thing that needs to be addressed in this is that the City needs to work more with the RTC in the bike trails project. I was at the bike meeting last Thursday. Don, I thought would be there; he wasn't there. Sam with the RTC said that NDOT would give us a report at 8:30 on Monday morning. I was at the RTC at 8:30 on Monday morning; NDOT didn't even show up. And I believe that one of the things is, in order to relieve the traffic on these roadways is to have a more efficient bus/bike service to take these people to work. Thank you very much.

MAYOR GOODMAN — Thank you.

LEONARD JAY PAUL — Leonard Jay Paul, Henderson, Nevada. The reason I'm here is that the air, I wanted to get the air of the RTC man, because I'm handicapped. Now nobody chooses to be handicapped. And I wanted to come down here to the Council meeting to speak on Item 41. I phoned up at the RTC and I told them of my desire. I left work, I left home at 9:00 o'clock this morning, at 8:00 o'clock this morning, and I

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ended up down here just in time to hear Mr. Councilman Reese say I'm closing public comment. And being an opportunist, I want to get that feedback to the powers at the RTC that it is important to handicapped people to be able to get where they want to go on time. I usually only use the RTC to go to my doctor and to go to other entities. I'm going now after this to the Comdex, where they say all the engineers, and I was an engineer, where all the engineers go. They build, bring one shirt and $20 and they don't change any either of them.

So with that I'll close, hoping that my feedback will get to the RTC, that it is important to get the people on time to their appointments, especially when you tell them what it is you want to go to. Thank you.

MAYOR GOODMAN

Thank you.

TOM McGOWAN

Tom McGowan, Las Vegas resident. The – key term is holistic, because the issue is global and comprehensive. It is not element specific. By that, I mean it is not transportation component element specific.

It would be an ideal world if tangible infrastructures could solve everything, but they don't. You, for example, are an infrastructure. Organizations are infrastructure. Thought processees are infrastructure; they're called intangible. And what's required here is essentially the challenge of thinking. It involves social engineering. That's what you're talking about, not transportation. Transportation is only (inaudible) related to it. The real issue is social engineering. Where are the alignments? Where are the stations gonna be? Who's gonna benefit or not be benefited by the financial impact plan and everything else.

What about park and ride? What about value recapture? What about less bells going off during public comment, for example, because you need to hear this instead of guessing. Comprehension integralization is the word. If you can spell it, you're half way home. Thanks.

AL GALLEGO

Al Gallego, citizen of Las Vegas. I'm really, really getting discouraged with City government. We had two gentlemen here that put a beautiful presentation. Citizens came up to the podium here to speak and to – discuss things. Where are they? They walked out. They walked out. 'Cause it's not, we cannot ask questions. I wanna ask a question on Bonanza Road between Las Vegas Boulevard and main. They just opened it up to traffic again after eight months. But that street is still dark. I want lights. I don't care if they

VERBATIM TRANSCRIPT: ITEM NO. 50 – REPORT ON THE STATUS OF THE CITY OF LAS VEGAS' TRANSPORTATION IMPROVEMENT PROJECTS NOW UNDER DESIGN, CONSTRUCTION OR PLANNING

have to, what they have to do. I want lights on that street or close it until they install the streetlights. It is pitch black on the intersection of – Casino Center here and Bonanza Road, where the fire trucks go out, it is a very dangerous situation. They cannot see. People crossing the street. It's pitch black.

Who can I ask that question? I have tried asking the question of City employees and nobody can answer that question.

COUNCILMAN REESE — Mayor, if I could. Mr. Gallegos (sic), out of respect, this, all this was is a report. There was no action taking (sic). There was no time to ask about Bonanza Street. If you have concerns about that, I think you should call your Council, or Councilman Reese, or who – ever, and we will address those. All we had was two men come in and give us a beautiful report on a non-discussion item. The Mayor allowed public input on this. But, there, it was not agendaed as a discussion item. And I think that Mr. Kajkowski, as a good as employees we have at the City of Las Vegas, would be more than willing to answer your questions and stuff at the proper time.

AL GALLEGO — Well, I believe that every item, every agenda should be discussed by the general publication, and – the citizens and everybody. We -- wanna know what's going on. And if we don't ask the questions – Gentlemen, ladies, you are not asking the questions. Thank you.

MAYOR GOODMAN — Thank you. All right. Thank you very much for the report.

(END OF DISCUSSION)

/vwd/gpb

City of Las Vegas

Agenda Item No.: 51

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: MUNICIPAL COURT
DIRECTOR: MICHAEL R. HAVEMANN [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:
RESOLUTIONS:

R-122-2000 - Discussion and possible action regarding a Resolution naming the Las Vegas Municipal Courthouse to be designated hereafter as the Seymore H. Brown Municipal Courthouse

Fiscal Impact

[X]	**No Impact**	**Amount:**
[ ]	**Budget Funds Available**	**Dept./Division:** Municipal Court/Judges
[ ]	**Augmentation Required**	**Funding Source:**

PURPOSE/BACKGROUND:
To honor the memory and numerous contributions of former Chief Judge Seymore H. Brown who passed away June 16, 2000.

RECOMMENDATION:
Approval.

BACKUP DOCUMENTATION:
Resolution No. R-122-2000

MOTION:
M. McDONALD – APPROVED the ADOPTION of R-122-2000 - UNANIMOUS

MINUTES:
JUDGE GREGORY stated that all of the Municipal Court judges would very much appreciate the Council's recognition of JUDGE BROWN in such a significant way for his contributions and achievements in the City of Las Vegas Municipal Court.

MAYOR GOODMAN noted that JUDGE BROWN was a dear friend to all of the members of the City Council. He was a living legend in Las Vegas and his tradition will continue with the naming of the Municipal Court after him.

There was no further discussion.

(11:57 – 12:01)

R-122-2000

RESOLUTION

WHEREAS, on Friday, June 16, 2000, the City of Las Vegas and the Las Vegas Municipal Court lost a distinguished judge and colleague, the Honorable Seymore H. Brown; and

WHEREAS, Judge Brown served the Municipal Court with distinction for more than 27 years; 22 of those years as the Chief Judge of the Court; and

WHEREAS, prior to his service in the Municipal Court, Chief Judge Brown served as a City of Las Vegas police officer for 14 years; and

WHEREAS, the Judges of the Las Vegas Municipal Court have unanimously requested that the City honor Chief Judge Brown for dedicated service and innovations brought to the Court during his tenure by naming the existing courthouse in his memory; and

WHEREAS, Mayor and City Council of the City of Las Vegas also desire that the building housing the "peoples court" of the City of Las Vegas serve as a public reminder of the many contributions made by this jurist; now, therefore, be it

RESOLVED, that the City of Las Vegas City Council hereby name the existing Municipal Courthouse of the City of Las Vegas the:

SEYMORE H. BROWN MUNICIPAL COURTHOUSE

Oscar B. Goodman
Mayor

(SEAL)

Attest:

City Clerk

Approved as to form:

11-2-2000

City Attorney

City of Las Vegas

Agenda Item No.: 52

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: CITY CLERK

DIRECTOR: BARBARA JO (RONI) RONEMUS [ ] CONSENT [X] DISCUSSION

SUBJECT:

BOARDS & COMMISSIONS:

ABEYANCE ITEM - TRAFFIC & PARKING COMMISSION – Vacancy created in Ward 4 due to the passage of Ordinance #5258, Term Expiration – 10/18/2004

Fiscal Impact

[X]	**No Impact**	**Amount:**
[ ]	**Budget Funds Available**	**Dept./Division:**
[ ]	**Augmentation Required**	**Funding Source:**

PURPOSE/BACKGROUND:

On October 4, 2000, the City Council enacted Ordinance #5258 increasing the membership to include Wards 5 and 6. Members on this board must live in and represent each of the 6 Wards in the City. One member of the Commission prior to passage of Ordinance #5258, Mr. Ted Carry, now lives in Ward 5 due to the redistricting. That member will remain in his seat until term expiration (May 27, 2001) in the Ward 5 designation leaving vacancies to be filled today in Wards 4 and 6. On November 1, 2000, the Ward 6 appointment was made and leaving the Ward 4 appointment pending.

RECOMMENDATION:

The Mayor appoint and the Council confirm the individual recommended by Councilman Brown (Ward 4) to fill the vacant seat on the Traffic & Parking Commission.

BACKUP DOCUMENTATION:

Current Listing – Traffic & Parking Commission

MOTION:

BROWN – Held in ABEYANCE to 12/6/2000 - UNANIMOUS

MINUTES:

There was no discussion.

(12:01)

2-3081

10-17-2000

TRAFFIC & PARKING COMMISSION

MEMBERS	ADDRESS	ZIP CODE	ORIGINAL APPT.	TERM EXPIRES
1.* WHITE, ROBERT **(McDonald's recommendation)**	6244 McAllister Ave. **Resident of Ward 1**	07	6-21-1989	6-21-2001
2. ESBIN, MARTIN **(Adamsen's recommendation)** **(L. McDonald's reappt.recommendation)** **Resident of Ward 2**	9329 Lotus Elan Dr.	17	2-21-1996 **(Reappt. 2-16-2000)**	2-21-2004
3. CARRY, TED **(Callister's recommendation)**	1900 Stonehaven Dr. **Resident of Ward 4 (with redistricting this residence is Ward 5)** **(Weekly's concurrence to remain in seat following enactment of Ordinance #5258 due to redistricting)**	108	5-27-1997	5-27-2001
4. HOBAN, ROBERT **(Reese's recommendation)**	1929 Ballard Drive **Resident of Ward 3**	04	12-20-1995 **(Reappt. 1-5-2000)**	12-20-2003
5. LEE, JOHN J. **(Mayor Jones, City-wide appt.)**	4201 Del Rey Avenue **Resident of Ward 1**	02	5-3-1995 **(Reappt. 4-12-1999)**	5-3-2003
6. Ward 4 Designee				
7. Ward 6 Designee				

(The Sheriff, or his designee, Lt. Joe Greenwood, Attn. Sgt. Tom Plehn, Traffic Section, LVMPD, 400 East Stewart Avenue, Las Vegas, Nevada 89101-2984 (229-3535) (Acting Designee - Sgt. Tom Plehn) and the Director of Public Works, or his designee, are also voting members.)

* **Mr. White was a resident of Ward 4 until the ward boundaries were changed in 1991 which placed him in Ward 1.**

AUTHORITY: L.V.M.C. 2.48

TERM: 4 years. No limit to number of terms. No requirement to fill unexpired portions of terms.

MEMBERS: **9 voting members -** 7 members of the public, the Sheriff, & Public Works Director. (Bill #89-72 adopted 1-3-90 increased from 3 to 5 the public members; Ordinance #5258 enacted 10/4/2000 increased the public membership to 7 to include the two new Wards). Seven public members **appointed by the Mayor and confirmed by the City Council** such that one member shall reside in and be representative of each of the six Council Wards with one member representing the City as a whole. Ex-Officio (non-voting) - Traffic Engineer, City Attorney, Fire Chief, Director of Planning & Development or their designees and other staff members that the City Manager may designate.

NOTES: MUST BE CITY OF LAS VEGAS RESIDENT, Ord. 3527.

CITY ONLY FINANCIAL DISCLOSURE REQUIRED (State Financial Disclosure no longer required due to passage of AB611 during 1999 Nevada State Legislature stipulating uncompensated Commissions no longer required to file State form.)

MEETINGS: Meets 4th Thursday of each month, 2 p.m., City Hall Council Chambers.

City of Las Vegas

Agenda Item No.: 53

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: CITY CLERK
DIRECTOR: BARBARA JO (RONI) RONEMUS [ ] CONSENT [X] DISCUSSION

SUBJECT:
BOARDS & COMMISSIONS:

ABEYANCE ITEM - PARK & RECREATION ADVISORY COMMISSION - Lisa Hemby - Term expires 12-11-2000

Fiscal Impact

[X]	No Impact	Amount:
[ ]	Budget Funds Available	Dept./Division:
[ ]	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:
The term of appointment for Lisa Hemby will expire December 11, 2000. Ms. Hemby is not seeking reappointment. At the Council Meeting of November 1, 2000, Councilman Brown requested that Ms. Hemby's replacement be abeyed to the meeting of November 15, 2000. There are no limits to the number of terms which may be served.

RECOMMENDATION:
Procedure for this Board requires appointment by the City Council. It will be necessary to appoint a new member to fill Ms. Hemby's seat.

BACKUP DOCUMENTATION:
Current listing and authority-Parks and Recreation Advisory Board

MOTION:
BROWN – Held in ABEYANCE to 12/6/2000 - UNANIMOUS

MINUTES:
There was no discussion.

(12:01 –12:02)
2-3111

10-18-2000

PARK & RECREATION ADVISORY COMMISSION

MEMBERS	ZIP ADDRESS	CODE	ORIGINAL APPT.	TERM EXPIRES
1. PFUNDSTEIN, THOMAS (Brass' recommendation) (M. McDonald' recommendation)	1226 Mint Julep Way **(County)**	122	11-17-1993 **(Reappoint CC 11-6-1996)** **(Reappoint CC 11-17-1999)**	12-11-2000
2. REILLY, STEPHEN (Mack's recommendation) (Replaced GLEESON, TONI)	7000 Steeple Court **(Ward 6)**	131	6-21-2000	12-11-2002
3. HEMBY, LISA (Brown's recommendation) (Replaced ROBERTS, JEANNE A)	3532 Prairie Meadow Street **(Ward 4)**	129	6-21-2000	12-11-2000
4 SAPLING, WALTER T. (Adamsen' recommendation) (Brown' recommendation)	8036 Hilliard Ave. **(Ward 4)**	128	11-6-1996 **(Term begins 1-8-1997)** **(Reapp. 12-15-1999)**	1-8-2003
5. HEENAN, LETIA (LEE) M. (Adamsen' recommendation)	4527 Alpine Pl. **(Ward 1)**	107	9-1974 **(Reapp. 12-15-1997)**	1-3-2001
6. ROMEO, DONALD MD. (Hawkins' Reappointment) (M.McDonald' Reappointment) Wk. 384-8533	Hm: 4821 Black Bear Road Condominium No. 101 **(Ward 6)**	129	1-1977 **(Reappoint CC 11-6-1996)** **(Reappoint CC 10-20-1999)**	11-18-2002
7. BLACKBURN, BRENT (Reese' recommendation) (Filled unexpired term of Mattie Martin - Deceased)	1205 James Street **(Ward 3)**	101	10-18-2000	1-6-2002
8. WEINGARD, ZELDA (Adamsen' Appointment) (M. McDonald' Reappointment)	8204 Paseo Vista Drive **(Ward 4)**	128	12-7-1998 **(Reappoint CC 10-20-99)**	11-18-2002
9. SHEA, MARJEAN (Mayor Jones' recommendation) (Reese' recommendation)	7056 Hillcroft Way **(County)**	147	11-6-1996 **(Term begins 12-11-1996)** **(Reappoint CC 12-1-1999)**	12-11-2002
10. DOYLE, JACK (Hawkins' recommendation) Mailing Address: (McDonald' Reappointment)	557 E. Sahara Ave., #223 **(County)**	104	4-1-1992 **(Reappoint CC 4-5-1995)** **(Reappoint CC 3-23-1998)**	4-1-2001
11. SHERMAN, LISA B. (Brass' recommendation) (Formerly Lisa Cavaretta) (Home - 3077 Yankee Clipper Dr., 89117)	P. O. Box 80104 (Mailing) **(Ward 2)**	180	4-1-1992 **(Reappoint CC 4-5-1995)** **(Reappoint CC 3-23-1998)**	4-1-2001
12. JORDAN, ARTHUR C. (Replaced Jack McClary) (Weekly' recommendation)	508 Freeman Ave. **(Ward 5)**	106	3-24-2000	3-24-2003

PARK AND RECREATION ADVISORY BOARD

13.	MUSSER, CHARLES D. (M. McDonald' recommendation)	4310 Mountain View Bl **(Ward 1)**	102	2-20-1994 2-20-2003 **(Reappoint CC 3-24-1997)** **(Reappoint CC 2-2-2000)**
14.	HAUPT, ERNIE (Adamsen' recommendation) (L. McDonald' recommendation)	1434 Cottonwood Place **(Ward 3)**	101	12-7-1998 3-24-2003 **(Reappoint CC 3-1-2000)**
15.	ABEYTA, MANNY (Nolen' recommendation) (M. McDonald' recommendation)	2901 Gilmary St. **(Ward 1)**	123	2-20-1991 2-20-2003 **(Reappoint CC 2-2-2000)**

ON APRIL 12, 2000 MEMBER JEANNE A. ROBERTS, WAS NAMED "MEMBER EMERITUS" BY THE PARK AND RECREATION ADVISORY BOARD FOR HER LONG SERVICE TO THIS BOARD.

NOTE: On 1-8-1992 the Council adopted Bill 91-1977 which terminated the Golf Board and added the functions previously handled by the Golf Board as functions of the Park & Recreation Board.

AUTHORITY: LVMC 2.42

MEMBERS: 15 members appointed by the City Council. (Increased from 11 to 15 on 2-6-1991, Bill 91-2)

TERM: 3 years (no limit to number of terms)
(must fill unexpired terms)

NOTES: No City residency requirement.

CITY ONLY FINANCIAL DISCLOSURE REQUIRED

MEETS: Meets 2nd Wednesday of each month, 5:00 P.M., 749 Veterans Memorial Drive, Conference Room

City of Las Vegas

Agenda Item No.: 54

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: CITY CLERK
DIRECTOR: BARBARA JO (RONI) RONEMUS [ ] CONSENT [X] DISCUSSION

SUBJECT:
BOARDS & COMMISSIONS:

ANIMAL ADVISORY COMMITTEE – Diana Chesnoff – Resigned 10-23-2000

Fiscal Impact

[X]	No Impact	Amount:
[ ]	Budget Funds Available	Dept./Division:
[ ]	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:
This Committee is convened by Municipal Court after a criminal complaint has been filed. Municipal Court may refer the question of whether an animal is vicious, dangerous or ferocious to the Animal Advisory Committee. The Committee is comprised of 5 members who serve for two-year terms with no limit to the number of terms that may be served. Mrs. Chesnoff has resigned as of 10-23-2000 and it will be necessary to appoint a new member to this Committee.

RECOMMENDATION:
Procedure for the Committee is appointment by the City Council. Any member of Council may recommend an individual to serve a two-year term on the Animal Advisory Committee

BACKUP DOCUMENTATION:
Current Listing & Authority – Animal Advisory Committee

MOTION:
MACK – Motion to APPOINT: STACI COLUMBO (Mack's recommendation), 10289 Placid Street, Las Vegas, Nevada 89123 – UNANIMOUS

Clerk to notify

MINUTES:
COUNCILMAN MACK commented that MS. COLUMBO serves on the Humane Society and will be a good member on this Committee.

There was no further discussion.

(12:02 – 12:03)

2-3140

11-2-2000

ANIMAL ADVISORY COMMITTEE

MEMBERS	ADDRESS	CODE	ORIGINAL APPT.	TERM EXPIRES
1. DOLGINOFF, MARK A. DVM **(Adamsen's recom.)** **(Reese's recom.)**	184 Springfield St. (Henderson) Of: 1024 E. Twain Ave.	89014 89109	3-20-1996 **(Reapp. 3-9-1998)** **(Reapp. 3-1-2000)**	3-20-2002
2. STONE, GRETCHEN **(Adamsen's recom.)** **(Reese's recom.)**	6485 West Laredo St. **(County)**	89146	4-3-1996 **(Reapp. 3-9-1998)** **(Reapp. 3-1-2000)**	4-3-2002
3. ~~DIANA CHESNOFF~~ ~~**(Goodman's recom.)**~~	~~6575 Deer Springs Drive~~ ~~**(County)**~~	~~89131~~	~~1-19-2000~~ **Resigned 10-23-2000**	~~1-19-2002~~
4. BUTCHE, SUSAN **(Adamsen's recom.)**	1913 Peyton Dr. **(Ward 3)**	89104	4-5-1995 **(Reapp. 3-10-1997)** **(Reapp. 3-8-1999)**	4-5-2001
5. DUKES, AMBER **(Brown's recom.)**	5120 Shadow Hill Dr. **(County)**	89120	2-7-1996 **(Reapp. 2-2-2000)**	2-7-2002

NEW ORDINANCE Ord. #3618, Bill 91-75 adopted 12-4-91 (repealed #1777), LVMC 7.16.050

Members: 5 members (do not have to represent any specific areas or categories)

Appointed: Appointed by the City Council.

Term: 2 yr. terms (no limit to number of terms)
Do not have to fill unexpired portion of term.

Notes: No City residency requirement.
No financial disclosure requirement.

PRIOR CODE: Ord. #1777, adopted 7-2-75

PURPOSE: Committee is convened by Municipal Court. After a criminal complaint has been filed, Municipal Court may refer the question of whether an animal is vicious, dangerous, or ferocious to the Animal Advisory Committee.

City of Las Vegas

Agenda Item No.: 55

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: CITY CLERK
DIRECTOR: BARBARA JO (RONI) RONEMUS ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:
BOARDS & COMMISSIONS:

SENIOR CITIZEN LAW PROJECT ADVISORY BOARD – Lucy Peres - Term Expires 12-18-2000

Fiscal Impact

☒	**No Impact**	**Amount:**
☐	**Budget Funds Available**	**Dept./Division:**
☐	**Augmentation Required**	**Funding Source:**

PURPOSE/BACKGROUND:
This Board is comprised of 9 members, filling three-year terms, with at least two members over the age of 60. Appointees must represent specific categories: 2 members of Senior Organizations; 2 Senior Service Providers; 3 Private Citizens; and 2 members of the Nevada State Bar. Ms. Peres presently fills the Senior Service Provider category and has served one term. She is eligible and wishes to be reappointed. Project Director Sheri Cane Vogel supports Ms. Peres' reappointment.

RECOMMENDATION:
Procedure for this Board requires appointment by the City Council. Options are: Reappoint Ms. Peres to her second term; OR Appoint a new member to fill the Senior Service Provider category.

BACKUP DOCUMENTATION:
Memorandum from Project Director Sheri Cane Vogel
Current listing and Authority-Senior Citizen Law Project Advisory Board

MOTION:
L.B. McDONALD – Motion to REAPPOINT: LUCY PERES - UNANIMOUS

Clerk to notify

MINUTES:
SHERI CANE VOGEL, Project Director, Senior Citizens Law Project, said that MS. PERES is eligible for reappointment and she has been an excellent Board member. She recommended her reappointment.

City of Las Vegas

Agenda Item No.: 55

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Boards and Commissions
Item 55 – Senior Citizen Law Project Advisory Board

MINUTES – Continued:
There was no further discussion.

(12:03)
2-3182

Memorandum

City of Las Vegas
Senior Law Project

To: Barbara Jo (Roni) Ronemus, City Clerk

From: Sheri Cane Vogel, Esq.

Date: Tuesday, October 24, 2000

Re: Re-appointment to SCLP Advisory Board

SCLP Advisory Board Member Lucy Peres' first term expires on December 18, 2000. Lucy Peres is very concerned with assisting seniors in our community and her attendance on the Board has been excellent. She is eligible for re-appointment and has expressed an interest in being re-appointed. We recommend her re-appointment.

SCV:cab

RECEIVED
CITY CLERK
2000 OCT 25 P 4:00

SENIOR CITIZEN LAW PROJECT ADVISORY BOARD

	MEMBERS	ADDRESS	ZIP CODE	ORIGINAL APPT	TERM EXPIRES
1.	MALLOY, KIMBERLY (Private Citizen)	2921 N. Tenaya Way, Ste 234 (Ward 4)	28	11-1-1998	11-1-2001
2.	JOHNSTON, JUDY (Asst. Public Admin/Guardian) (Rep. senior orgs.)	9004 Rolling Knoll Ct. 1700 Pinto Ln. (Ward 2)	34 06	4-17-1996 (Eff. 4-18-1996) (Reappoint. 3-22-1999) (Eff. 4-18-1999)	4-18-2002
3.	GIBBONS, MARK W.(Judge) (Member Nevada State Bar)	8th Judicial District Court, Dept. 7 200 South 3rd Street (Ward 3)	01	7-19-1995	7-19-2001
4.	URGUIOLA, NELSON (Private Citizen)	120 South 16th Street (Ward 5)	01	1-5-2000	1-5-2003
5.	PERES, LUCY (Senior Services Provider)	Hm: 829 Antigua Street (Ward 2) (486-3600)	28	12-18-1997	12-18-2000
6.	SAFT, MIROHIM "MIMI" (Senior Services Provider) (M. McDonald recommendation)	8524 Del Webb Blvd. (Ward 4) (255-5404)	34	12-8-1997 (Reappoint. 12/1/1999)	11-18-2002
7.	LUBECK, LISA (Callister recommendation) (Senior Organization)	4808 Jay Avenue (Ward 4)	30	1-17-1996	1-17-2002
8.	LIPPIS, DEBORAH (Judge, Justice Court) (Member Nevada State Bar) (M. McDonald reappoint. recommendation)	200 S. 3rd St. Department 1 (Ward 3)	01	4-14-1997 (Reappoint. 3-15-2000)	4-14-2003
9.	SUGAR, ALAN (Private Citizen)	10400 Villa Ridge Dr. (Ward 4)	34	7-5-1995	7-5-2001

AUTHORITY: Resolution adopted 11-1-78.
By-laws: Latest Revision 10-28-91

TERM: 3 years. Limited to 2 terms

MEMBERS: 9 members (at least 2 over 60 years of age)
2 members to be members of senior organizations.
2 from senior service providers
3 private citizens
2 members of the Nevada State Bar

APPOINTED: Appointment by the City Council; Must fill unexpired terms

NOTES: NO CITY RESIDENCY REQUIREMENT - NO FINANCIAL DISCLOSURE REQUIREMENT

Sheri Cane Vogel, Project Director, Sn. Cit. Law Project

MEETINGS: Quarterly (Jan, Apr, July, Oct) 4th Monday, 4 p.m., Howard Cannon Center, 340 N. 11th Street.

City of Las Vegas

Agenda Item No.: 56

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: PUBLIC WORKS
DIRECTOR: RICHARD D. GOECKE [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:
REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack & Weekly

Discussion and possible action on an Agreement for the Sale of Real Property with Keenan Properties, Inc., for the sale of City property (approximately 0.136 acres), identified as parcel number 139-28-801-011, located at Bonanza Road and I-15, for expansion of adjacent storage facilities in the amount of sixty-three thousand, eight hundred dollars ($63,800 revenue) - Ward 5 (Weekly)

Fiscal Impact

[ ] **No Impact** **Amount:** $63,800 revenue
[ ] **Budget Funds Available** **Dept./Division:** Public Works/Real Estate
[ ] **Augmentation Required** **Funding Source:**

PURPOSE/BACKGROUND:
This is a vacant parcel of land that the City has no current or future plans for. Keenan Properties, Inc., has sent the City an unsolicited letter, offering to purchase this property from the City to expand their storage facilities on this adjacent property. On August 2, 2000, Council voted to authorize entering into negotiations with Keenen for the sale of this property. An appraisal was performed on this property and the appraised value of the land was $56,000. It is staff's opinion that Keenen's offer of $63,800 is a fair and equitable offer.

RECOMMENDATION:
The Real Estate Committee of 11/13/2000 and staff recommend approval of the sale of this property, and authorization of staff to execute all the additional documents necessary to close escrow and record title and suggest that the revenue go to unallocated Capital Projects Fund.

BACKUP DOCUMENTATION:
Agreement for the Sale of Real Property

MOTION:
MACK – APPROVED as recommended - UNANIMOUS

MINUTES:
JOHN McNELLIS, Deputy Director, Public Works Department, advised that the matter is in order and recommended approval.

City of Las Vegas

Agenda Item No.: 56

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Real Estate
Item 56 – Agreement for the Sale of Real Property with Keenan Properties, Inc.

MINUTES – Continued:

There was no further discussion.

(12:03 – 12:05)

2-3241

AGREEMENT FOR THE SALE OF REAL PROPERTY

THIS AGREEMENT FOR THE PURCHASE AND SALE OF REAL PROPERTY ("Agreement") is made and entered into this 15th day of November 2000, by and between the CITY OF LAS VEGAS, a municipal corporation of the State of Nevada (hereinafter referred to as "Seller") and KEENAN PROPERTIES, INC., a California corporation (hereinafter referred to as "Buyer"), with reference to the following facts:

A. Seller is the owner of a parcel of vacant land consisting of approximately 0.136 acres located at Bonanza Road and I-15, Las Vegas, Nevada 89101 ("Property"). A Site Plan of the Property depicting the site of the Property is attached hereto as Exhibit "A" and the Property is further described as Assessor's Parcel No's. 139-28-801-011

B. Buyer now desires to purchase from Seller and Seller desires to sell to Buyer the Property, as described below in Section 1, further described in Exhibit "B".

NOW THEREFORE, in consideration of the mutual covenants, premises and agreements contained herein, the parties hereto do hereby agree as follows:

1. **Purchase and Sale**. Buyer shall purchase the Property from Seller and all of Seller's right, title and interest in and to the following:

(a) All of the real property described in the legal description, referenced as Exhibit "B" ("Land");

(b) All utility lines and all other fixtures and improvements located on the Land (the "Improvements");

(c) All licenses, certificates, authorizations, approvals, and other applicable permits and licenses issued by any governmental authority relating to the ownership or operation of the Property, if any ("Licenses");

(d) All easements, rights, tenements, hereditaments, privileges and appurtenances now or in the future held by Seller which in any way benefit the Property or relate to the ownership or operation of the Property, including, without limitation: (i) any and all oil, gas, mineral, water and irrigation rights running with or pertaining to the Property; (ii) all of Seller's interest in any road, street or alleyway adjoining the land; and (iii) any rights or interests which may accrue to the benefit of Seller or the Land as a result of the abandonment of any road, street or alleyway adjoining the Land (collectively called the "Appurtenances").

2. **Purchase Price**. The purchase price ("Purchase Price") to be paid for the Property thereon shall be SIXTY-THREE THOUSAND, EIGHT HUNDRED AND 00/100 DOLLARS ($63,800.00), all cash. The Purchase Price shall be paid as follows:

(a) Buyer shall deposit Ten Thousand Dollars ($10,000.00) into escrow as earnest money (the "Deposit") on or before the opening of escrow. Buyer reserves the right to cancel the escrow created herein, for any reason whatsoever, before the expiration of the Contingency Period.

(b) Upon the expiration of the Contingency Period (as defined below), the Deposit shall become non-refundable. The Deposit shall apply towards the Purchase Price of the Property.

(c) Prior to close of escrow, Buyer shall deposit into escrow the balance of the Purchase Price, FIFTY-THREE THOUSAND, EIGHT HUNDRED AND 00/100 DOLLARS ($53,800.00).

(d) In the event Buyer should terminate this Agreement and escrow prior to the expiration of the Contingency Period, Buyer shall notify Seller and Escrow Agent in writing. Upon receipt of Buyer's notice to terminate, the Escrow Agent shall release to Buyer the Deposit within two (2) business days. If no written notice is received prior to the expiration of the Contingency Period, Buyer shall be deemed to have approved or waived any and all contingencies and the Deposit shall be deemed non-refundable and shall be applied towards the Purchase Price.

3. **Title to the Property**. The title to the Property conveyed is to be subject to easements, rights of way, restrictions, conditions and covenants of record as shown on a current Preliminary Title Report ("PTR") with readable copies of all exceptions to title provided through escrow to be furnished at Seller's expense, if any. Buyer shall have ten (10) business days following receipt of the PTR to approve the condition of title. If written disapproval is not received by Seller and Escrow Agent within said period, Buyer shall be deemed to have accepted the condition of the title. If Buyer submits a written objection ("Buyer's Objection") to the condition of title, Seller agrees immediately to cure Buyer's objection(s) prior to the expiration of the Contingency Period. If Seller fails to cure Buyer's Objection(s), Buyer may terminate this Agreement and the Deposit shall be returned to the Buyer.

4. **Title Insurance**. Seller agrees to deliver, at its expense, good and merchantable title as evidenced by a CLTA policy of title insurance which insures that title to the Property is vested in the Buyer in the condition required by Section 5 of this Agreement. Buyer, at its option, may terminate this Agreement to purchase and the deposit shall be returned if the Seller fails to deliver good and merchantable title as herein provided.

5. **Condition of Title**. The Seller shall convey the Property free and clear of all liens, encumbrances, assessments, taxes and other defects except those acceptable to the Buyer. The Property shall be conveyed free of any possession or right of possession by any person except that of the Buyer, and those reflected in recorded easements affecting the Property as approved by the Buyer.

6. **Zoning of the Property**. The Seller represents to Buyer that the Property is currently zoned M, Industrial, and is located in the City of Las Vegas, Clark County, State of Nevada.

7. **Disclosure of Conditions**. Buyer shall take title subject to declarations, covenants, conditions and restrictions, rules and regulations currently in force ("Conditions") which affect ownership or operation of the Property, said documents to the Conditions to be delivered to Buyer upon the commencement of the Contingency Period. Buyer shall be deemed to have approved said documents unless written notice to the contrary is delivered to Seller prior to the expiration of the Contingency Period.

8. **Escrow**. The purchase and sale provided for herein shall be consummated through an escrow to be opened with Angelina S. Galindo of United Title ("Escrow Agent"), located at 2300 W. Sahara Avenue #140, Las Vegas, NV 89102, within three (3) business days after the execution and delivery occurs. The escrow shall be deemed opened when Buyer and Seller have executed and delivered a signed copy of this Purchase and Sale Agreement and the Buyer's Deposit with the Escrow Agent. Said escrow shall be upon the usual form of instructions of the Escrow Agent for transactions of the type provided for herein, except that said instructions shall incorporate all terms and provisions of this Agreement, and in addition shall provide the following:

(a) Close escrow within thirty (30) days from the expiration of the Contingency Period. Upon the opening of escrow, the Escrow Agent shall set a specific date for the expiration of the Contingency Period. The Contingency Period commences the date following the opening of escrow and shall expire thirty (30) days from the commencement date. If the expiration date of the Contingency Period or the anticipated close of escrow date falls on a holiday or weekend, the date for the closing of escrow shall be set on the next succeeding working day.

(b) Promptly after the opening of escrow, cause to be procured and delivered for Buyer's approval the PTR and copies of related documents referred to in Section 3;

(c) Charge the Seller any Documentary Transfer Tax, and the cost of the CLTA title insurance policy and all endorsements thereto. All other fees and costs shall be divided in accordance with the usual practices in Clark County, Nevada;

(d) Disburse the funds and deliver the Grant, Bargain and Sale Deed and other documents entitled thereto when the conditions of this escrow have been fulfilled by the Buyer and Seller;

(e) Record any instruments delivered through this escrow, if necessary or proper, to vest title in the Buyer in accordance with the terms of this Agreement; and

(f) In the event of any conflict between the terms of this Agreement and the terms of the escrow, the terms of this Agreement shall prevail except where the escrow instructions specifically provide otherwise.

If escrow fails to timely close as the result of Buyer's default, the Deposit in escrow shall be paid by the Escrow Agent to Seller as damages, and Seller shall be entitled to seek other legal and equitable remedies. If escrow fails to close as a result of Seller's default, Buyer shall be

entitled to seek specific performance and other legal and equitable remedies available to the Buyer. The provisions of this paragraph shall be the sole remedies available to each respective party hereunder in the event of a default under this Agreement.

9. **Contingencies**. The purchase of the Property is contingent upon the following:

(a) Buyer's approval of the PTR, and all documents described within the PTR, issued by Escrow Agent concerning the Property within ten (10) business days after Buyer's receipt of same from Escrow Agent (see Section 3).

(b) The expiration or Buyer's written waiver of the Contingency Period as described herein. Escrow Agent shall notify both Buyer and Seller in writing of the date escrow is opened, the date the Contingency Period expires, and the date escrow is to close.

(c) Buyer has obtained the right to inspect the Property. Seller hereby grants Buyer the right to inspect the Property to conduct such tests and investigations, as Buyer deems appropriate. Buyer agrees to indemnify and hold Seller harmless from any actual damage as a result of Buyer's tests and investigations during the Contingency Period on the Property. Buyer further agrees to indemnify and hold Seller harmless from any injury to persons or actual damage including any legal fees to the personal or real property of others, which results from the Buyer's tests and investigations during the Contingency Period.

(d) Within ten (10) days following the opening of escrow, Seller shall make available to Buyer or to Buyer's agents copies of any site plans, marketing studies, environmental studies, grading plans, surveys, or other tests or any additional information or studies pertinent to the Property that may have been taken by Seller or is in the possession of Seller.

(e) This Agreement is contingent upon the approval by the Las Vegas City Council at a duly noticed meeting of the City Council pursuant to Section 10.

(f) The above contingencies in Paragraphs 9 (a) and (e) are solely for the Buyer's benefit. Buyer may elect, for any reason or no reason whatsoever, to terminate this Agreement and the purchase contemplated herein during the Contingency Period. If Buyer elects to terminate this Agreement prior to the expiration of the Contingency Period, Buyer shall notify Seller and Escrow Agent in writing in accordance with the notice requirements in Section 12 below. In the event Buyer terminates this Agreement for any reason during the Contingency Period, the Deposit made by Buyer, plus any interest earned, shall be immediately returned to Buyer, less any escrow costs incurred and Buyer shall have no further obligations under this Agreement. Except for the cost of the PTR and the cost of reports and studies paid by the Seller in Paragraph 9 (d), Buyer shall be solely responsible for all costs involved in satisfying the above stated contingencies.

10. **Time of Offer**. This Agreement, when executed by the Buyer and delivered to the Seller, will be contingent upon the approval by the City Council, executed and delivered by the City within thirty (30) days of this Agreement. If this Agreement is not approved by the City Council within the thirty (30) day period, this Agreement shall be void and the Deposit shall be

returned to the Buyer, except to the extent that the Seller shall consent in writing to further extensions of time for the authorizations, execution and delivery of this Agreement. By executing this Agreement and submitting it to the Seller, the Buyer is making an irrevocable offer to enter into this Agreement, which offer shall continue for the period of time and with contingencies specified above. Any attempted revocation of such offer or material modification of the terms hereof without the consent of the Seller shall entitle the Seller to retain the Buyer's Deposit.

11. **Broker Commissions/Disclosure**. Buyer represents and warrants that it has not retained any broker or agent in this transaction.

12. **Notices**. Any and all notices, demands, or other communications required or desires to be given hereunder shall be in writing and shall be validly given or made to another party if served either personally or if deposited in the United States mail certified or registered, postage prepaid, return receipt requested. If such notice, demand or other communication be serviced personally or by facsimile transmission, service shall be conclusively deemed made at the time of such personal service or transmission. If such notice, demand or other communication be given by mail, such shall be conclusively deemed given forty-eight (48) hours after the deposit thereof in the United States mail addressed to the party to whom such notice, demand or other communication is to be given as hereinafter set forth.

To Seller:
City of Las Vegas
400 E. Stewart Avenue; 4th Floor
Las Vegas, NV 89101
Attention: Real Estate & Asset Management Manager
Phone No.: (702) 229-1020
Fax No.: (702) 384-0527

To Buyer:
Keenan Properties, Inc.
601 S. Glenoaks Boulevard
Burbank, CA 91502
(702) 382-7475

Any party hereto may change his address for the purpose of receiving notices, demands and other communications as herein provided by written notice given in the manner aforesaid to the other party or parties hereto. After opening of escrow a copy of all notices, demands and other communications shall be given to the escrow office.

13. **Applicable Laws and Severability**. This Agreement shall, in all respects, be governed by the laws of the State of Nevada applicable to agreements executed and to be wholly performed within the State of Nevada. Nothing contained herein shall be construed so as to require the commission of any act contrary to law, and wherever there is any conflict between any provision contained herein and any present or future statute, law, ordinance or regulation contrary to which the parties have no legal right to contract, the latter shall prevail but the provision of this Agreement which is affected shall be curtailed and limited only to the extent necessary to bring it within the requirements of the law.

14. **Entire Agreement**. The foregoing represents the entire Agreement between the parties and no verbal statements made by any party are a part hereof unless incorporated in writing. In the event either party shall prevail in any legal action commenced to enforce this Agreement, the prevailing party shall be entitled to all costs incurred in such action including attorney's fees, costs and expenses as may be fixed by the court.

15. **Modifications or Amendments**. Upon approval of this Purchase and Sale Agreement by the City Council and after it has been fully executed by signature of all parties, the Seller designates the Manager of the Real Estate & Asset Management Division in conjunction with the City Clerk who shall have the authority to complete and execute any additional documents necessary for the completion of the intent of this contractual obligation during the original term of this Agreement, such as amendments, escrow document signature authority, adjustments to monetary revenue or expenditure not to exceed ten thousand ($10,000.00) dollars, filing and recording of appropriate documents with the County Recorders Office or the County Tax Assessors Office, and recordings and filing with the City Clerk's Office. No amendment, change or modification of this Agreement shall be valid unless in writing and signed by all parties hereto.

16. **Successors or Assigns**. All of the terms and provisions contained herein shall inure to the benefit of and shall be binding upon the parties hereto and their respective heirs, personal representatives, successors and assigns.

...
...

17. **Time of the Essence**. Time is of the essence of this Agreement and all terms, provisions, covenants and conditions hereof.

18. **Disclosure of Principals.** Pursuant to Resolution R-105-99 adopted by the City Council effective October 1, 1999, Buyer warrants that it has disclosed that on the form attached as Exhibit "C," all principals and partners of Keenan Properties, Inc. as well as all persons and entities holding more than a one percent (1%) interest in Keenan Properties, Inc. or any principal of Keenan Properties, Inc. Throughout the term hereof, Keenan Properties, Inc. shall notify Seller in writing of any material change in the above disclosure within 15 days of any such change.

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

ATTEST:

BARBARA JO RONEMUS, CITY CLERK

"SELLER" CITY OF LAS VEGAS

By
OSCAR B. GOODMAN, MAYOR

APPROVED AS TO FORM:

9/29/00
DEPUTY CITY ATTORNEY/DATE

"BUYER" KEENAN PROPERTIES, INC.

By Fred V. Keenan 10-10-00
FRED V. KEENAN Date

ACKNOWLEDGEMENTS FOR
AGREEMENT BETWEEN THE CITY OF LAS VEGAS AND
KEENAN PROPERTIES, INC.

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

This instrument was acknowledged before me, a notary public, on this ____ day of _____, 2000, by OSCAR B. GOODMAN, Mayor of the City of Las Vegas.

_____
NOTARY PUBLIC

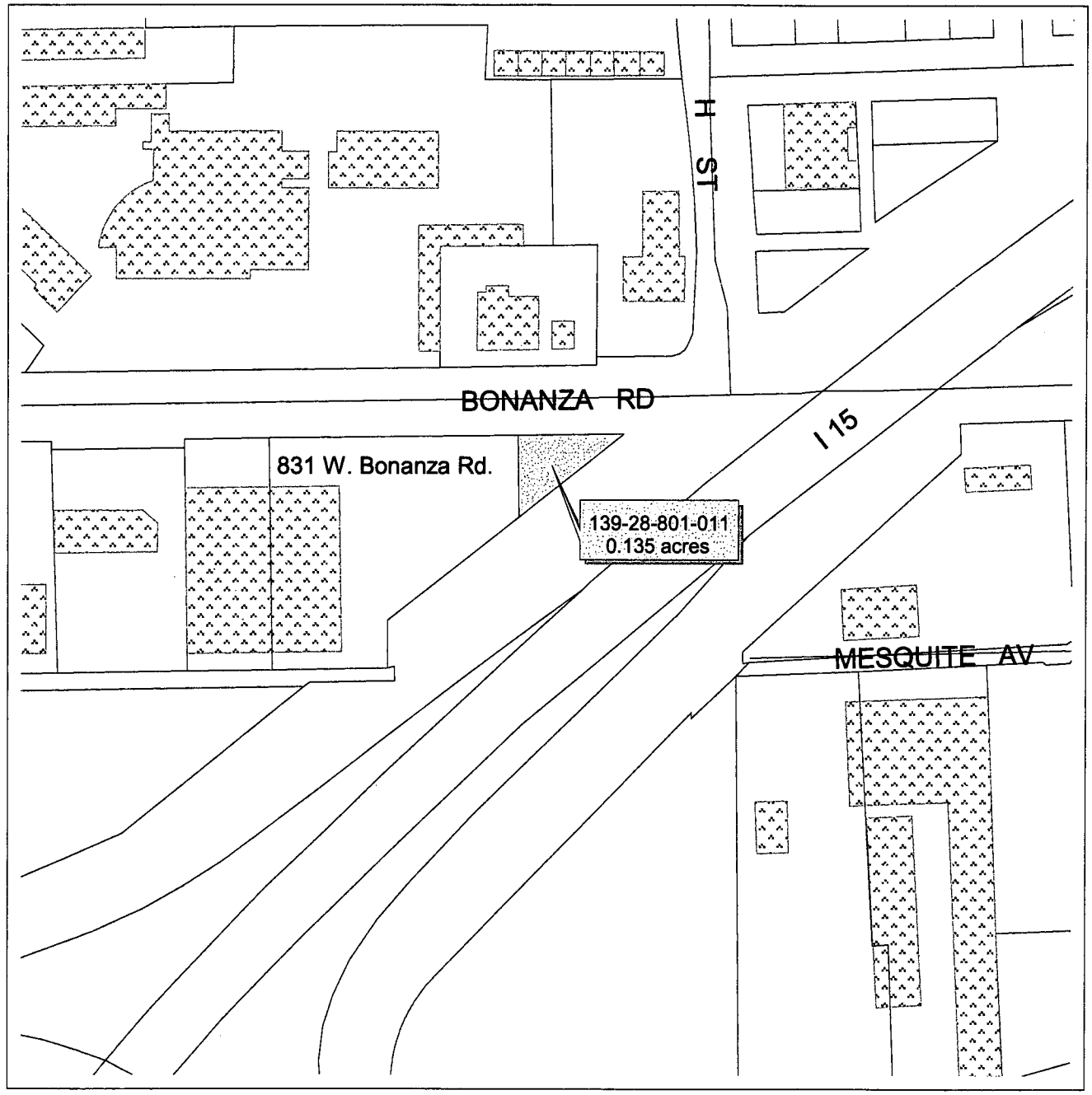
STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

This instrument was acknowledged before me, a notary public, on this _____day of _____, 2000, by _____.

_____
NOTARY PUBLIC

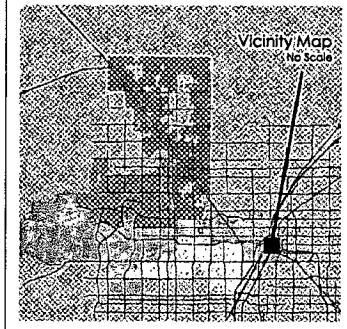
CITY COUNCIL MEETING OF NOVEMBER 15, 2000 Pg. 435

EXHIBIT "A"



Site Map

Street Centerline
Building Footprints
City of Las Vegas
Parcels
Right of Way



Real Estate & Asset Management

N

CITY OF LAS VEGAS NEVADA

Date of Data: 2000/02/09

EXHIBIT "B"

Legal Description

Commencing at a point marked by a brass tack set in a concrete monument at the Northeast (NE) Corner of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 28; Thence along the East line of said Section S. 0°11'47" W. 30.02 feet to a point in a brass cap in a monument set in the South line of Bonanza Road, 80 feet in width, said point also being THE TRUE POINT OF BEGINNING; Thence along said South line S. 89°16'56" W. 199.36 feet; Thence S. 0°43'04" W. 270.00 feet; Thence N. 89°16'56" E. 195.05 feet to a point in the East line of said Section 28, distant thereon S. 0°11'47" W. 270.03 feet from THE TRUE POINT OF BEGINNING; Thence along said East line N. 0°11'47" E. 270.03 feet to THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM that portion conveyed to the State of Nevada, August 7, 1967 recorded in Book 814 as Document 653760, of Official Records, described as follows:

Beginning at a point 144.96 feet left of and measured radially from Highway Engineer's designated "FWY" centerline at Highway Engineer's Station "FWY" 506+29.19 P.O.C.; said point is further described as bearing N. 03°08'00" W. a distance of 1334.04 feet from the Southeast (SE) Corner of Section 28, Township 20 South, Range 61 East, M.D.B. & M.; Thence 89°26'55" E. along the Southerly right of way line of Bonanza Road a distance of 79.43 feet; Thence South 01°16'49" W. along the East boundary of Grantors property a distance of 270.03 feet to a point S. 89°28'20" W. along the South boundary of Grantors property a distance of 195.44 feet to a point; Thence N. 0°33'05" W. along the West boundary of Grantors property a distance of 177.13 feet to a point; Thence N. 51°42'55" E. along the proposed westerly right of way line of Interstate Route 15 a distance of 151.63 feet to THE POINT OF BEGINNING.

EXHIBIT "C"

CERTIFICATE
DISCLOSURE OF OWNERSHIP/PRINCIPALS

CITY COUNCIL MEETING OF NOVEMBER 15, 2000 Pg. 437

1. **Definitions**

"City" means the City of Las Vegas.

"City Council" means the governing body of the City of Las Vegas.

"Contracting Entity" means the individual, partnership, or corporation seeking to enter into a contract or agreement with the City of Las Vegas.

"Principal" means, for each type of business organization, the following: (a) sole proprietorship – the owner of the business; (b) corporation – the directors and officers of the corporation; but not any branch managers of offices which are a part of the corporation; (c) partnership – the general partner and limited partners; (d) limited liability company – the managing member as well as all the other members.

2. **Policy**

In accordance with Resolution 79-99 and 105-99 adopted by the City Council, Contracting Entities seeking to enter into certain contracts or agreements with the City of Las Vegas must disclose information regarding ownership interests and principals. Such disclosure generally is required in conjunction with a Request for Proposals (RFP). In other cases, such disclosure must be made prior to the execution of a contract or agreement.

3. **Instructions**

The disclosure required by the Resolutions referenced above shall be made through the completion and execution of this Certificate. The Contracting Entity shall complete Block 1, Block 2, and Block 3. The Contracting Entity shall complete either Block 4 or its alternate in Block 5. Specific information, which must be provided, is highlighted. An Officer or other official authorized to contractually bind the Contracting Entity shall sign and date the Certificate, and such signing shall be notarized.

4. **Incorporation**

This Certificate shall be incorporated into the resulting contract or agreement, if any, between the City and the Contracting Entity. Upon execution of such contract or agreement, the Contracting Entity is under a continuing obligation to notify the City in writing of any material changes to the information in this Certificate. This notification shall be made within fifteen (15) days of the change. Failure to notify the City of any material change may result, at the option of the City, in a default termination (in whole or in part) of the contract or agreement, and/or a withholding of payments due the Contracting Entity.

Block 1 — Contracting Entity

Name	Keenan Properties, Inc.
Address	601 S. Glenoaks, Suite 204 Burbank CA 91502
Telephone	(818) 843-5377
EIN or DUNS	95-1526836

Block 2 — Description

Subject Matter of Contract/Agreement:

Purchase of real property

RFP #:

Block 3 — Type of Business

☐ Individual ☐ Partnership ☐ Limited Liability Company ☒ Corporation

EXHIBIT "C"

CERTIFICATE – DISCLOSURE OF OWNERSHIP/PRINCIPALS (CONTINUED)

Block 4 Disclosure of Ownership and Principals

In the space below, the Contracting Entity must disclose all principals (including partners) of the Contracting Entity, as well as persons or entities holding more than one-percent (1%) ownership interest in the Contracting Entity.

	FULL NAME/TITLE	BUSINESS ADDRESS	BUSINESS PHONE
1.	Fred V. Keenan, Jr.	2850 Seaboard Lane Long Beach, CA 90805	(800) 533-9858
2.	Susan Nyby	601 S. Glenoaks, Burbank CA 91502	(818) 843-5377
3.	Kathleen Hawken	601 S. Glenoaks, Burbank CA 91502	"
4.	Evangeline D. Garfield	"	"
5.	Janice Gayle Kennedy	"	"
6.	Timothy K. Garfield	401 B. Street, Suite 2400 San Diego, CA 92101	(619) 696-3500
7.			
8.			
9.			
10.			

The Contracting Entity shall continue the above list on a sheet of paper entitled "Disclosure of Principals – Continuation" until full and complete disclosure is made. If continuation sheets are attached, please indicate the number of sheets: _____

Block 5 Disclosure of Ownership and Principals - Alternate

If the Contracting Entity, or its principals or partners, are required to provide disclosure (of persons or entities holding an ownership interest) under federal law (such as disclosure required by the Securities and Exchange Commission or the Employee Retirement Income Act), a copy of such disclosure may be attached to this Certificate in lieu of providing the information set forth in Block 4 above. A description of such disclosure documents must be included below.

Name of Attached Document: _____

Date of Attached Document: _____ Number of Pages: _____

I certify, under penalty of perjury, that all the information provided in this Certificate is current, complete, and accurate. I further certify that I am an individual authorized to contractually bind the above named Contracting Entity.

Timothy K. Garfield
Name

9/8/00
Date

Subscribed and sworn to before me this 8th day of September, 2000.

Sharon Lapinski-Richardson
Notary Public

SHARON LAPINSKI-RICHARDSON
Commission # 1249766
Notary Public - California
San Diego County
My Comm. Expires Jan 14, 2004

City of Las Vegas

Agenda Item No.: 57

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: PUBLIC WORKS
DIRECTOR: RICHARD D. GOECKE [ ] CONSENT [X] DISCUSSION

SUBJECT:
REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack & Weekly

Discussion and possible action on authorizing staff to enter into negotiations for a Lease Agreement with Southern Nevada Pop Warner Football Conference (SNPWFC) for the use of office space located at 1651 South Buffalo Drive to be used for administrative office functions - Ward 1 (M. McDonald)

Fiscal Impact

[X]	**No Impact**	**Amount:**
[ ]	**Budget Funds Available**	**Dept./Division:** Public Works/Real Estate
[ ]	**Augmentation Required**	**Funding Source:**

PURPOSE/BACKGROUND:
In February 2000, the City purchased a private home located at 1651 S. Buffalo Drive for the intented use of incorporating this acreage into the proposed Buffalo Park. It is the City's intentions to eventually house partial field operations, personnel from the marshal unit, and this proposed office space for SNPWFC. Since the neighboring associations in that area have made attempts to include this area into the park development plan, staff feels that this proposal will be a vital effort towards continuing to implement community based park programs.

RECOMMENDATION:
The Real Estate Committee of 11/13/2000 and staff recommend approval

BACKUP DOCUMENTATION:
Site map

MOTION:
M. McDONALD – APPROVED authorizing staff to commence negotiations with Southern Nevada Pop Warner Football Conference and Nevada Youth Football League - UNANIMOUS

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

City of Las Vegas

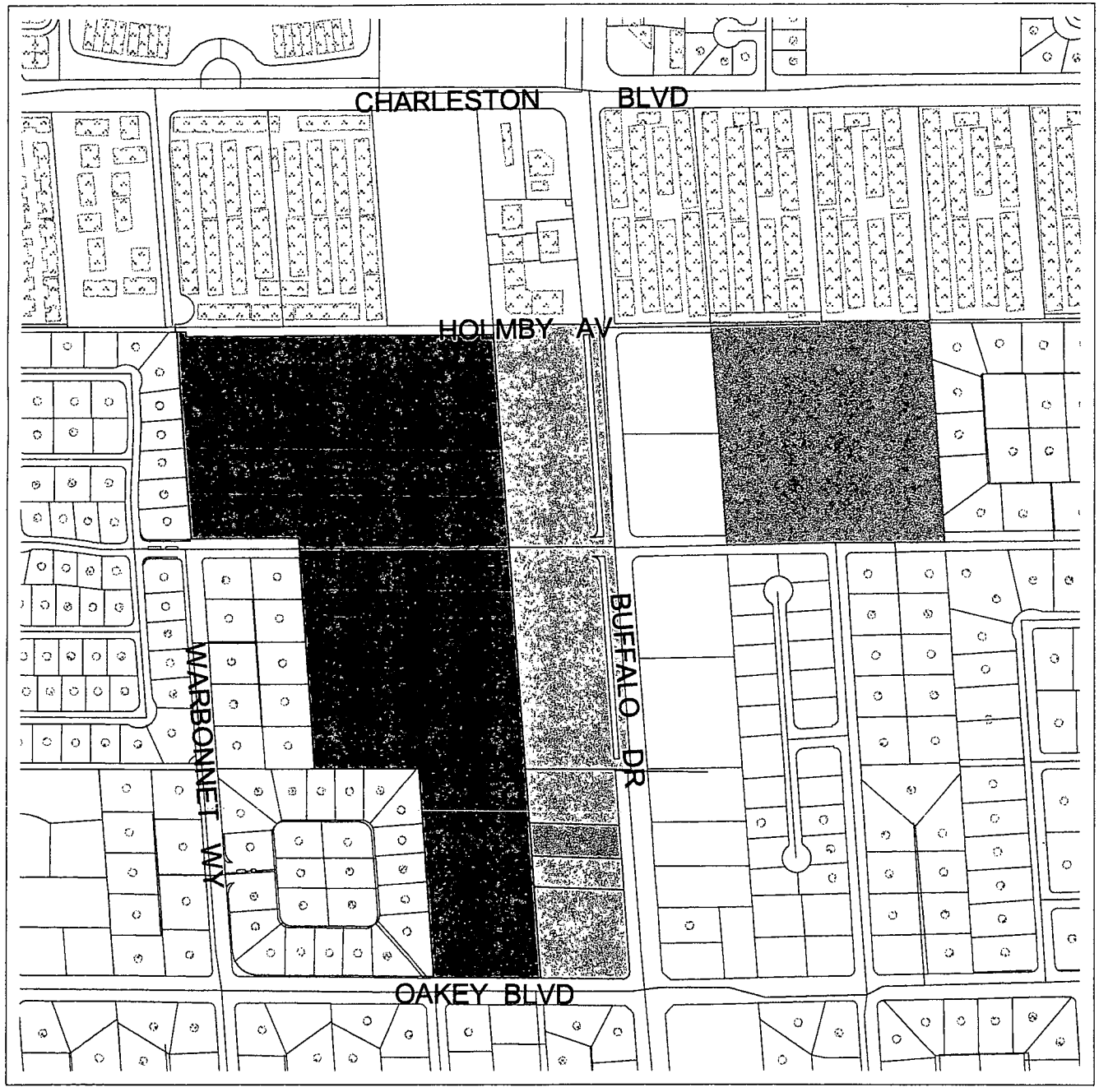
Agenda Item No.: 57

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Real Estate
Item 57 – Discussion and Possible Action on Authorizing Staff to Enter into Negotiations for a Lease Agreement with Southern Nevada Pop Warner Football Conference

MINUTES – Continued:

APPEARANCES:
JOHN McNELLIS, Deputy Director, Public Works Department
GEORGE SHRIVER, President, Nevada Youth Football League
DAWN CHACON, Nevada Youth Football League

(12:05 – 12:19)
2-3297/3-1

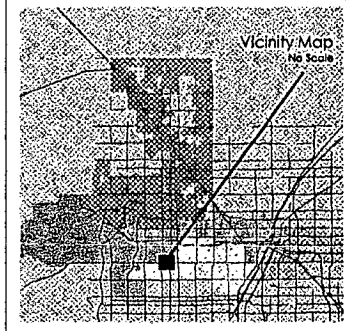


Site Map

- Building Footprints
- 1651 S. Buffalo
- Buffalo Corridor
- Street Centerline

BLM Properties

- City Leased USA
- City Applied USA
- USA
- Parcels



Real Estate & Asset Management

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CITY OF LAS VEGAS NEVADA

Date of Data: 2000/10/23

CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 15, 2000

VERBATIM TRANSCRIPT: ITEM NO. 57 – DISCUSSION AND POSSIBLE ACTION ON AUTHORIZING STAFF TO ENTER INTO NEGOTIATIONS FOR A LEASE AGREEMENT WITH SOUTHERN NEVADA POP WARNER FOOTBALL CONFERENCE (SNPWFC) FOR THE USE OF OFFICE SPACE LOCATED AT 1651 SOUTH BUFFALO DRIVE TO BE USED FOR ADMINISTRATIVE OFFICE FUNCTIONS

MAYOR GOODMAN — Item Number 57, discussion and possible action on authorizing staff to enter into negotiations for a lease agreement with Southern Nevada Pop Warner Football Conference for the use of office space located at 1651 South Buffalo Drive to be used for administrative office function. This is in Ward 1. The Real Estate Committee of November 13, 2000 and staff recommend approval. Mr. McNellis?

JOHN McNELLIS, DEPUTY DIRECTOR OF PUBLIC WORKS — With the upcoming Buffalo Football Park project, we have acquired certain properties adjacent to the park site to expand it. One of the parcels did have an existing residential house on it that we are looking for some type of occupancy. We have an unsolicited letter from the Pop Warner folks and we would certainly like to start negotiations with them. If there are any other groups out there, we certainly offer that same residence to these other groups. We would certainly have them compete for the right to live there, or not live there, I should say occupy this site, I should say and or if they could cohabitate too.

MAYOR GOODMAN — Very good. Thank you. Do you folks want to be heard?

GEORGE SHRIVER — Yes.

MAYOR GOODMAN — Come on forward, please.

COUNCILMAN MACK — Your Honor, --

MAYOR GOODMAN — Yes?

COUNCILMAN MACK — Before these folks are heard, I did have a phone call or two from, I guess, another football organization, the Youth Southern Nevada Football League. And they have requested --

MAYOR GOODMAN — I think that's these folks.

COUNCILMAN MACK — Okay.

MAYOR GOODMAN — Yes. Could you identify yourself, please?

GEORGE SHRIVER — Your Honor, I'm George Shriver. I'm the President of the Nevada Youth Football League for the 2001 season. And we'd like to, you know, we – feel, you know, since the property that's adjacent to this field will, you know, obviously if there's a football field built to it and they have their

VERBATIM TRANSCRIPT: ITEM NO. 57 – DISCUSSION AND POSSIBLE ACTION ON AUTHORIZING STAFF TO ENTER INTO NEGOTIATIONS FOR A LEASE AGREEMENT WITH SOUTHERN NEVADA POP WARNER FOOTBALL CONFERENCE (SNPWFC) FOR THE USE OF OFFICE SPACE LOCATED AT 1651 SOUTH BUFFALO DRIVE TO BE USED FOR ADMINISTRATIVE OFFICE FUNCTIONS

facilities right there, that'd give them a little advantage over us. We also represent 2,000 members in our – football organization and we'd like to have opportunities to go ahead with a lease agreement also on these properties and the use of these fields also.

MAYOR GOODMAN — Thank you very much. Would you like to be heard, Ma'am?

DAWN CHACON — I just – kind of con --

MAYOR GOODMAN — Would you identify yourself, please?

DAWN CHACON — My name's Dawn Chacon. I'm also with the Nevada Youth Football League. I don't know how we were not aware of this opportunity. We kind of stumbled across it. I feel that we haven't been given the same opportunity and we would just like so.

MAYOR GOODMAN — All right. Thank you very much. Mr. McNellis, do --

JOHN McNELLIS, DEPUTY DIRECTOR OF PUBLIC WORKS — What – I would request that you put it in writing that you would like an opportunity to work with City staff and we would certainly love to see what these folks could offer the City also.

MAYOR GOODMAN — Thank you very much.

COUNCILMAN MACK — Mr. McNellis, and I think the only question I had is, you know, is this facility, could it have a co-use or could we lease this potential to two or three different youth leagues?

JOHN McNELLIS, DEPUTY DIRECTOR OF PUBLIC WORKS — It is a fairly big house, so I guess certainly as we negotiate with these folks, we could try to see what their – uses would be, what space, you know, may have to be exclusively theirs versus a common area space. Hopefully we could fit both people within the site.

COUNCILMAN MACK — Thank you.

COUNCILMAN McDONALD — I have a couple comments on this too, Mr. Mack. On this park thing, part of the reason we, Pop Warner arrived here is back in 1997 we built the fields on Ed Fountain Park, they asked that – the build a building on Ed Fountain Park. From that, the negotiations started on, these are the first football fields ever built.

VERBATIM TRANSCRIPT: ITEM NO. 57 – DISCUSSION AND POSSIBLE ACTION ON AUTHORIZING STAFF TO ENTER INTO NEGOTIATIONS FOR A LEASE AGREEMENT WITH SOUTHERN NEVADA POP WARNER FOOTBALL CONFERENCE (SNPWFC) FOR THE USE OF OFFICE SPACE LOCATED AT 1651 SOUTH BUFFALO DRIVE TO BE USED FOR ADMINISTRATIVE OFFICE FUNCTIONS

And at the time, Bob Nixon who I believe was your president came to me. And we've been, I've sponsored one of your teams every year at about 1200 a year, except for this year. So, I'm very aware of your – organization and I love it.

The, part of where this was not negotiated at or brought up is when Pop Warner started the negotiation, for lack of a better term, for the building is they wanted to be able, when the neighborhood said they wanted to build fields, they came up and they said instead of us building our building we would then bring pretty close to a thou – up to a $100,000 or better into renovating the inside of the building and making the improvements. Out of that is how we had the groundbreaking, Councilman Brown was there, staff members were there as well, into the building itself, I won't say dedicated but to leasing the space to Pop Warner.

One of your board members, I don't – know if it's a board member or concerned parent called, had the same – conversation. Part of our plan that Councilman Brown brought up is as the fields are built out, Ed Fountain will have a new designation. And it goes up to the representative of Ward 5, at the time it was in Ward 1 we built these football fields. That we take these fields, which are now baseball fields, because we're taking them and putting the concentration of baseball out in Ward 6 and we redesigned Ed Fountain fields. Out of that, it'll also open up more football fields, if that's the wish of this Council and the representative of Ward 5 at that time. And already it's pretty much set things in motion when we came up for the design of Ed Fountain football field for the 90, 1997.

So when we keep transferring on, those fields will also become available. That's how we arrived where we're at today.

DAWN CHACON

But that – still doesn't gives us the same opportunity as Pop Warner. We're interested in where, if they do acquire this building, will they have specific use for these fields or will it be open to soccer and – such?

COUNCILMAN McDONALD

No, it's going to be football. Designated for football.

DAWN CHACON

Okay. Now –

VERBATIM TRANSCRIPT: ITEM NO. 57 – DISCUSSION AND POSSIBLE ACTION ON AUTHORIZING STAFF TO ENTER INTO NEGOTIATIONS FOR A LEASE AGREEMENT WITH SOUTHERN NEVADA POP WARNER FOOTBALL CONFERENCE (SNPWFC) FOR THE USE OF OFFICE SPACE LOCATED AT 1651 SOUTH BUFFALO DRIVE TO BE USED FOR ADMINISTRATIVE OFFICE FUNCTIONS

COUNCILMAN McDONALD — The neighborhood, yeah, the neighborhood came up with the conceptual plan. It's not year round. It is seasonal, for the football fields, just for that season.

DAWN CHACON — Okay.

COUNCILMAN McDONALD — For the – fields, that was part of the negotiations with the neighborhoods. It, they came up with the design of the park itself. Went through five different changes I believe. And when you look inside the house, the house is being gutted. It was, I wouldn't say it was put together structurally sound to begin with. That's when they came in, took a look at it and said that they would commit thou, hundreds of thousands if they had to to renovate the inside.

DAWN CHACON — Would that include building onto it and adding additional facilities to it? Like to a storage unit or anything of that nature?

COUNCILMAN McDONALD — If they needed it. If they needed it.

DAWN CHACON — Okay. And that's kind of where we're concerned in having that same opportunity.

COUNCILMAN McDONALD — Sure.

DAWN CHACON — And the facility, it's a big enough property to be shared amongst the only two youth football leagues in the community. If you're building football fields, you know, there's only two of us out there. We can share.

COUNCILMAN McDONALD — One hundred percent.

DAWN CHACON — Exactly.

COUNCILMAN McDONALD — Also, it's described in one of your – concerned parents that came down. One of the teams I sponsored last year is they were asking for also space that we had and we're doing the downtown. If this doesn't work out for Southern Nevada Youth Football, at the Downtown Community Center at Ninth and Bridger, we're also going to be for non-profits 501C3 offering those type of spaces. Because they were concerned about the financial dollars as far as the commitment. Because the City's not going to renovate this house. The City's not going to go in there and – put in the ADA requirements. That's going to be solely in a contractual agreement with Pop Warner. Pop Warner will

VERBATIM TRANSCRIPT: ITEM NO. 57 – DISCUSSION AND POSSIBLE ACTION ON AUTHORIZING STAFF TO ENTER INTO NEGOTIATIONS FOR A LEASE AGREEMENT WITH SOUTHERN NEVADA POP WARNER FOOTBALL CONFERENCE (SNPWFC) FOR THE USE OF OFFICE SPACE LOCATED AT 1651 SOUTH BUFFALO DRIVE TO BE USED FOR ADMINISTRATIVE OFFICE FUNCTIONS

make all the improvements. They'll make the improvements to the surrounding property with the fences and also the landscaping.

The, but if that didn't work out, if it works out for you great, we can cohabitate and be great. If not, I told the one parent that we have the Downtown Community Center which is going at Ninth and Bridger. Should be ready in about – nine months, because we're going through asbestos removal right now. And that would also offer pretty much free open, I wouldn't say free, but I'd defer to the City Manager on the cost it's going to be. But that'll be offered to all non-profits. At least that was the intention of it. So that --

DAWN CHACON So, to move forward with this, would be contact this gentleman and in order to propose something? Okay.

COUNCILMAN McDONALD Yes.

MAYOR GOODMAN Yes. Basically, Mr. McNellis – saying drop him a line, tell him what your interests are and then he'll start communicating with you better.

DAWN CHACON Okay.

GEORGE SHRIVER Well, Your Honor, we've been pursuing this for, you know, fields usage for the four years that I've been on the board of Nevada Youth Football. I started out when this league, when it first started out. We've always had – we've always struggled with – allocation of field. I mean, I could, we could almost triple the size of our league if we – had the fields and the space for these kids to play. You know, right now we're – limited – to the 2,000 kids that we have in our league. And I feel that somehow we need to – service our community better and service these children better. Because you know, baseball is – America's pleasure and football's our passion. But I feel – I'm sure that between us and Pop Warner, somehow maybe through Councilman McDonald's leadership or something, maybe we could create a marriage between these two league to, you know, cohabitate together and share these facilities to where it can benefit both of us. Because with seven football fields, I'm surely, between, they have approximately 1200 kids in their league, we have 2,000.

Somehow we can schedule the use of these fields to where both of us could share these to continue our league until more facilities can be built. Because at the current rate our

VERBATIM TRANSCRIPT: ITEM NO. 57 – DISCUSSION AND POSSIBLE ACTION ON AUTHORIZING STAFF TO ENTER INTO NEGOTIATIONS FOR A LEASE AGREEMENT WITH SOUTHERN NEVADA POP WARNER FOOTBALL CONFERENCE (SNPWFC) FOR THE USE OF OFFICE SPACE LOCATED AT 1651 SOUTH BUFFALO DRIVE TO BE USED FOR ADMINISTRATIVE OFFICE FUNCTIONS

high school fields we use on Saturday, they're – currently getting ready to increase our fees to where $250 a hour every Saturday. So basically that's going to increase our budget by 100,000 a year. We'll have to pass it onto our parents' registration so that – you know, our tuition to play football for the five months we have a football program is going to cost the parent about $220. So that would be the increase, you know, that would be the increase. So somehow we would like to come up with some type of marriage maybe that we could have some kind of committee to where we can – cooperate with Pop Warner. Our – system is a little different than Pop Warner. We let the – bigger kids play football. Pop Warner's restricted to weights. Our kids, we have the – we're restricted by age. So we don't care what size, shape they are. If they're 12 and 13 year old, whether they play in a division for the 12 and 13 year olds. Pop Warner restricts them by weight.

So you know, we have, we're a little more accommodating to the community. But Pop Warner has a great system. We both service the community. But I feel that somehow that we can create this marriage between us and maybe through Councilman McDonald and Councilman Brown's leadership we can – create this so we can continue with our programs.

MAYOR GOODMAN — Okay.

COUNCILMAN McDONALD — George, before you leave, my Liaison will talk to you when you – walk out. That way we can make sure we're on the same program and Mr. McNellis can come in and (inaudible) Virginia Valentine. And see also what the financial commitment'll be. That'll at least start the ball rolling.

GEORGE SHRIVER — Okay. Okay. Because we have – also we have corporate sponsors and we can --

DAWN CHACON — We're ready.

COUNCILMAN McDONALD — Yes.

GEORGE SHRIVER — We're ready. We can – step for this. We've changed our leadership in the league. We're ready to move forward. We want to take these challenges on. We want to better service the community. Because we don't, in some cases I don't think we've had – enough volunteers. You know, we haven't had adequate volunteers to – service our organization.

VERBATIM TRANSCRIPT: ITEM NO. 57 – DISCUSSION AND POSSIBLE ACTION ON AUTHORIZING STAFF TO ENTER INTO NEGOTIATIONS FOR A LEASE AGREEMENT WITH SOUTHERN NEVADA POP WARNER FOOTBALL CONFERENCE (SNPWFC) FOR THE USE OF OFFICE SPACE LOCATED AT 1651 SOUTH BUFFALO DRIVE TO BE USED FOR ADMINISTRATIVE OFFICE FUNCTIONS

But with – myself and Dawn and with, and Bob Rara, the people we're adding to our – board, I think we'll be able to bring the league to a new level.

COUNCILMAN McDONALD — Well, it's only four years old. I mean, so you're – league's (inaudible)

DAWN CHACON — Yeah.

GEORGE SHRIVER — So we're – having, we're still in our infancy. So we're trying to make this a better organization.

DAWN CHACON — Yeah. And with a convenience like this opportunity, it would be so much easier to get it more organized, better for the kids, more safety, convenience for parents. It would just, you know, for everyone, would be the best.

MAYOR GOODMAN — Councilman Brown?

COUNCILMAN BROWN — Thank you, Your Honor. Quick comment. This is – another good sign that we're here debating as far as scheduling of fields, whereas a few years ago we were hearing that there are no fields to schedule. So it's a good sign. Last night Mr. McNellis' staff spent over two and a half hours on this very same subject with the soccer community. And two and a half hours later, we got to the point where this, I'm sorry, I forgot your name?

DAWN CHACON — Dawn.

COUNCILMAN BROWN — Dawn just brought up where we literally have scheduled now under the umbrella organization of soccer, through the State organization, the fields for the next 14 months, which is a first. It's never been done before. It's easy for the City, from the league perspective. Then they can, just as Dawn indicated, parents can schedule their trips. Leagues can maximize the City's availability. We can tie in our maintenance. So I'd, I commend them for coming down and certainly, Councilman McDonald and his devotion to football, these two leagues can co-exist. We take the inventory of the fields available and on the front end sit down with both leagues, and I think that's the message I'm hearing, and try to build some equity into the overall system.

COUNCILMAN McDONALD — George, when you leave, --

GEORGE SHRIVER — Thank you.

VERBATIM TRANSCRIPT: ITEM NO. 57 – DISCUSSION AND POSSIBLE ACTION ON AUTHORIZING STAFF TO ENTER INTO NEGOTIATIONS FOR A LEASE AGREEMENT WITH SOUTHERN NEVADA POP WARNER FOOTBALL CONFERENCE (SNPWFC) FOR THE USE OF OFFICE SPACE LOCATED AT 1651 SOUTH BUFFALO DRIVE TO BE USED FOR ADMINISTRATIVE OFFICE FUNCTIONS

DAWN CHACON — Thank you. Thank you.

MAYOR GOODMAN — Councilman Mack, you have a motion.

COUNCILMAN MACK — I'm going to defer this to Councilman McDonald. Do, would you want to hold this or would you want to move forward?

COUNCILMAN McDONALD — Thank you, Councilman Mack. What I'd like to do is – since we're already down the road with Pop Warner, but also utilizing -- George? George? Could you come up for one second? Is start the leasing negotiations, discussion and possible action; I'd **authorize the lease, because Pop Warner's ready to go in for the leasing of this. I'd make a motion for approval of that and an addendum to that, I'd sit down and I'd also have, see, can we kind of come in on Southern Nevada Youth Football (inaudible) and see if this can work and put that together. Because that way we can – have two leases coinciding**. That okay?

GEORGE SHRIVER — That's fine with us.

COUNCILMAN McDONALD — Okay. So my motion'll be for --

JOHN McNELLIS, DEPUTY DIRECTOR OF PUBLIC WORKS — Just for clarification, what we're asking for is that we start the negotiations. We do not have a contract or a lease negotiated at present.

COUNCILMAN McDONALD — Right. And then take that, mirror that with – George and his organization. That way we can see exactly if they want to commit the same financial dollars to this or the wherewithal they have. If it works out, then we can – move it on down the road; is that okay? Because what it is you'll see the --

DAWN CHACON — I'm a little uncertain on – the motion. I would rather have it held a little bit until we negotiate a little more with him. I mean, I don't, are you guys, are they ready? Are they --

COUNCILMAN McDONALD — Pop Warner's ready to go. I don't want to slow Pop Warner down. I, we can --

DAWN CHACON — Well, the season's almost over. I mean, --

COUNCILMAN McDONALD — Right. We can bring you up to speed in the same – way we did with Pop Warner. So, we'll allow them to go on and you have –

VERBATIM TRANSCRIPT: ITEM NO. 57 – DISCUSSION AND POSSIBLE ACTION ON AUTHORIZING STAFF TO ENTER INTO NEGOTIATIONS FOR A LEASE AGREEMENT WITH SOUTHERN NEVADA POP WARNER FOOTBALL CONFERENCE (SNPWFC) FOR THE USE OF OFFICE SPACE LOCATED AT 1651 SOUTH BUFFALO DRIVE TO BE USED FOR ADMINISTRATIVE OFFICE FUNCTIONS

DAWN CHACON — Okay. Yeah, I just make sure that the opportunities aren't going to be limited for us.

COUNCILMAN McDONALD — One hundred percent. And you'll have the same opportunities.

DAWN CHACON — Okay.

COUNCILMAN McDONALD — So I make a **motion for approval, Your Honor, with the notion, Mr. McNellis as well as Miss Valentine, if we can start also negotiation with Southern Nevada Football.**

MAYOR GOODMAN — Thanks for coming down, folks.

GEORGE SHRIVER — Thanks.

MAYOR GOODMAN — Vote on the motion, please. Post, please. Motion carries. **(Motion carried unanimously.)**

(END OF DISCUSSION)

/vwd

City of Las Vegas

Agenda Item No.: 58

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: PUBLIC WORKS
DIRECTOR: RICHARD D. GOECKE [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:
REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack & Weekly

Discussion and possible action on a Memorandum of Understanding (MOU) between the City of Las Vegas, State of Nevada, and Natural History Museum to clarify the conditions of a land exchange procedure for museum expansion purposes - Ward 1 (M. McDonald) and Ward 5 (Weekly)

Fiscal Impact

[X]	**No Impact**	**Amount:**
[ ]	**Budget Funds Available**	**Dept./Division:** Public Works/Real Estate
[ ]	**Augmentation Required**	**Funding Source:**

PURPOSE/BACKGROUND:
CLV owns apx. 3.87 acres of property on the Museum site, 900 Las Vegas Blvd N. This property is currently under the regulations of the Land & Water Conservation Fund Act (L&WCF). Under L&WCF, City is required to replace park property converted to non-outdoor recreation use with lands of an equal or greater value for the purpose of dedication to outdoor recreation. CLV will designate apx. 12.08 acres of land located in Buffalo Park to be used solely for the purpose of outdoor recreation. All 3 entities will cooperate in the design & development of expansion.

RECOMMENDATION:
The Real Estate Committee of 11/13/2000 and staff recommend approval and authorization of staff to execute all the additional documents necessary to carry out the intention of this MOU with L&WCF and the State of Nevada.

BACKUP DOCUMENTATION:
1. MOU
2. Site Maps

MOTION:
MACK – APPROVED as recommended - UNANIMOUS

MINUTES:
JOHN McNELLIS, Deputy Director, Public Works Department, stated the item involves the transfer of certain rights. The Land and Water Conservation Fund Act originally had some ties to the Heretic Museum site. Because of the upcoming possible expansion to the Museum, staff is

City of Las Vegas

Agenda Item No.: 58

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Real Estate
Item 58 – Discussion and Possible Action on a Memorandum of Understanding between the City of Las Vegas, State of Nevada, and Natural History Museum to clarify the Conditions of a Land Exchange

MINUTES – Continued:

trying to relocate the Act properties to a parcel on the Buffalo Park site that will not encroach onto the park space. Communication has been made with the various groups and they are all in agreement. He recommended approval.

There was no further discussion.

(12:19 – 12:21)

3-245

MEMORANDUM OF UNDERSTANDING
BETWEEN
STATE OF NEVADA
AND
CITY OF LAS VEGAS
AND
LAS VEGAS NATURAL HISTORY MUSEUM

This Memorandum of Understanding (referenced as "MOU") is made and entered into this 15th day of November, 2000, between the City of Las Vegas, a political subdivision of the State of Nevada (referenced as "CITY") and the State of Nevada Division of Parks, also a political subdivision of the State of Nevada (referenced as "STATE") and the Las Vegas Natural History Museum (referenced as "MUSEUM"").

I. PURPOSE

The CITY owns approximately 3.87 acres of property located on the MUSEUM site at 900 Las Vegas Boulevard North, (referenced as "PROPERTY").

To promote the objectives of the MOU, and compensate for the land to be used for MUSEUM expansion purposes (.5 acres), the parties desire that facilities be developed on the CITY property to allow the MUSEUM to provide expanded services to city residents. This PROPERTY is currently under the regulations of the Land and Water Conservation Act. Under those regulations, in order to allow for this expansion, the CITY is required to trade lands of an equal or greater value for the purpose of dedication to Parks/Recreation and Open Spaces. This MOU set forth the conditions whereby the MUSEUM will develop various improvements and landscaping on the CITY property.

II. DEVELOPMENT

The MUSEUM along with the CITY (Department of Planning & Development), along with the STATE will cooperate in the design and development of the improvements.

The MUSEUM will construct the improvements as funding becomes available pursuant to the design accepted by the CITY and the STATE.

III. PROCEDURE

The CITY will permit the MUSEUM access to PROPERTY, as needed to construct the improvements. The CITY and the STATE will be provided the opportunity to review the preliminary plans for the site development and a final review at 100% completion of plans, prior to project bid. CITY and STATE sign off of completed plans will be required prior to start of construction.

IV. FUNDING

Funding for the development, construction, and maintenance of the improvements will be provided by the MUSEUM. The MUSEUM will perform maintenance of the improvements upon completion.

V. CONDITIONS

The CITY and MUSEUM mutually concur that the following conditions are to be agreed upon by STATE representative Wayne R. Perock or his designated representative before the beginning on construction:

a. The height and design of the Museum expansion.

b. The design for the enclosure of the patio area.

c. Measures to preclude, minimize, or mitigate damage to the landscaped area adjacent to Old Las Vegas Mormon Fort State Historic Park (OLVMFSHP) and minimize disruption to the operation of OLVMFSHP.

It is the parties' understanding and intention that the participation of the CITY and STATE in the planning and design phases of the project shall be for the purposes of ensuring compliance with applicable building codes, and an appearance which will be harmonious with surrounding and adjacent improvements. CITY and STATE approvals shall not be unreasonably withheld.

STATE staff shall monitor the implementation of these measures, throughout the construction phase of the project. STATE representative, Steve Weaver shall be the point

of contact on all three conditional items, along with Chris Macek and Gary Rimbey as additional staff to monitor the implementation of item #3

VI. DEDICATION

In exchange for the use of STATE dedicated land, the CITY will designate the Buffalo Corridor park land, located on the West side of Buffalo between Charleston Boulevard and Oakey Boulevard, as property to be used solely for the purpose of Park/Recreation and Open Space area subject to the State of Nevada Division of Parks and Federal regulations of the Land and Water conservation Act.

CITY OF LAS VEGAS

OSCAR GOODMAN, Mayor

11-16-2000
date

APPROVED AS TO FORM:
10/17/00
Date

STATE OF NEVADA

WAYNE R. PEROCK, Liaison Officer

9/24/00
date

Attest:

By
BARBARA JO RONEMUS, City Clerk

LAS VEGAS NATURAL HISTORY MUSEUM

MARILYN GILLESPIE, Director

Sept. 20, 2000
date

CERTIFICATE
DISCLOSURE OF OWNERSHIP/PRINCIPALS

1. **Definitions**

"City" means the City of Las Vegas.

"City Council" means the governing body of the City of Las Vegas.

"Contracting Entity" means the individual, partnership, or corporation seeking to enter into a contract or agreement with the City of Las Vegas.

"Principal" means, for each type of business organization, the following: (a) sole proprietorship – the owner of the business; (b) corporation – the directors and officers of the corporation; but not any branch managers of offices which are a part of the corporation; (c) partnership – the general partner and limited partners; (d) limited liability company – the managing member as well as all the other members.

2. **Policy**

In accordance with Resolution 79-99 and 105-99 adopted by the City Council, Contracting Entities seeking to enter into certain contracts or agreements with the City of Las Vegas must disclose information regarding ownership interests and principals. Such disclosure generally is required in conjunction with a Request for Proposals (RFP). In other cases, such disclosure must be made prior to the execution of a contract or agreement.

3. **Instructions**

The disclosure required by the Resolutions referenced above shall be made through the completion and execution of this Certificate. The Contracting Entity shall complete Block 1, Block 2, and Block 3. The Contracting Entity shall complete either Block 4 or its alternate in Block 5. Specific information, which must be provided, is highlighted. An Officer or other official authorized to contractually bind the Contracting Entity shall sign and date the Certificate, and such signing shall be notarized.

4. **Incorporation**

This Certificate shall be incorporated into the resulting contract or agreement, if any, between the City and the Contracting Entity. Upon execution of such contract or agreement, the Contracting Entity is under a continuing obligation to notify the City in writing of any material changes to the information in this Certificate. This notification shall be made within fifteen (15) days of the change. Failure to notify the City of any material change may result, at the option of the City, in a default termination (in whole or in part) of the contract or agreement, and/or a withholding of payments due the Contracting Entity.

Block 1 **Contracting Entity**

Las Vegas Natural History Museum
Name

900 Las Vegas Blvd. No
Address

Las Vegas, Nevada 89101
Telephone

702-384-2008
EIN or DUNS

Block 2 **Description**

Subject Matter of Contract/Agreement:

Land Usage Request

RFP #

Block 3 **Type of Business**

☐ Individual ☐ Partnership ☐ Limited Liability Company ☒ Non-Profit Corporation

[June 2000]

CERTIFICATE – DISCLOSURE OF OWNERSHIP/PRINCIPALS (CONTINUED)

Block 4: Disclosure of Ownership and Principals

In the space below, the Contracting Entity must disclose all principals (including partners) of the Contracting Entity, as well as persons or entities holding more than one-percent (1%) ownership interest in the Contracting Entity.

	FULL NAME/TITLE	BUSINESS ADDRESS	BUSINESS PHONE
1.	Marilyn Gillespie, Director	900 Las Vegas Blvd. North	384-3466
2.	Ed Jamison, Chairman	1400 S. Rainbow Blvd.	870-0700
3.	Roz Santangelo, Vice Chairman	2565 Chandler Ave., Ste 32	891-0093
4.	Jason Thomas, Treasurer	300 S. 4th St., Ste 900	386-5800
5.	Randy Campanale, Secretary	3800 Howard Hughes Pkwy, Ste 200, Box 24	791-6151
6.	Mikey Bilbray	3128 Beach View (home)	240-8025
7.	Doug Bradford	P. O. Box 551111	455-3546
8.	Michael Davidson	500 S. Grand Central Pkwy.	455-4761
9.	Chuck Creigh	2320 Paseo Del Prado, Ste 202	221-2500
10.	Cliff Evarts	2860 Villandry Ct., Henderson	434-1362

(Continued on page 3)

The Contracting Entity shall continue the above list on a sheet of paper entitled "Disclosure of Principals – Continuation" until full and complete disclosure is made. If continuation sheets are attached, please indicate the number of sheets: 1

Block 5: Disclosure of Ownership and Principals - Alternate

If the Contracting Entity, or its principals or partners, are required to provide disclosure (of persons or entities holding an ownership interest) under federal law (such as disclosure required by the Securities and Exchange Commission or the Employee Retirement Income Act), a copy of such disclosure may be attached to this Certificate in lieu of providing the information set forth in Block 4 above. A description of such disclosure documents must be included below.

Name of Attached Document: _____

Date of Attached Document: _____ Number of Pages: _____

I certify, under penalty of perjury, that all the information provided in this Certificate is current, complete, and accurate. I further certify that I am an individual authorized to contractually bind the above named Contracting Entity.

Marilyn Gillespie
Name

Nov. 6, 2000
Date

Subscribed and sworn to before me this 6th day of November, 2000.

Jill Melone
Notary Public

[June 2000]

Notary Public - State of Nevada
COUNTY OF CLARK
JILL MELONE
No. 99-51646-1 My Appointment Expires February 16, 2003

2

OCT 23 00 05:09p PUBLIC WORKS REAL ESTATE (702) 384-0527 P.3

Las Vegas Natural History Museum
2000 BOARD OF DIRECTORS con't.

Jeff Harrison
1600 Lake Las Vegas Pkwy.
Henderson, NV 89011
w: 564-1600

Charlie Ivy
3062 Sheridan
Las Vegas, NV 89102
w: 876-5437

Carolyn Sparks
2750 Darby Falls Dr.
Las Vegas, NV 89134
h: 869-6041

Bert Blevins
3110 S. Valley View, Suite 105
Las Vegas, NV 89102
w: 876-5956

Site Map

Buffalo Corridor
Street Centerline
BLM Properties
City Leased USA
City Applied USA
Parcels

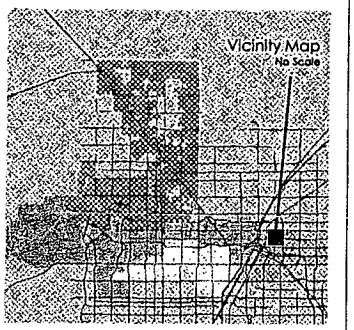
Real Estate & Asset Management

Date of Data: 2000/06/17



Site Map

Building Footprints
Museum Site
Street Centerline
City of Las Vegas
Parcels



Real Estate & Asset Management

N

CITY OF LAS VEGAS NEVADA

Date of Data: 2000/08/17

City of Las Vegas

Agenda Item No.: 59

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: PUBLIC WORKS
DIRECTOR: RICHARD D. GOECKE [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:
REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack & Weekly

Discussion and possible action on an Occupancy Agreement between the City of Las Vegas and General Services Administration (GSA) for lease of a portion of parcel number 139-34-501-002, located in the vicinity of Stewart Avenue and Fourth Street in the amount of $1,200 a month for 7 months ($8,500 -7 months of rent at $1,200 a month plus $100 handling charge - Non-Departmental Expenditures - Rental of Land) - Ward 5 (Weekly)

Fiscal Impact

[ ]	**No Impact**	**Amount:** $8,500
[X]	**Budget Funds Available**	**Dept./Division:** Public Works/Real Estate
[ ]	**Augmentation Required**	**Funding Source:** Non-Dept. Expend/Rental of Land

PURPOSE/BACKGROUND:
Staff appeared before Council on 11/1/00 to request authorization to enter into negotiations for a ground lease agreement with the GSA. The space in the lot will become vital due to a future conversion of the Mesquite parking lot to public metered parking due to construction of a new parking garage and closure of the parking lot on 4th & Stewart. The initial term is for 7 months, and may be extended beyond the initial term if the City secures additional funding next fiscal year.

RECOMMENDATION:
The Real Estate Committee of 11/13/2000 and staff recommend approval and authorization to execute any further documents with the GSA to facilitate the intent of this agreement.

BACKUP DOCUMENTATION:
1. Occupancy Agreement
2. Site map

MOTION:
MACK – APPROVED as recommended - UNANIMOUS

MINUTES:
JOHN McNELLIS, Deputy Director, Public Works Department, indicated that at the last City Council meeting, the Council authorized staff to further negotiate and to come up with the actual occupancy agreement. That issue has been finalized. The City of Las Vegas will be paying seven

City of Las Vegas

Agenda Item No.: 59

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Real Estate
Item 59 – Discussion and Possible Action on an occupancy agreement between the City of Las Vegas and General Services Administration for Lease of a Portion of Parcel Number 139-34-501-002

MINUTES – Continued:

months of rent in a single payment. At the end of the Federal Fiscal Year, the contract may be extended, depending on the status of the parking garage and other parking issues in the downtown area. The matter is in order. He recommended approval.

COUNCILMAN MACK questioned how plans for Stewart Street might affect public parking in this area. MR. McNELLIS answered that as construction of the Stewart Avenue garage starts, those parking spaces that are available with parking meters will be transferred to the Mesquite parking lot, which will not open up until the Stewart metered lot is closed.

There was no further discussion.

(12:21 – 12:23)

3-317

09P20556 Prof na 10/13/00 Version 1 Page 1 of 2

OCCUPANCY AGREEMENT
between
CITY OF LAS VEGAS
and
GENERAL SERVICES ADMINISTRATION

The CITY OF LAS VEGAS will occupy 40 surface parking spaces in the FED BLDG POST OFFICE, 301 E STEWART ST, LAS VEGAS, NV for a period of 7 months commencing on or about 12/01/2000.

The CITY OF LAS VEGAS will pay the General Services Administration rent in accordance with the attached page(s).

Additional/reduced services are shown on the attached Occupancy Agreement Financial Summary.

Additional Clauses: None.

Tenant Specific Clauses: None.

Ad Hoc Clauses: None.

I agree to the initial terms with the understanding modifications will be made over time.

Approved:

Agency Representative Title Date

Approved:

R. [illegible], Realty Spec.

GSA Representative Title Date 11/30/00

APPROVED AS TO FORM
Robert S. Taylor 11-1-00
Date

Attest:

By
BARBARA JO RONEMUS, City Clerk

09P2U556 Prof na 10/13/00 Version 1 Page 2 of 2

Occupancy Agreement Financial Summary

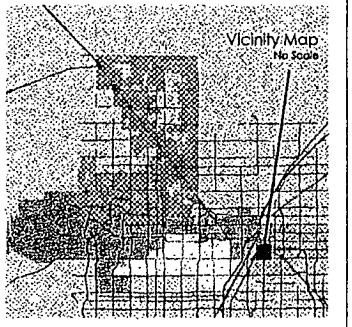
	Factors	Factors	Cost	Annual Cost Cost/SF	Part Year 12/01/00-09/30 Cost
1. Shell Rental Rate					
a. General Purpose (rentable square footage)		0	$0.00	$0.00	$0.00
b. Warehouse (rentable square footage)		0	$0.00	$0.00	$0.00
2. Amortized Tenant Improvement					
a. General Allowance Used			$0.00	$0.00	$0.00
b. Amortization Term (in months)		7			
3. Operating Costs *			$0.00	$0.00	$0.00
4. Real Estate Tax			$0.00	$0.00	$0.00
• Market Rent SubTotal		0	$0.00	$0.00	$0.00
5. Amortized Tenant Improvement					
a. Customization Allowance Used			$0.00	$0.00	$0.00
6. Security Services					
a. Basic Security Charges			$0.00	$0.00	$0.00
b. Rapid Response Charge			$0.00	$0.00	$0.00
c. Building Specific Operating Charges			$0.00	$0.00	$0.00
d. Building Physical Enhancements			$0.00	$0.00	$0.00
7. Adjustments for Additional Services		0			
8. Adjustments for Reduced Services		0			
9. Parking					
a. Structured (number of spaces)	0	$0.00	$0.00		$0.00
b. Surface (number of spaces)	40	$360.00	$14,400.00		$12,000.00
10. Rent Charges for Other Space			$0.00	n.a.	$0.00
11. Management Fees			$0.00	n.a.	$0.00
• Agency Rent Subtotal		0	$14,400.00	$0.00	$12,000.00
12. Pro Rata Joint Use Charges			$0.00	n.a.	$0.00
• Total Annual Rental		0	$14,400.00	$0.00	$12,000.00
13. Lump Sum Payments					
a. Tenant Improvement					$0.00
b. Forced Move					
c. Other					$0.00
14. Adjustments for One-Time Services		0			

* Operating Costs Escalation Applies



Site Map

- Parking Site
- Street Centerline
- Building Footprints
- USA
- City of Las Vegas
- Parcels



Real Estate & Asset Management

N

CITY OF LAS VEGAS NEVADA

Date of Data: 2000/10/10

City of Las Vegas

Agenda Item No.: 60

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: PUBLIC WORKS
DIRECTOR: RICHARD D. GOECKE [ ] CONSENT [X] DISCUSSION

SUBJECT:
REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack & Weekly

Discussion and possible action on authorizing staff to enter into negotiations for a Lease Agreement with LNL Limited Medical Investments for 1220 square feet of office space (in which to provide City Fire medical exams) located at 7200 Cathedral Rock Drive (within the Las Vegas Technology Center) - Ward 4 (Brown)

Fiscal Impact

[X]	**No Impact**	**Amount:**
[ ]	**Budget Funds Available**	**Dept./Division:** Public Works/Real Estate
[ ]	**Augmentation Required**	**Funding Source:**

PURPOSE/BACKGROUND:
The City was on a month-to-month lease agreement with LNL for office space located at 1111 Shadow Lane. We have been notified by LNL that this office space needs to be recaptured immediately due to business changes and overcrowding. LNL is offering the alternate space located on Cathedral Rock. The negotiation will allow the services to continue out of one exclusive office and will free up valuable office space at Central Fire.

RECOMMENDATION:
The Real Estate Committee of 11/13/2000 and staff recommend approval

BACKUP DOCUMENTATION:
Site map

MOTION:
MACK – APPROVED as recommended - UNANIMOUS

MINUTES:
JOHN McNELLIS, Deputy Director, Public Works Department, advised that the service that is being provided needs to be transferred to a second location. The same group of doctors will still provide the service, but the ownership for the second location will be in a different name. Originally the name was LNL, as indicated on the Agenda Summary Page, but it should be corrected to LSNL, which is the name to be used at the second location. MAYOR GOODMAN confirmed with CITY ATTORNEY JERBIC that an announcement would suffice the notice requirements.

City of Las Vegas

Agenda Item No.: 60

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Real Estate
Item 60 – Discussion and Possible Action on Authorizing Staff to Enter into negotiations for a Lease Agreement with LNL Limited Medical Investments

MINUTES – Continued:

COUNCILWOMAN McDONALD questioned the names of the parties who have an interest in LSNL. MR. McNELLIS answered that the information would be made available as backup once the formal lease agreement is resolved and brought back to Council for approval. This item, if approved, is only to allow staff to commence negotiations.

MAYOR GOODMAN advised that Planning informed him during a briefing that the disclosure process is in effect and the information will be made available in the near future.

There was no further discussion.

(12:23 – 12:26)

3-389

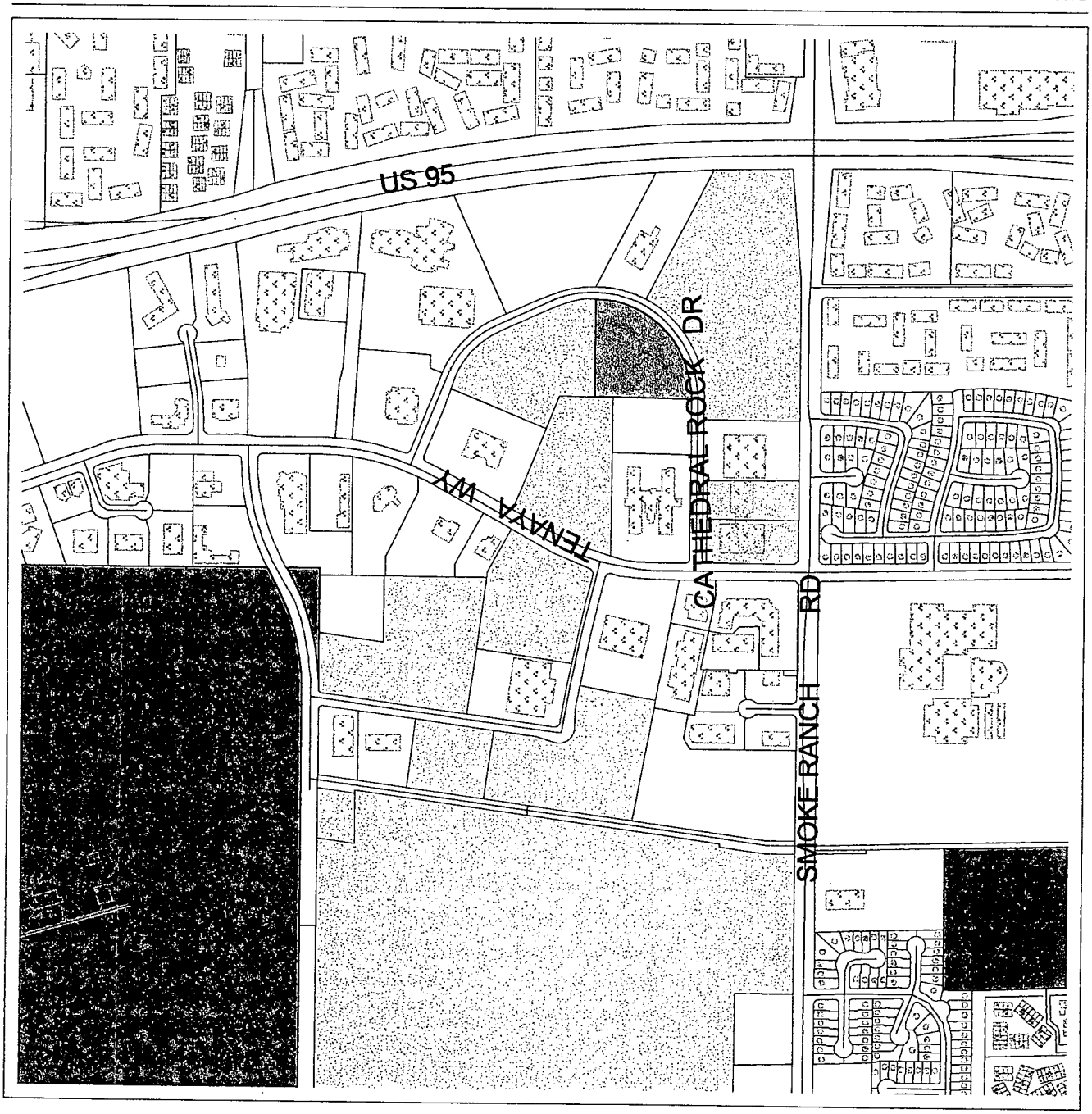
Site Map

LNL Limited Medical
Street Centerline
Building Footprints
BLM Properties
City Leased USA
City Applied USA
City of Las Vegas
Parcels

Vicinity Map
No Scale

Real Estate & Asset Management

Date of Data: 2000/10/30



City of Las Vegas

Agenda Item No.: 61

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: CITY ATTORNEY
DIRECTOR: BRADFORD R. JERBIC [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:
RECOMMENDING COMMITTEE: BILL ELIGIBLE FOR ADOPTION AT THIS MEETING:

Bill No. 2000-83 – Expands the "order out corridor" that pertains to prostitution and misdemeanor drug activity. Proposed by: Bradford R. Jerbic, City Attorney

Fiscal Impact

[X]	**No Impact**	**Amount:**
[ ]	**Budget Funds Available**	**Dept./Division:**
[ ]	**Augmentation Required**	**Funding Source:**

PURPOSE/BACKGROUND:
By City ordinance, the sentence of a person convicted of certain prostitution or drug-related offenses may be suspended, under certain conditions, if the person agrees to stay out of a specified area referred to as the "Order Out Corridor." Presently included is Las Vegas Boulevard, from Charleston Boulevard to Sahara Avenue, as well as the area bounded by Main Street, Charleston Boulevard, Eastern Avenue, and Washington Avenue. It is proposed by the Las Vegas Metropolitan Police Department to expand the "Order Out Corridor" to include the following additional areas, also shown by map: 1) The area between I-15 and Main Street, from Bonneville Avenue to Charleston Boulevard; 2) The area between I-15 and Las Vegas Boulevard, from Charleston Boulevard to Sahara Avenue; and 3) The area east of Atlantic Avenue and north of Sahara Avenue, south and west of Fremont Street/Boulder Highway.

RECOMMENDATION:
ADOPTION at 11/15/2000 City Council meeting pursuant to 11/13/2000 Recommending Committee.

Committee: Councilmen Weekly and Mack; First Reading – 11/1/2000; First Publication – 11/3/2000

BACKUP DOCUMENTATION:
Bill No. 2000-83
Map showing Existing Order Out Corridor
Map showing Proposed Additions to Order Out Corridor
Submitted at meeting: City Order Out Statistics submitted by LT. TERRY DAVIS

MOTION:
WEEKLY – Second Reading and Bill Adopted as recommended as Ordinance No. 5271 - UNANIMOUS

City of Las Vegas

Agenda Item No.: 61

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Recommending
Item 61 – Bill No. 2000-83

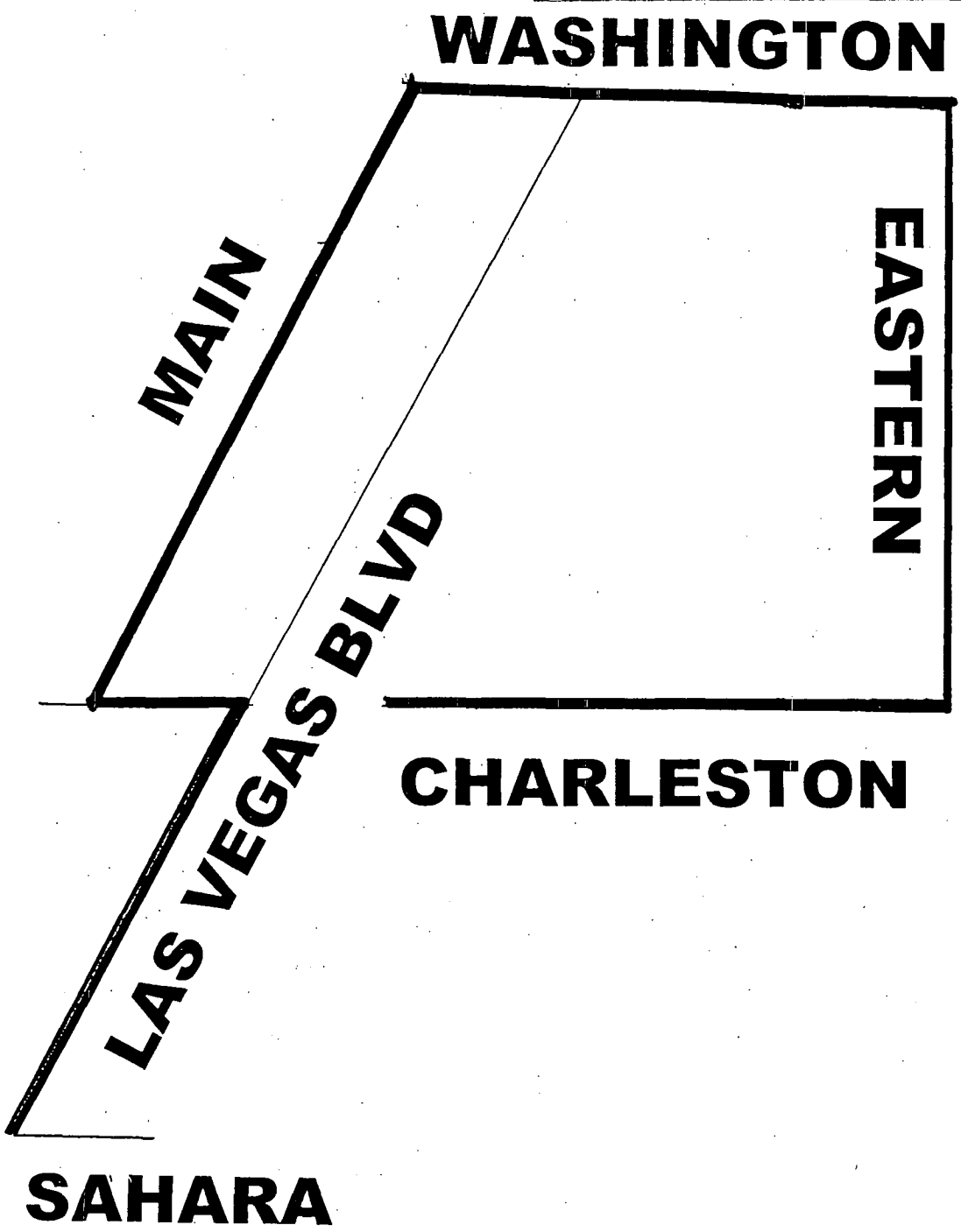
MINUTES - Continued:

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

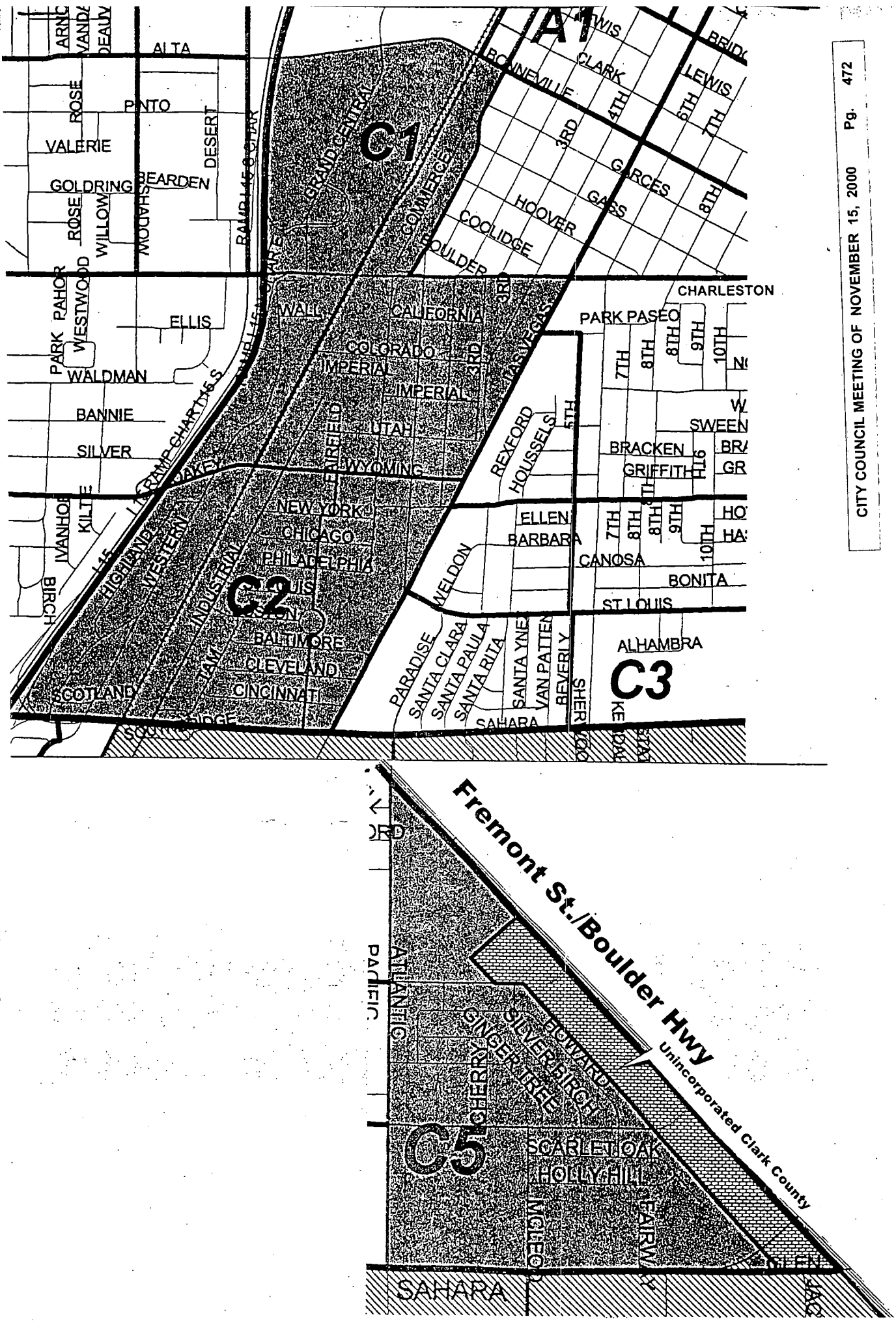
APPEARANCES:
GARY PECK, President, ACLU
BRAD JERBIC, City Attorney
TERRY DAVIS, Lieutenant, Vice Section, Las Vegas Metropolitan Police Department
RANDALL MONTANDON, Lieutenant, Downtown Area Command, Las Vegas Metropolitan Police Department

NOTE: COUNCILMAN BROWN requested that LIEUTENANTS DAVIS and MONTANDON provide him with statistics on whether candidates that are arrested in the City's Order Out Corridor are then going to other local municipalities.

(12:26 – 12:47)



Existing Order Out Corridor



Proposed Additions to Order Out Corridor

L.V.M.P.D.
Vice Section
Memorandum

November 14, 2000

To : Lt. Terry Davis

From : Tina Conlin

Re : City Order Out Statistics

The Vice Section started keeping track of the City Order Out candidates in May of 1996. The following are the statistics since that time until the current date.

- Since the start of the program in May of 1996, Vice has a total of **(787)** that have been involved in the program.
- Of the **(787)** - **(93)** have repeated the program. Out of that **(93)** - **(8)** have been in the program three times and **(2)** have been in the program four times.
- **(232)** violated the terms of the Order Out and the order was revoked. Our statistics show **(146)** were arrested for violating the Order Out.

  (NOTE): Since a lot of the arrests are done by Patrol for violating the order out, unless we receive a copy of their arrest report, Vice is unaware of the violation and that arrest isn't noted in our data base. The Vice Section is notified, via copy of the revocation from the City Attorney of an order out.
- **(349)** successfully completed the program.
- **(206)** are currently in the Order Out program.

© 1973 *From the desk of.....*

Tina M. Conlin
Investigative Specialist
LVMPD/Vice Section
400 E. Stewart Ave.
Las Vegas, NV 89101

(702) 229-2813
FAX: (702) 438-7131

Submitted at City Council
11/15/2000
Date Item #61

CITY "ORDER OUT" STATISTICS

Number of Prostitutes "Ordered Out" by Municipal Judges 787

Number of Prostitutes Subsequently Arrested in Corridor 146

Number of Orders Violated and Revoked 232

Number of Orders Expired 349

Number of Prostitutes currently "Ordered Out" 206

Number of Prostitutes repeating the program 93

Note City Order Out starts in FY 96
Current statistics - updated November 14, 2000

COUNTY "ORDER OUT" STATISTICS

Number of Prostitutes "Ordered Out" by County Judges 218

Number of Prostitutes Subsequently Arrested in Corridor 24

Number of Orders Violated and Revoked 0

Number of Orders Expired 199

Number of Prostitutes currently "Ordered Out" 19

Number of Prostitutes repeating the program 5

Note County Order Out starts in FY 98
Current statistics - updated November 14, 2000

Note: Patrol also makes arrests on Order Out violations. Unless a copy of the arrest report is sent to Vice, we are unable to determine the exact number that are arrested in the Corridor.

L V M P D
interoffice
MEMORANDUM

To	: LT. TERRY DAVIS / SGT. KEITH CARTER
From	: LAURIE D'ARCY
Subject	: CITY ORDER OUT STATISTICS
Date	: 11-14-00

THE NARCOTIC SECTION STARTED KEEPING TRACK OF THE CITY ORDER OUT CANDIDATES IN SEPTEMBER OF 1999. THE FOLLOWING ARE THE STATISTICS SINCE THAT TIME UNTIL THE CURRENT DATE.

SINCE THE START OF THE PROGRAM IN SEPTEMBER OF 1999, NARCOTICS HAS A TOTAL OF (205) THAT HAVE BEEN INVOLVED IN THE PROGRAM.

OF THAT 205- 23 HAVE REPEATED THE PROGRAM. OUT OF THAT 23-(5) HAVE BEEN IN THE PROGRAM THREE TIMES.

(90) VIOLATED THE TERMS OF THE ORDER OUT AND THE ORDER WAS REVOKED. MY RECORDS INDICATE (11) WERE ARRESTED FOR VIOLATING THE ORDER OUT.
(NOTE) I DO NOT RECEIVE COPIES OF ARREST REPORTS FROM PATROL ON A REGULAR BASIS. THEREFOR, I AM UNAWARE OF THE VIOLATION AND THAT ARREST IS NOT NOTED IN OUR DATA BASE. I AM NOTIFIED, VIA COPY OF THE REVOCATION, FROM THE CITY ATTORNEY RESPONSIBLE FOR THE ORIGINAL ORDER OUT.

(37) HAVE SUCCESSFULLY COMPLETED THE PROGRAM.

(78) ARE CURRENTLY IN THE ORDER OUT PROGRAM.

CITY "ORDER OUT" STATISTICS

NUMBER OF DRUG OFFENDERS ORDERED OUT BY MUNI JUDGES.....205

NUMBER OF OFFENDERS SUBSEQUENTLY ARRESTED IN CORRIDOR.....11

NUMBER OF ORDERS VIOLATED AND REVOKED.....90

NUMBER OF ORDERS EXPIRED.....37

NUMBER OF OFFENDERS CURRENTLY ORDERED OUT.....78

NUMBER OF OFFENDERS REPEATING THE PROGRAM.....23

CITY COUNCIL MINUTES
MEETING OF
NOVEMBER 15, 2000

VERBATIM TRANSCRIPT: ITEM NO. 61 – BILL NO. 2000-83

MAYOR GOODMAN — All right, this is Bill Number 2000-83, expands the "order out corridor" that pertains to prostitution and misdemeanor drug activity. This is proposed by the City Attorney and it's recommended that we adopt this. Councilman Weekly, do you wish to have the bill read?

COUNCILMAN WEEKLY — Yes. Thank you, Your Honor.

MAYOR GOODMAN — Thank you.

CITY ATTORNEY JERBIC — Thank you, Councilman. Bill Number 2000-83, an ordinance to expand the "order out corridor" that pertains to prostitution and misdemeanor drug activity and to provide for other related matters.

MAYOR GOODMAN — Thank you. Councilman Weekly?

COUNCILMAN WEEKLY — Okay, Your Honor. If there are no questions or comments, I **move for the adoption.**

MAYOR GOODMAN — Mr. Peck would like to take a couple minutes. How about two minutes; okay, Mr. Peck?

ATTORNEY GARY PECK — That's fine. I'll be brief because I don't think any thing I have to say today is really going to deter this Council for taking whatever action it intends to take and unfortunately I don't think anything I have to say is going to encourage this Council to carefully consider the constitution and other civil liberties implications of these sorts of order out corridors or to really carefully consider the policy issues that are on the table. But I do feel compelled to make a record at least before you vote.

First of all, I did attempt two years ago to work with representatives from the City Attorney's office on the earlier version of the order out ordinance and I thought we had an understanding that such ordinances needed to be limited in scope both geographically and in terms of the kinds of crimes that were covered in order for them to pass constitutional muster. We were uncomfortable even then with the order out ordinance, but we signed off on it and said okay, we'll assume people will behave reasonably. It's obvious now that this is sort of moving (inaudible) in the direction that we assumed it would move in even then, though hoped it would not.

So let me just make the two key points. First of all, the constitutional issues that are on the table. As you continually expand these order out corridors and do so without establishing a real nexus between the scope and

VERBATIM TRANSCRIPT: ITEM NO. 61 – BILL NO. 2000-83

any empirical demonstration of anything that would distinguish these areas from any other areas, you raise very serious first amendment issues. Freedom of movement, freedom of association. It's very, very troubling.

But perhaps most importantly, this is just a dopey policy. It reminds me of a book I read when I was studying to be a sociology professor. It's called the Pursuit of Loneliness. And in the book, they talked about something called the toilet assumption, which is basically an approach to social problems that says out of sight, out of mind. And – here we have an approach that is simply moving these problems out of sight and hopefully out of mind and into our neighbors' backyard. It's not a carefully considered policy. It really doesn't make any sense. And – it is unfortunately what all too often this Council tends to do when faced with serious social problems and social issues.

I would urge you not to adopt this. I suspect you will pay no attention to that. I suspect none of you will pay any attention to this until the order out corridor has expanded to the point where some court and some judge somewhere say this is ridiculous, you have overstepped your authority and it offends not only our sensibilities, but our constitution and people's rights. Thank you very much.

MAYOR GOODMAN — Okay. Would anybody – else want to be heard?

COUNCILMAN BROWN — Your Honor?

MAYOR GOODMAN — Yes.

COUNCILMAN BROWN — I –will just accept Mr. Peck's sarcasm and reference to the dopey policies and seems to be an innuendo that these are the type policies that are consistent with this Board, it's his right to say that. I do ask him this specific question, over the last two years, have you submitted anything either to our attorney's office or our staff that would enlighten us to a better policy approach? And that's a simple – question.

ATTORNEY GARY PECK — No, deed – Yeah, and I'll answer the, are you interested in an answer or are you interested in controlling the flow of conversation?

MAYOR GOODMAN — Wait, wait, wait.

ATTORNEY GARY PECK — I'll gladly answer.

COUNCILMAN BROWN — I accepted your insults and I'm just asking were you a part of the process to try to come up with a solution?

VERBATIM TRANSCRIPT: ITEM NO. 61 – BILL NO. 2000-83

ATTORNEY GARY PECK — Yes, we were.

COUNCILMAN BROWN — And that'll be verified by – our attorney's office and our staff that you have been a part of the solution?

ATTORNEY GARY PECK — We, in, I will reiterate the point. In 1998, we got together repeatedly with representatives from the City Attorney's office, discussed with them the proposed order out ordinance. Talked about ways it might be crafted to insure that they were adequate due process safe guards and that the scope was limited.

COUNCILMAN BROWN — Your Honor, he's answered the question.

MAYOR GOODMAN — Okay.

COUNCILMAN BROWN — And I would ask in the future, because I do respect your intellect and what you do, but I don't respect the fact that the only time I seem to hear from you or the policies you want initiated or instituted is at a public hearing after the fact in a sarcastic manner. And I – respect your intellect much too much to have my perception of you etched in that way.

ATTORNEY GARY PECK — Well, let me make --

COUNCILMAN BROWN — I would encourage you in the future, become part of the solution on the front end. Thank you.

MAYOR GOODMAN — Thank you.

ATTORNEY GARY PECK — We – certainly attempt to do that. Let me make clear that we've attempted to do that in this case and also let me make clear that I go out of my way not to personalize when I make comments, but to talk about policies. The policy is an ill-conceived, not carefully considered one that raises serious constitutional issues. Simple as that. I'm, I don't know whose idea it was, what the genesis was, or -- Yeah.

COUNCILMAN BROWN — All right. Okay (inaudible) I think Mr. Peck is through, but I will ask for the transcript and I felt, today, that he did not address policy. That there were innuendos made to this Board and the consistency type of policies and if that's not personal, I don't know what is. And that's the end of the discussion as far as I'm concerned.

ATTORNEY GARY PECK — Fair enough.

MAYOR GOODMAN — Mr. Jerbic.

VERBATIM TRANSCRIPT: ITEM NO. 61 – BILL NO. 2000-83

CITY ATTORNEY JERBIC

Thank you, Your Honor. I – think Mr. Peck brought up a good point, that there needs to be a bit of a record made as to why these two areas are being included in an order out corridor that has been now twice amended. I have in the audience today and I'd like to call him up Lieutenant Terry Davis and Officer Randy Montandon with the Metropolitan Police Department. As they're walking up, I would like to just state that this was placed on the agenda by myself after having participated in a meeting with Councilman Reese and representatives of some Metropolitan Police Department during which some tough questions were asked about the order out corridor as exists today and the amendment in 1998. Those statistics regarding the efficacy of the order out corridor have been made a part of the record and provided to the City Clerk prior to this hearing today. I'll be glad to provide a copy to Mr. Peck at this time so that he can peruse it.

I think it is incumbent upon us when asking the Council to consider an ordinance such as this to demonstrate that given its history that it has some effectiveness. To that end, I would like to call Lieutenant Davis and Officer Montandon to the podium and ask them to summarize their findings regarding the order out corridor from 1996 to date and then briefly summarize the two areas that are being added and why they're being added and why you feel they need to be added.

COUNCILMAN McDONALD

Mr. Jerbic, for the record, Lieutenant Montandon.

CITY ATTORNEY JERBIC

I'm sorry. I knew Lieutenant Montandon before he was Lieutenant Montandon. So I apologize.

COUNCILMAN McDONALD

Didn't we all.

LT. TERRY DAVIS, METRO

Good afternoon, Mayor and Council. As Mr. Jerbic said, I'm Lieutenant Terry Davis from Metro's Vice Section. I've been in charge of that particular job for two and a half years. And during that period of time, I have found that the order out ordinance has had some impact on recidivism rate of prostitutes in the Downtown Corridor. And I have some statistics that I think will bear that out.

We started taking statistical datas in May of 96 and since the start of the program, there's been a total of 787 subjects involved in the program. Of that 787, 93 have repeated the program. Out of the 93, 8 have been in the program 3 times and 2 have been in the program 4 times. Now, actually of the 787, 232 or approximately 29%, if my math is correct, have violated the terms of the order out and were –

VERBATIM TRANSCRIPT: ITEM NO. 61 – BILL NO. 2000-83

revoked. However, 349 or actually 44% approximately have successfully completed the program. Which means in effect that these prostitutes that are down in the Downtown corridor have not been seen back there and been rearrested for any area offense or for any prostitution related offense. And then finally, 26% of those people involved in this whole program or 206 are still currently involved in it.

Now, as Mr. Peck pointed out, this particular ordinance isn't without flaws. I'll admit that. Does it make prostitution go away completely in the Downtown – area? Of course not. Does it displace some of it to other areas of the community? I think it does. But, I think that 44% of those people that were involved in the program are not rearrested as a repeat offender that shows that it does have some impact and I think it's worthwhile to keep the program together. And to in fact to expand it to the area around the Showboat. What we have found is that it has pushed some of the individuals from the Downtown area down into the Boulder Highway corridor, around the Showboat. And we think that if we extend that area, it'll help us in the recidivism rate of these prostitutes.

MAYOR GOODMAN

Yes, Sir.

LT RANDALL MONTANDON

As anybody knows anything about business, three major things; location, location, location. What we're trying to do is we're trying to do is we're trying to take away the prime locations for prostitution and narcotic sales. And they are the areas of natural egress and regress, to where you have a lot of traffic, vehicular and pedestrian. The Boulder corridor is an easy place to ply trades of illegal activities because you have traffic coming 24/7. Lots of vehicles, lots of people. Criminals don't stand out like they would if they were in your neighborhood, where people will see an unusual amount of vehicular traffic or foot traffic and they'll call the police or they'll talk to people and say hey, something's going on over there. It's easier for us to find them because the citizens see them, they identify them as unusual activity and we get calls so that we can investigate it.

Areas like the – Boulder corridor and the Meadows Village area and Las Vegas Boulevard, by the Stratosphere Tower and those areas, it's a busy area all the time. It's harder for the police to find the criminal activity because it doesn't stand out like it would in a residential neighborhood. We're trying to take away the prime prostitution and narcotic sales areas within the City of Las Vegas so that we may displace them, but if we displace them, we're taking away their best – areas of sales. So then they have to go to other areas that

VERBATIM TRANSCRIPT: ITEM NO. 61 – BILL NO. 2000-83

maybe will make them more easily detectable. And make our job easier also. And I think it will eliminate what they see as a prime area. If they can go and make their money, then they're going to continue to do the crime. If they're not going to be able to make their money, if their clientele's not going to be able to find them, they're going to go some place else, hopefully out of the state somewhere else or they're going to change professions. And that's what we're looking at doing with the, expanding the order out – corridor.

MAYOR GOODMAN — Thank you. Any questions of the gentleman? Councilman Brown.

COUNCILMAN BROWN — Your Honor, thank you. Would you have statistics as far as the City's order out corridor if a candidate was then found or arrested within Clark County's area or even Henderson or North Las Vegas? Are those statistics available? To find out on this displacement issue whether we are seeing just jumping from spot to spot? Do we have that kind of data?

LT RANDALL MONTANDON — Currently we don't have that kind of data. However, we could attempt to try to extrapolate that for you.

MAYOR GOODMAN — It wouldn't be hard to do.

COUNCILMAN BROWN — Appreciate that. Thank you.

MAYOR GOODMAN — That would not be hard to do, I don't think, I don't believe.

LT RANDALL MONTANDON — Okay.

MAYOR GOODMAN — With cooperation of the other – police departments.

LT RANDALL MONTANDON — Correct.

MAYOR GOODMAN — Yeah. I don't think that'd be tough. Any other questions or comments?

COUNCILMAN McDONALD — I have a comment, Your Honor.

COUNCILMAN REESE — I'd, just, I'd like to make a comment before I cast my vote on this order out, this extension. I have worked very closely with Lieutenant Montandon in the past and I believe this is just an added tool for the police officers that serve this area and I – find that I have less calls to my office for disturbances like this. I know that around the Stewart Avenue, Cedar Avenue, there's a lot of prostitution. I was getting a lot of calls in the alleyways. And I – know for a fact that we're not getting those calls any more. So I – do believe that this does work and I'm certainly going to support my police.

VERBATIM TRANSCRIPT: ITEM NO. 61 – BILL NO. 2000-83

MAYOR GOODMAN — Okay. Councilman.

COUNCILMAN McDONALD — Yes, Your Honor, thank you. One issue that was brought up and raised by Councilman Brown is the statistics that may show this. In ten years of police experience I can tell you working the areas and also under the guidance of Lieutenant Montandon, we have worked to displace in the instance of if we cannot make it attractive for criminal activities to taken place, they will move.

There's , it's two fold to this double-edge. Number one, I did work with Mr. Peck when this was drafted up in 1998 and Councilman Reese and myself brought under the direction of Lieutenant when he brought it forward through one of your officers, it was your idea. It worked as a very good idea because of the high crime we've had. High crime calls for service. We were able to drive those down because the narcotics as well as the prostitution arrests that took place. So much so that the County implemented the same process. I think, taking it one step further, not that this is a game of tennis batting it back and forth, but if we don't raise our shields to say we do not want this type of activity in our neighborhoods, especially down in Ward 3, Ward 1, 5, then it's almost to the essence to where we're condoning it.

And the expansion of this corridor, I understand the frustration Mr. Peck receives, and I respect him immensely, but I, to the point where we have to do something to take more measures to insure our quality of life and the safety of our residents. It, it's an expansion that I believe is needed.

MAYOR GOODMAN — Gentlemen, I'd like to ask you a question if I may. Thinking regionally, because we have a lot of regional problems here, the homeless is a regional problem. Crime is a regional problem, of course. When we move segments of our society from one region to another, we cause potential problems in the receiving region. And could you tell me why arresting the – dope dealers and the prostitutes and giving them severe jail sentences wouldn't accomplish what we're after more than the fact that we have these – zones? Councilman Reese suggested that perhaps we don't have the facilities for it, the beds for it, the cells and the like. But it would seem to me that it'd be a far more effective mechanism to reduce the problem by arresting people and incarcerating them than moving them out of a particular area. I, I'd like to you address that if you could.

LT. RANDALL MONTANDON — Actually what the expansion of the order out's going to do is it's going to give us more things to arrest them for. By not allowing them back into areas that they made agreements

VERBATIM TRANSCRIPT: ITEM NO. 61 – BILL NO. 2000-83

with the court not to go back into and to ply their trade, we can basically arrest them on sight, as opposed to having to catch them selling drugs or doing prostitution again. It's going to make our job easier; thus, we're going to be, they're going to spending more time in jail as a result of it.

MAYOR GOODMAN

Do you find that once somebody does, let's say 30 days, in jail, they're less apt to go out and commit the crime again? Or is this so ingrained, either monetarily or for other reasons, that they feel a need to recidivate?

LT. RANDALL MONTANDON

Well, the – thing about the monetary thing is if you keep them in jail three months, six months, whatever, they're not making money. And if they realize that Las Vegas is going to be tough on their particular crime, perhaps they're going to relocate some place else or they're going to stop doing it. And either one is a win-win for the City of Las Vegas.

LT. TERRY DAVIS

Mr. Mayor, I would agree with what you're saying. That if the initial offense is dealt with more severely and these people are put into jail, obviously they won't have the opportunity to be out on the street committing these crimes now. Interestingly enough, the meeting that Councilman Reese facilitated, we talked about the issue of these people that were violating the order out and really nothing harsh was happen to, happening to them. And we all agreed or concurred at that time that hey, let's start, if we've got bed space in the jails, let's start doing more than just slapping their wrist and giving them some hard time, so that word gets out just like my cohort here says, that we are going to be tough on these issues and that if you continue to ply your trade in our area, in our community, you're going to do jail time.

MAYOR GOODMAN

'Cause we're never going to have the redevelopment of the downtown as this Council wants it to occur if there is this continuing of prostitution and drug dealing down on East Fremont Street. It's just not going to happen. That area will remain what it is. It's a – haven for this kind of activity. They're very smart. They're like cockroaches. They --

COUNCILMAN McDONALD

That's right.

MAYOR GOODMAN

-- when the Sheriff and myself are walking down the street and we're speaking to the – store owners and the motel owners there and they're very smart. They know when the bike patrol's going to come. They time this. They know when Metro's going to be there and they time it and they only come out when they feel that they're not going to be at risk. But I think that maybe if we started a, it's funny me saying this, but a get tougher policy and put their tails in jail

VERBATIM TRANSCRIPT: ITEM NO. 61 – BILL NO. 2000-83

for a nice period of time. Maybe as you say, the word will get out and some good will come of it.

COUNCILMAN WEEKLY — (inaudible)

COUNCILMAN REESE — Mayor, if I could, I won't speak for Mike Sheldon, but he assured me in that meeting that we do have plenty of bed space. And my City Attorney says that he would work hand-in-hand with Metro putting those that need to be in jail there.

COUNCILMAN McDONALD — Also, Your Honor, with the – expansion of CCDC, we'll also eliminate some of the overflow we're receiving with our regional jail. Cooperation that was put together by the Sheriff. So that'll also free up even more bed for the get tough policy.

COUNCILMAN WEEKLY — Your Honor, I think I, a couple questions were – raised.

MAYOR GOODMAN — Yes.

COUNCILMAN WEEKLY — And I was speaking with Lieutenant Montandon in the rear of the room prior to this discussion and we were talking about, I remember this conversation happening some time ago and I was on Reese's staff in reference to the order out program over in West Las Vegas in the Jackson Street area. Which there is a huge problem and it's my hope that if this – is to go into effect that this will not increase the prostitution and drug problem that we're currently experiencing now. Because, now as it exists, as I look at these boundaries, this order out corridor does not include that particular area. And that's just going to be a process that we're going to have to work more closely with Captain Cliff Davis and those who are from the Northwest Area Command to increase that type of assistance in this area, to help clean up that area. Because you're absolutely right, as we try to move forward to revitalize the Downtown area, as we have groups that are meeting like the Jackson Street Revitalization Organization, their efforts are null and void as well. And if we move forward with the slogan you came up with here today, put their tails in jail program, it's not going to help me at all in my area. So, I just want to be clear that as you move them out, don't move them into the area where I already have a major problem. That's all I'm asking.

LT. TERRY DAVIS — That's – definitely not our intent.

COUNCILMAN WEEKLY — Oh, thank you.

MAYOR GOODMAN — All right. Thank you very much. All right, Councilman Weekly, do you have a motion, please?

VERBATIM TRANSCRIPT: ITEM NO. 61 – BILL NO. 2000-83

COUNCILMAN WEEKLY — Yes, Sir, Your Honor. I, if there are no more questions or comments, I **move for the adoption, please.**

MAYOR GOODMAN — All right. Vote on the motion, please. Post, please. Motion carries. **(Motion carried unanimously.)**

(END OF DISCUSSION)

/vwd

City of Las Vegas

Agenda Item No.: 62

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: CITY ATTORNEY
DIRECTOR: BRADFORD R. JERBIC [ ] CONSENT [X] DISCUSSION

SUBJECT:
RECOMMENDING COMMITTEE: BILL ELIGIBLE FOR ADOPTION AT A LATER MEETING:

Bill No. 2000-84 – Ordinance Creating Special Improvement District No. 1477 (Tenaya Way and Azure Drive) Sponsored by: Step Requirement

Fiscal Impact

[X]	**No Impact**	**Amount:** $3,568,194.77
[ ]	**Budget Funds Available**	**Dept./Division:** PW/SID
[ ]	**Augmentation Required**	**Funding Source:** Levy Assessments

PURPOSE/BACKGROUND:
Installation of full width pavement, medians and/or center left turn lanes, storm drain facilities, traffic control devices, curb, and gutter, sidewalk, streetlights, residential and commercial driveways, fire hydrants, sewer mains and laterals, and water mains and laterals. Costs will be recovered over a 20-year period through the levy and collection of special assessments.

RECOMMENDATION:
ADOPTION at 12/6/2000 City Council meeting pursuant to 11/13/2000 Recommending Committee.

Committee: Councilmen Weekly and Mack; First Reading – 11/1/2000; First Publication – 11/17/2000

BACKUP DOCUMENTATION:
None

MOTION:
None required.

MINUTES:
Recommendation Noted.

12/6/2000 Council Agenda

City of Las Vegas

Agenda Item No.: 63

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: CITY ATTORNEY
DIRECTOR: BRADFORD R. JERBIC [ ] CONSENT [X] DISCUSSION

SUBJECT:
NEW BILL:

Bill No. 2000-85 – Annexation No. A-0003-00(A) – Property Location: On the southeast corner of Buffalo Drive and Constantinople Avenue; Petitioned By: American Pacific Capital Buffalo Royale; Acreage: Approximately 2.62 acres; Zoned: R-E (County Zoning), R-E (City Equivalent). Sponsored by: Councilman Larry Brown

Fiscal Impact

[X]	**No Impact**	**Amount:**
[ ]	**Budget Funds Available**	**Dept./Division:**
[ ]	**Augmentation Required**	**Funding Source:**

PURPOSE/BACKGROUND:
The proposed ordinance annexes certain real property located on the southeast corner of Buffalo Drive and Constantinople Avenue. The annexation is at the request of the property owner. The annexation process has now been completed in accordance with the NRS and the final date of annexation (December 15, 2000) is set by this ordinance.

NOTE: This property is developed with a 99-bed nursing care facility, approved by special use permit in the County. The property owner has agreed to construct a block wall along the south property line and to address fire prevention issues.

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

BACKUP DOCUMENTATION:
Bill No. 2000-85 and Location Map

MOTION:
None required.

MINUTES:
First Reading – Referred – COUNCILMEN WEEKLY and MACK

11/27/2000 Recommending Committee
12/6/2000 Council Agenda

(12:47 – 12:48)

City of Las Vegas

Agenda Item No.: 64

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: CITY ATTORNEY
DIRECTOR: BRADFORD R. JERBIC [ ] CONSENT [X] DISCUSSION

SUBJECT:
NEW BILL:

Bill No. 2000-86 – Repeals the Municipal Code provision relating to the reduction of parking fines for early payment. Proposed by: Michael Sheldon, Director of Detention and Enforcement

Fiscal Impact

[ ] **No Impact** **Amount:** Undetermined increase in revenue
[ ] **Budget Funds Available** **Dept./Division:**
[ ] **Augmentation Required** **Funding Source:**

PURPOSE/BACKGROUND:
The City Code currently provides a fifty percent "discount" for the early payment of parking fines–both as an incentive to the violator and a benefit to the City. In connection with an operational audit of the Parking Enforcement Unit, it was recommended that the early payment "discount" be discontinued. The recommendation is based upon the fact that many of those who pay within the "discount" period mistakenly pay the full amount. The difficulty of deciding how to apply the overpayments, including how and to whom to provide refunds, has created more of a problem than the program was worth.

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

BACKUP DOCUMENTATION:
Bill No. 2000-86

MOTION:
None required.

MINUTES:
First Reading – Referred – COUNCILMEN WEEKLY and MACK

11/27/2000 Recommending Committee
12/6/2000 Council Agenda

(12:47 – 12:48)

City of Las Vegas

Agenda Item No.: 65

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: CITY ATTORNEY
DIRECTOR: BRADFORD R. JERBIC [ ] CONSENT [X] DISCUSSION

SUBJECT:
NEW BILL:

Bill No. 2000-87 – Updates the City's subdivision and land development regulations. Proposed by: Willard Tim Chow, Director of Planning and Development

Fiscal Impact

[X]	**No Impact**	**Amount:**
[ ]	**Budget Funds Available**	**Dept./Division:**
[ ]	**Augmentation Required**	**Funding Source:**

PURPOSE/BACKGROUND:
This bill is a comprehensive revision of most of Title 18, which includes the City's subdivision and land development regulations. The majority of the changes are minor in nature or are required in order to conform to State law. Also included are provisions intended to 1) clarify and streamline the mapping and development process, 2) facilitate disclosure to home buyers of common area maintenance obligations, 3) improve the quality and appearance of private streets and perimeter walls, and 4) promote earlier review of proposed improvements.

The material provisions of this bill have been approved by the Planning Commission following input from interested parties.

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

BACKUP DOCUMENTATION:
Bill No. 2000-87

MOTION:
None required.

MINUTES:
First Reading – Referred – COUNCILMEN WEEKLY and MACK

11/27/2000 Recommending Committee
12/6/2000 Council Agenda

(12:47 – 12:48)
3-1202

THE MORNING SESSION RECESSED AT 12:48 P.M.

City of Las Vegas

Agenda Item No.: 66

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: CITY CLERK
DIRECTOR: BARBARA JO (RONI) RONEMUS ☐ **CONSENT** ☐ **DISCUSSION**

SUBJECT:
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

MOTION:
M. McDONALD – Motion to bring forward and HOLD IN ABEYANCE Item 88 [V-0068-00] and Item 89 [SD-0057-00] to 12/6/2000 and STRIKE Item 92 [U-0152-00]
-- UNANIMOUS

MINUTES:
There was no discussion.

(1:28 - 1:43)
4-1

City of Las Vegas

Agenda Item No.: 67

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: NEIGHBORHOOD SERVICES
DIRECTOR: SHARON SEGERBLOM [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:

ABEYANCE ITEM - Public hearing to consider the report of expenses to recover costs for abatement of a dangerous building located at 2821 Palm Springs Way. PROPERTY OWNER: WENDY L. WAGNER - Ward 1 (M. McDonald)

Fiscal Impact

[ ]	**No Impact**	**Amount:** $1,651.40
[X]	**Budget Funds Available**	**Dept./Division:** Neighborhood Services/Response
[ ]	**Augmentation Required**	**Funding Source:** General Fund

PURPOSE/BACKGROUND:

The subject property needed to be secured, boarded and cleaned, all trash, debris and graffiti removed and a "No Trespassing" sign posted. 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 abate the problem.

RECOMMENDATION:

That the City Council: 1. Approve the report of expenses in the amount of $1,651.40 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 Lien of Assessment be duly recorded with the County Treas.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Location Map
3. Report of Expenses
4. Contractor Disclosure
5. Notice of Public Hearing
6. Chronological List of Events
7. Copy of the Notice and Claim of Lien

MOTION:

M. McDONALD – DENIED the action of Neighborhood Services and recover costs through the Department of Housing and Urban Development – UNANIMOUS

City of Las Vegas

Agenda Item No.: 67

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Neighborhood Services Department
Item 67 – 2821 Palm Springs Way

MINUTES:
MAYOR GOODMAN declared the Public Hearing open.

MAYOR GOODMAN commented that the applicant purchased the property from the Housing and Urban Development (HUD) after HUD received the lien notice. DAVID SEMENZA, Neighborhood Services, replied that his investigation shows that the lien was filed on the same day the applicant, WENDY WAGNER, closed on the property. Therefore, there was no way for the applicant to know about the lien.

COUNCILMAN McDONALD confirmed with DEPUTY CITY ATTORNEY DAN STILL that a denial would be the appropriate action under the circumstances. The files were reviewed and indicate that there would be no record reflected in the title search to show any action on the property by the City.

MAYOR GOODMAN questioned who would be responsible for satisfying the expenses incurred. DEPUTY CITY ATTORNEY DAN STILL stated that HUD, being the actual owners of the property, who had been duly notified and aware of the two postings, would be liable.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: COUNCILMAN McDONALD directed the City Attorney's Office to follow up on contacting the Housing of Urban Development (HUD) to satisfy expenses incurred.

(1:29 - 1:34)

City of Las Vegas

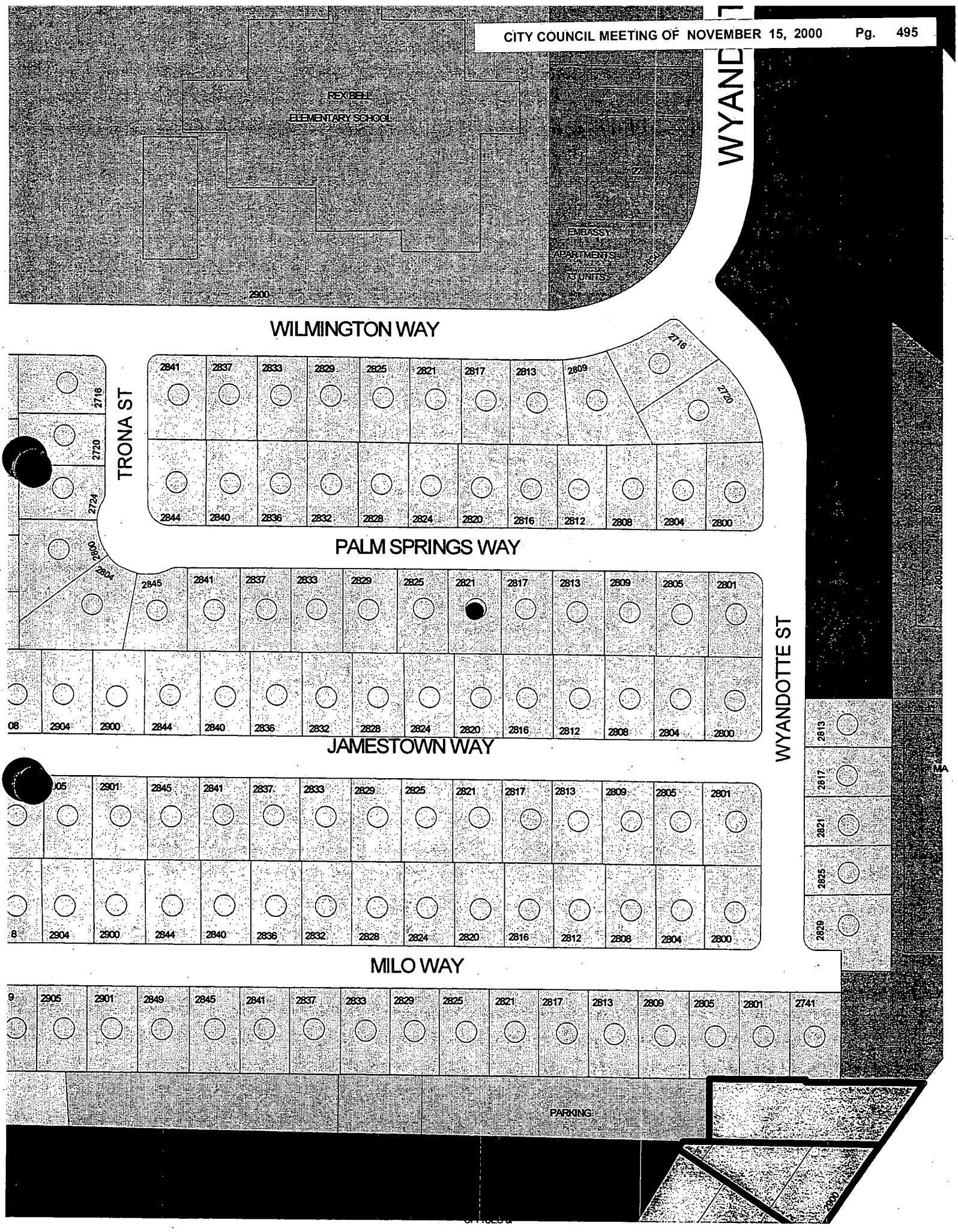
AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2000
DEPARTMENT: Neighborhood Services
ITEM DESCRIPTION: ABEYANCE ITEM - Public Hearing to consider the report of expenses to recover costs for abatement of a dangerous building at 2821 PALM SPRINGS WAY. PROPERTY OWNER: WENDY L. WAGNER - Ward 1 (M. McDonald)

Work was completed by K.O. Construction on August 23, 2000, at a cost of $1,436.00 plus a 15% administrative fee for a total of $1,651.40.

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 Building", 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.


REX BELL
ELEMENTARY SCHOOL
EMBASSY
APARTMENTS
73 UNITS
WYANDOTTE ST
WILMINGTON WAY
TRONA ST
PALM SPRINGS WAY
JAMESTOWN WAY
MILO WAY
PARKING

Memorandum

City of Las Vegas
Neighborhood Services Department

To: Barbara Jo Ronemus, City Clerk

From: David Semenza, Manager – Neighborhood Response Division

CC: File

Date: October 4, 2000

Re: Report of Expenses for the abatement of dangerous building located at 2821 Palm Springs Way

---

After giving due process, notification, and an opportunity for an appeal hearing as specified in the Las Vegas Municipal Code for "Dangerous Building", the Department of Neighborhood Services caused the vacant house at the above-referenced property to be secured, boarded, removal of all trash, debris and graffiti and posting a "No Trespassing" sign.

Work was completed on August 23, 2000, by K.O. Construction at a cost of $1,436.00 and was accepted by the Department of Neighborhood Services.

Contract Amount	$1,436.00
AMOUNT DUE	$1,436.00
Administrative processing fee	215.40
TOTAL AMOUNT DUE	$1,651.40

OWNER OF RECORD: WENDY L. WAGNER

PROPERTY ABATED: 2821 Palm Springs Way

ASSESSOR'S PARCEL: 162-08-610-012

LEGAL DESCRIPTION: RICHFIELD VILLAGE UNIT #4A
PLAT BOOK 7 PAGE 78
LOT 27 BLOCK 16

DS:jl

DISCLOSURE OF PRINCIPALS

K.O. CONSTRUCTION INC

The principals and partners of ~~[Contracting Entity]~~ and all persons and entities holding more than a 1% interest in ~~[Contracting Entity]~~ or any principal of ~~[Contracting Entity]~~ are the following: K.O. CONSTRUCTION INC K.O. CONSTRUCTION INC

FULL NAME	BUSINESS ADDRESS	BUSINESS PHONE
1. CHRIS HARRISON	4855 W. MANNING AVE	702-361-4221
2. EDWARD KOLF	LAS VEGAS, NV 89139	
3. ROSE KOLF		
4.		
5.		
6.		

Continue list until full and complete disclosure is made.

I certify under penalty of perjury, that the foregoing list is full and complete.

~~[Contracting Entity]~~ K.O. CONSTRUCTION INC

By:

Subscribed and sworn to before me this 25 Day of October, 1999.

Nancy Nickle
Notary Public

NANCY NICKLE
Notary Public - Nevada
No. 88-1453-1
My appt. exp. May 15, 2002

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
MICHAEL J. McDONALD
(MAYOR PRO-TEM)
GARY REESE
LARRY BROWN
LYNETTE B. McDONALD
[illegible]RENCE WEEKLY
[illegible]HAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

NOTICE OF PUBLIC HEARING
November 1, 2000

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 **Wednesday, November 1, 2000** at the hour of **1:00 P.M.**, in the Council Chambers, City Hall Complex, 400 Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following REPORT OF EXPENSES subrnitted by the Director of Neighborhood Services incurred by the City of Las Vegas for:

> Abatement of the dangerous building by securing, boarding of the building and removing all litter, trash, debris and graffiti on property located at **2821 PALM SPRINGS WAY** legally described as **RICHFIELD VILLAGE UNIT #4A, PLAT BOOK 7 PAGE 78, LOT 27, BLOCK 16.** Owner of record at time of abatement: **WENDY L. WAGNER- Ward 1 (M. McDONALD)**
>
> The Director of Neighborhood Services certifies in the report that the sum of $1,651.40 was expended ($1,436.00 to K. O. Construction for securing the vacant building, and removing all litter, trash, debris and graffiti on the property and $215.40 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

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

Complaint 051900-015 2821 PALM SPRINGS WAY

HOUSE VACANT OPEN TRASH/DEBRIS GRAFFITI

Other: Zoning Conditions Taken By: 21

>> 1 Open This is 12 of 12.

Ward 1 1- 2623-47
Area 2

Parcel: 162 08 610 012

WAGNER WENDY L
2821 PALM SPRINGS WY
LAS VEGAS NV 89102
221 W CHERRY
NEVADA MO 64772-3300
RICHFIELD VILLAGE UNIT #4A
PLAT BOOK 7 PAGE 78
LOT 27 BLOCK 16

Complainant: METRO
Respond To:
Phone:
Owner: SECRETARY HOUSING & URBAN DEV

Spl. Project:

****

05-18-00	21)REFER TO OFFICE, DANGEROUS BUILDING
05-31-00	LD) SENT 10 DAY DANG BLDG LETTER-POST 6-1/CB 6-12
06-02-00	21)POSTED DANGEROUS BUILDING
06-08-00	LD) REC'D CERT CARD SIGNED
06-12-00	21)TRASH/DEBRIS REMOVED,WINDOWS BOARDED,STILL GRAFFITI,HIGH GRASS/WEEDS, REFER TO OFFICE TO START ABATEMENT PROCESS
06-15-00	LD) SENT BID TO CONTRACTORS-DUE BACK 6-22
07-11-00	LD) OWNERSHIP CHANGED SENT 10 DAY DANG BLDG LETTER TO HUD-POST 7-12/CB 7-24
07-13-00	21)POSTED DANGEROUS BUILDING
07-24-00	21)NO CHANGE,GRAFITTI,STORAGE ROOM IN CARPORT OPEN,GRASS/ WEEDS.REFER TO OFFICE FOR ABATEMENT 21)HAVE BEFORE ABATEMENT VIDEO
08-14-00	NJA) BID RECEIVED K.O. CONSTRUCTION $1,436.00 WEAVER CONSTRUCTION $1,707.00 PARRCO, INC. $ 2,250.00
08-17-00	NJA) N & O SENT TO BE RECORDED
08-18-00	nja) 10 DAY NOTICE OF ABATEMENT LETTER SENT. AWARD LETTER SENT TO K O SCHEDULED FOR TUESDAY.
08-21-00	NJA) N & O RECORDED BOOK 20000817 INST 01066 . CALLED K0 THEY ARE DOING THE ABATEMENT ON TUESDAY THE 22ND
08-22-00	nja) 10 DAY N & O FILED WITH RECORDERS OFFICE. BOOK 20000822 INST 00891
09-08-00	24)I'VE BEEN LOOKING FOR THE PRE-ABATEMENT TAPE EVERYWHERE, NO ONE SEEMS TO KNOW WHERE IT'S AT. WILL CHECK W/LAURA FOR DIGITAL PHOTOS IN FILE & THEN FILM POST ABATEMENT VIDEO.
09-11-00	24) POST ABATEMENT VIDEO FILMED TODAY. NO PICS IN FILE, NO PRE VIDEO FOUND. THERE IS A LARGE PILE OF TRIM'S/WOOD IN THE CARPORT & LG PILE OF WOOD FROM TORN DOWN DECK IN REAR YARD. NOT SURE IF THIS WAS HERE WHEN KO BOARDED. WILL FAX KRIS @ K.O. & ASK IF IT WAS ON SITE IN AUGUST. C/B 9/12
09-26-00	LD) SENT INVOICE TO FINANCE-GAVE FILE TO JESSICA TO PREPARE

FOR COUNCIL

10-06-00 JL)SENT REPORT OF EXPENSE LTR TO PROPERTY OWNER
10-10-00 JL)SENT REPORT OF EXPENSE LTR TO PROPERTY OWNER
10-17-00 JL)REC'D CERT CARD BACK SIGNED FOR OCTOBER 4TH LETTER.
10-19-00 JL)HAVING NOTICE OF PUBLIC HEARING POSTED ON PROPERTY.

051900-015

NOTICE AND CLAIM OF LIEN OF ASSESSMENT

TO: SECRETARY HOUSEING & URBAN DEV. (Reputed Owners) At time of abatement

On **August 23, 2000**, as provided in the 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.: **162-08-610-012**
Commonly known as: **2821 Palm Springs Way**
Legal Description: **RICHFIELD VILLAGE UNIT #4A**
PLAT BOOK 7PAGE 78
LOT 27 BLOCK 16

Expenses in the amount of **$1,651.40** 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 **November 1, 2000**, ordered the above charges in the amount of **$1,651.40**, assessed against the property by means of a Lien of Assessment, such a 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 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 _____day of _____, 2000

NOTARY PUBLIC, in and for said County and State

WHEN RECORDED, RETURN TO:
CITY OF LAS VEGAS
DEPARTMENT OF NEIGHBORHOOD RESPONSE
400 STEWART AVENUE
LAS VEGAS, NV 89101

City of Las Vegas

Agenda Item No.: 68

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: NEIGHBORHOOD SERVICES
DIRECTOR: SHARON SEGERBLOM [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:
Public hearing to consider the report of expenses to recover costs for abatement of a dangerous building located at 625 S. 10th Street. PROPERTY OWNER: MARK DENNIS, ETAL - Ward 5 (Weekly)

Fiscal Impact

[ ]	**No Impact**	**Amount:** $1,466.25
[X]	**Budget Funds Available**	**Dept./Division:** Neighborhood Services/Response
[ ]	**Augmentation Required**	**Funding Source:** General Fund

PURPOSE/BACKGROUND:
The subject property was secured by boarding the building with 1/2" plywood and carriage bolts (an appropriate length) inserted outside-in with wing nuts every 2' around each opening. The vacant building was cleaned and all trash and debris removed from the whole property, and a "No Trespassing" sign posted on the property. 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 abate the problem.

RECOMMENDATION:
That the City Council: 1. Approve the report of expenses in the amount of $1,466.25 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 Lien of Assessment be duly recorded with the County Treas.

BACKUP DOCUMENTATION:
1. Agenda Memo
2. Location Map
3. Report of Expenses
4. Contractor Disclosure
5. Notice of Public Hearing
6. Chronological List of Events
7. Copy of the Notice and Claim of Lien

MOTION:
WEEKLY – APPROVED the action of Neighborhood Services – UNANIMOUS

City of Las Vegas

Agenda Item No.: 68

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Neighborhood Services Department
Item 68 – 625 S. 10th Street

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

DAVID SEMENZA, Neighborhood Services, had a video shown of the subject property and indicated it was a dangerous building, unsecured and accessible to vandals and vagrants and a source of concern to the public and the Fire and Police Departments because of the hazardous conditions. The property was declared in violation and legal notification started. When no corrective action was taken nor an appeal filed, the Department of Neighborhood Services hired K.O. Construction to abate the problem. He recommended that the City Council approve the report of expenses in the amount of $1,466.25 in order that a Notice and Lien of Assessment be filed and recorded with the Clark County Treasurer.

AL GALLEGO, citizen of Las Vegas, stated that there is a bunker on the property, which was left and should be removed. MAYOR GOODMAN asked MR. SEMENZA to have it checked out before it becomes a safety issue.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(1:34 - 1:36)

City of Las Vegas

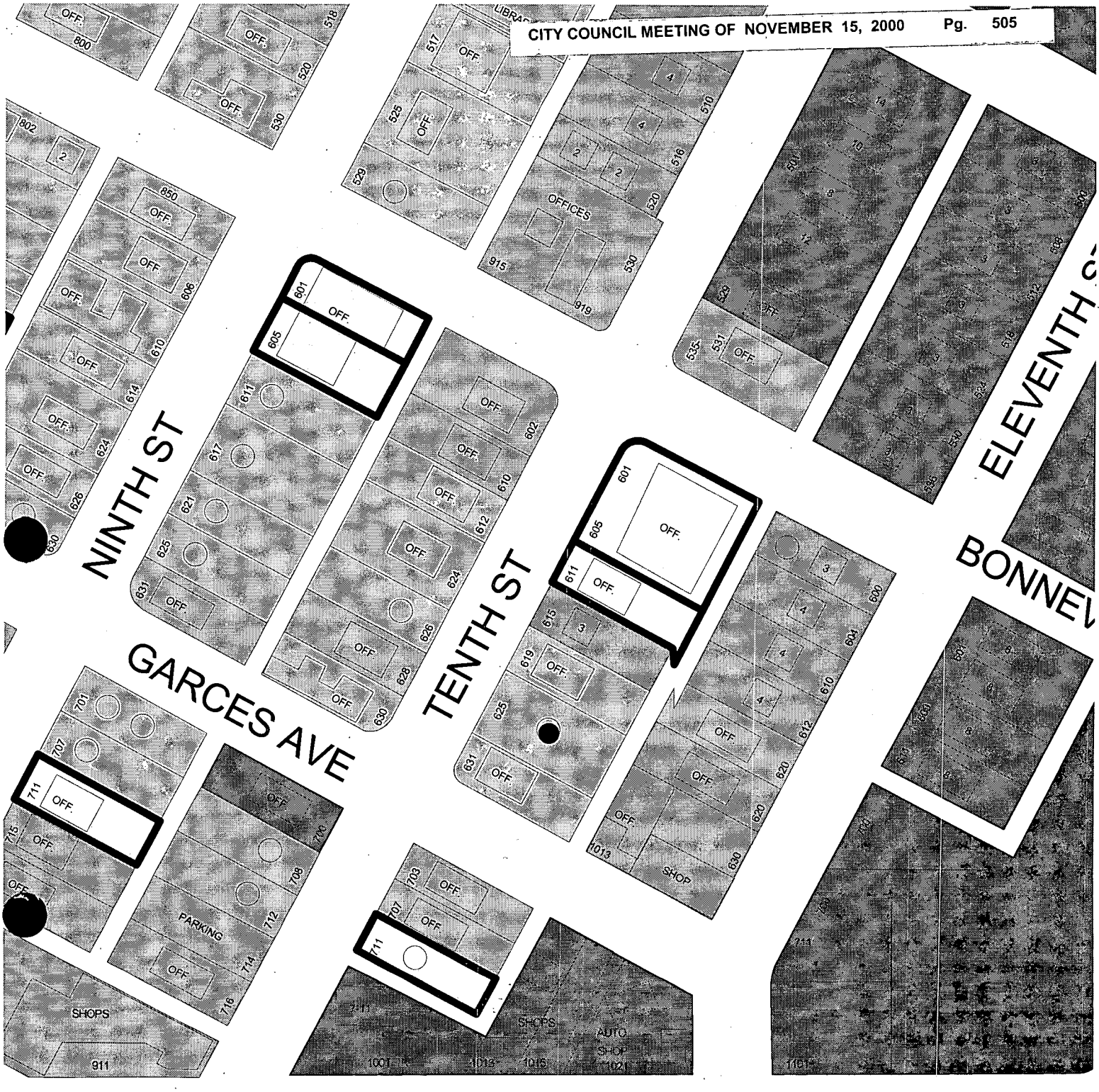
AGENDA MEMO

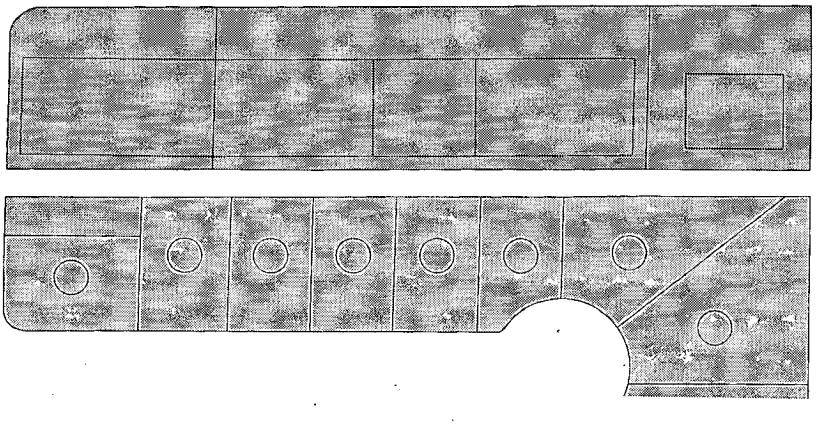
CITY COUNCIL MEETING DATE: NOVEMBER 15, 2000
DEPARTMENT: Neighborhood Services
ITEM DESCRIPTION: Public Hearing to consider the report of expenses to recover costs for abatement of a dangerous building at 625 S. 10TH STREET.
PROPERTY OWNER: MARK DENNIS, ETAL, Ward 5 (Weekly)

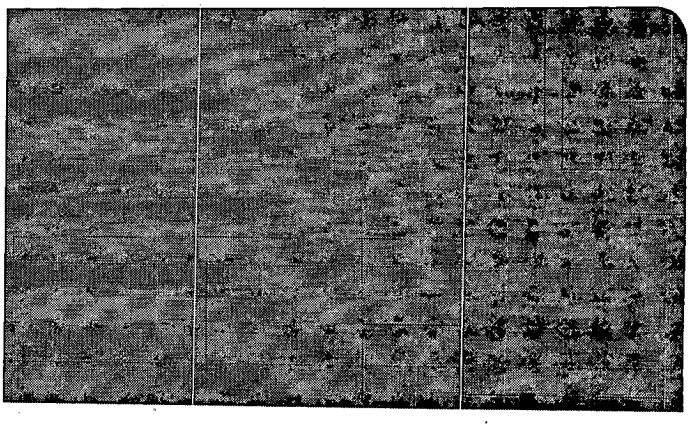
Work was completed by K.O. Construction on August 25, 2000, at a cost of $1,275.00 plus a 15% administrative fee for a total of $1,466.25.

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 Building", 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.


NINTH ST
TENTH ST
ELEVENTH
BONNEV
GARCES AVE
CHARLESTON BLVD
OFF.
OFFICES
PARKING
SHOPS
SHOP
AUTO
ST





Memorandum

City of Las Vegas
Neighborhood Services Department

To: Barbara Jo Ronemus, City Clerk

From: David Semenza, Manager – Neighborhood Response Division

CC: File

Date: October 10, 2000

Re: Report of Expenses for the abatement of dangerous building located at 625 S. 10th Street – Ward 5 (Weekly)

After giving due process, notification, and an opportunity for an appeal hearing as specified in the Las Vegas Municipal Code for "Dangerous Building", the Department of Neighborhood Services caused the vacant house at the above-referenced property to be secured, boarded, cleaned by removal of all trash, debris from the whole property. A "No Trespassing" sign was posted.

Work was completed on August 25, 2000, by K.O. Construction at a cost of $1,466.25 and was accepted by the Department of Neighborhood Services.

Contract Amount	$1,275.00
AMOUNT DUE	$1,275.00
Administrative processing fee	191.25
TOTAL AMOUNT DUE	$1,466.25

OWNER OF RECORD: MARK DENNIS, ET AL

PROPERTY ABATED: 625 S. 10th Street

ASSESSOR'S PARCEL: 139-34-810-110

LEGAL DESCRIPTION: WARDIE ADD
PLAT BOOK 1 PAGE 13
LOT 11 BLOCK 23

DS:jl

EXHIBIT A

DISCLOSURE OF PRINCIPALS

The principals and partners of K.O. CONSTRUCTION INC [Contracting Entity] and all persons and entities holding more than a 1% interest in [Contracting Entity] or any principal of [Contracting Entity] are the following: K.O. CONST INC K.O. CONSTRUCTION INC

FULL NAME	BUSINESS ADDRESS	BUSINESS PHONE
1. CHRIS HARRISON	4855 N. MARYLAND PKWY	702-361-4221
2. EDWARD KOLF	LAS VEGAS, NV 89139	
3. ROSE KOLF		
4.		
5.		
6.		

Continue list until full and complete disclosure is made.

I certify under penalty of perjury, that the foregoing list is full and complete.

[Contracting Entity] K.O. CONSTRUCTION INC

By: [signature]

Subscribed and sworn to before me this 29 Day of October, 1999.

Nancy Nickle
Notary Public

NANCY NICKLE
Notary Public - Nevada
No. 88-1453-1
My appt. exp. May 15, 2002

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
MICHAEL J. McDONALD
(MAYOR PRO-TEM)
GARY REESE
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

NOTICE OF PUBLIC HEARING
NOVEMBER 15, 2000

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 **Wednesday, November 15, 2000,** at the hour of **1:00 P.M.**, in the Council Chambers, City Hall Complex, 400 Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following REPORTS 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 of the building and removing all litter, trash and debris on property located at **625 SOUTH 10TH STREET** legally described as **WARDIE ADD, PLAT BOOK 1, PAGE 13, LOT 11, BLOCK 23.** Owner of record at time of abatement: **MARK DENNIS, ET AL- Ward 5 (WEEKLY)**

The Director of Neighborhood Services certifies in the report that the sum of $1,466.25 was expended ($1,275.00 to K. O. Construction, Inc. for securing the vacant building, and removing all litter, trash and debris on the property and $191.25 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

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

Complaint 071900-128 625 S 10TH ST

VACANT BUILDING, FALLEN TREE IN POWER LINES, TRASH AND DEBRIS, VAGRANTS

Dangerous Building: Vacant Building Taken By: 24

>> 1 Open This is 8 of 9.

Ward 5 1- 2425-87
Area 3

Parcel: 139 34 810 110

DENNIS MARK ETAL
625 S 10TH ST
LAS VEGAS NV 89101-7027
WARDIE ADD
PLAT BOOK 1 PAGE 13
LOT 11 BLOCK 23

Complainant: HOWARD SCHWARTZ
Respond To:
Phone: 3827555
Owner: DENNIS MARK ETAL

Spl. Project:

****

07-10-00	CONDUCTED INSP & FOUND A VACANT HSE THAT HAD FIRE DAMAGE SENDING NOTICE TO OWNER TO BOARD UP HSE
07-19-00	22) 1005 HRS. PICS TAKEN. TREE ALREADY CUT BACK. NOW OPEN IN REAR IN NE CORNER OF STRUCTURE. BOARDED FROM INSIDE THE STRUCTURE W/16 PENNY NAILS. ALSO SCATTERED LITTER & TRASH/DEBRIS (H20 HEATER) IN REAR YARD. WILL HAVE A DANG BLDG N&O TYPED AND WILL HAND DELIVER TO MR. DENNIS TODAY FOR CLEAN-UP AND BOARDING BY 1/2" PLYWOOD, 2x4'S ON THE INTERIOR & CARRIAGE BOLTS FROM OUTSIDE IN WITH WING NUTS ON THE INTERIOR OF THE STRUCTURE. THE GARAGE IS SECURE. 24 AND I WILL SCHEDULE TO MEET WITH THE COMPLAINANT WITHIN THE HOUR. C/B 7/31. 22) @ 1110 W/24 MTG W/MR SCHWARTZ. ADVISED OF PROCESS/STATUS. 22) @ 1415) HAND DELIVERED N&O TO BOARD & CLEAN PROPERTY. LEFT BUS CARD FOR CALL BACK ON STATUS - WILL HAVE MAINTENANCE MAN CALL ME CB 7/31
07-31-00	22) 1058 HRS. NOT BOARDED TO SPECS LISTED IN THE N&O. PICS TAKEN. DISCUSS W/24. 22) 1245 HRS. PER DISCUSSION W/24: GO FORWARD W/BIDS & HAND DELIVER A WRITTEN NOTICE (W/SIGNATURE OF RECEIPT) TO MR. DENNIS. C/B 8/1.
08-19-00	24)PRE-ABATEMENT VIDEO FILMED, BROKEN GLASS, 2 OPENINGS, BOARDING NOT TO SPECS. PROCEED W/CONT ABATEMENT. TO NIKKI
08-21-00	22) 1722 HRS. TELCON W/HOWARD SCHWARTZ: ADVISED OF ABATEMENT PROCESS. WILL ADVISE NIKKI AND CONTRACTOR TO HAVE THE WILD ELMS CUT DOWN ALONG THE SOUTH BLOCK WALL IN THE REAR DURING THE ABATEMENT.
08-22-00	NJA) 10 DAY N & O SENT OUT TO MARK DENNIS. PLEASE CHECK PROPERTY FOR CONDITION AND RETURN TO LAURA TO AWARD BID CALL BACK 8/31/00
08-23-00	LD) AWARDED TO KO CONST IN THE AMOUNT OF $1,275 TO START 8-25

Complaint 071900-128 continued

Page 2

08-30-00	LD) CERT CARD RETURNED SIGNED
09-08-00	24)POST ABATEMENT VIDEO FILMED. STILL THREE OPENING/ACCESS SOME MINOR LITTER/VAG BLANKETS. W/C KO TO COMPLETE. 24)FAXED INFO TO KRIS AT KO CONST. C/B 9/13 TO 22.
09-11-00	22) 1430 HRS. ABATED! REFER TO 24. 24)PER 22-OPENINGS HAVE BEEN SECURED. NOTIFIED OFFICE.
09-19-00	LD) SENT INVOICE TO FINANCE-GAVE FILE TO JESSICA TO PREPARE FOR COUNCIL
10-20-00	JL)SENT REPORT OF EXPENSE LETTER & MEMO TO PROPERTY OWNER.
10-30-00	JL)RECEIVED CERT CARD BACK SIGNED FOR 10/10/00, REPORT OF EXPENSE LETTER.

071900-128

NOTICE AND CLAIM OF LIEN OF ASSESSMENT

TO: MARK DENNIS ETAL (Reputed Owners) At time of abatement

On **August 25, 2000**, as provided in the 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.:	**139-34-810-110**
Commonly known as:	**625 SOUTH 10TH STREET**
Legal Description:	**WARDIE ADD**
	PLAT BOOK 1 PAGE 13
	LOT 11 BLOCK 23

Expenses in the amount of **$1,466.25** 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 **November 15, 2000**, ordered the above charges in the amount of **$1,466.25**, 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 Stewart Avenue
Las Vegas, NV 89101
Telephone: (702) 229-6311

STATE OF NEVADA)
)
COUNTY OF CLARK)

BARBARA JO RONEMUS, being duly swom, 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 20TH day of November, 2000

NOTARY PUBLIC, in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
BEVERLY K. BRIDGES
My Appointment Expires July 25, 2001
No. 93-4081-1

WHEN RECORDED, RETURN TO:

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

City of Las Vegas

Agenda Item No.: 69

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: NEIGHBORHOOD SERVICES
DIRECTOR: SHARON SEGERBLOM [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:
Public hearing to consider the report of expenses to recover costs for abatement of nuisance/litter located on Vacant Lot at McKnight and Paniflow. PROPERTY OWNER: MICHAEL T. SMITH and THOMAS A. SMITH - Ward 3 (Reese)

Fiscal Impact

[ ]	**No Impact**	**Amount:** $2,582.90
[X]	**Budget Funds Available**	**Dept./Division:** Neighborhood Services/Response
[ ]	**Augmentation Required**	**Funding Source:** General Fund

PURPOSE/BACKGROUND:
The subject property needed all litter debris, high weeds/vegetation removed and a "No Trespassing/Dumping" sign posted on the vacant lot. 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 abate the problem.

RECOMMENDATION:
That the City Council: 1. Approve the report of expenses in the amount of $2,582.90 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 Lien of Assessment be duly recorded with the County Treas.

BACKUP DOCUMENTATION:
1. Agenda Memo
2. Location Map
3. Report of Expenses
4. Contractor Disclosure
5. Notice of Public Hearing
6. Chronological List of Events
7. Copy of the Notice and Claim of Lien

MOTION:
REESE – APPROVED the action of Neighborhood Services – UNANIMOUS

City of Las Vegas

Agenda Item No.: 69

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Neighborhood Services Department
Item 69 – Vacant Lot located at McKnight/Paniflow

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

DAVID SEMENZA, Neighborhood Services, had a video shown of the subject property and indicated it was a dangerous building, unsecured and accessible to vandals and vagrants and a source of concern to the public and the Fire and Police Departments because of the hazardous conditions. The subject property needed weeds and high vegetation removed and a no trespassing sign posted. The property was declared in violation and legal notification started. When no corrective action was taken nor an appeal filed, the Department of Neighborhood Services hired K.O. Construction to abate the problem. He recommended that the City Council approve the report of expenses in the amount of $2,582.90 in order that a Notice and Lien of Assessment be filed and recorded with the Clark County Treasurer.

TODD FARLOW, 240 N. 19TH Street, expressed his concern about the time limitation that the City allows for boarded buildings. MAYOR GOODMAN noted that DEPUTY CITY MANAGER DOUG SELBY is looking into this issue.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(1:36 - 1:38)

4-240

City of Las Vegas

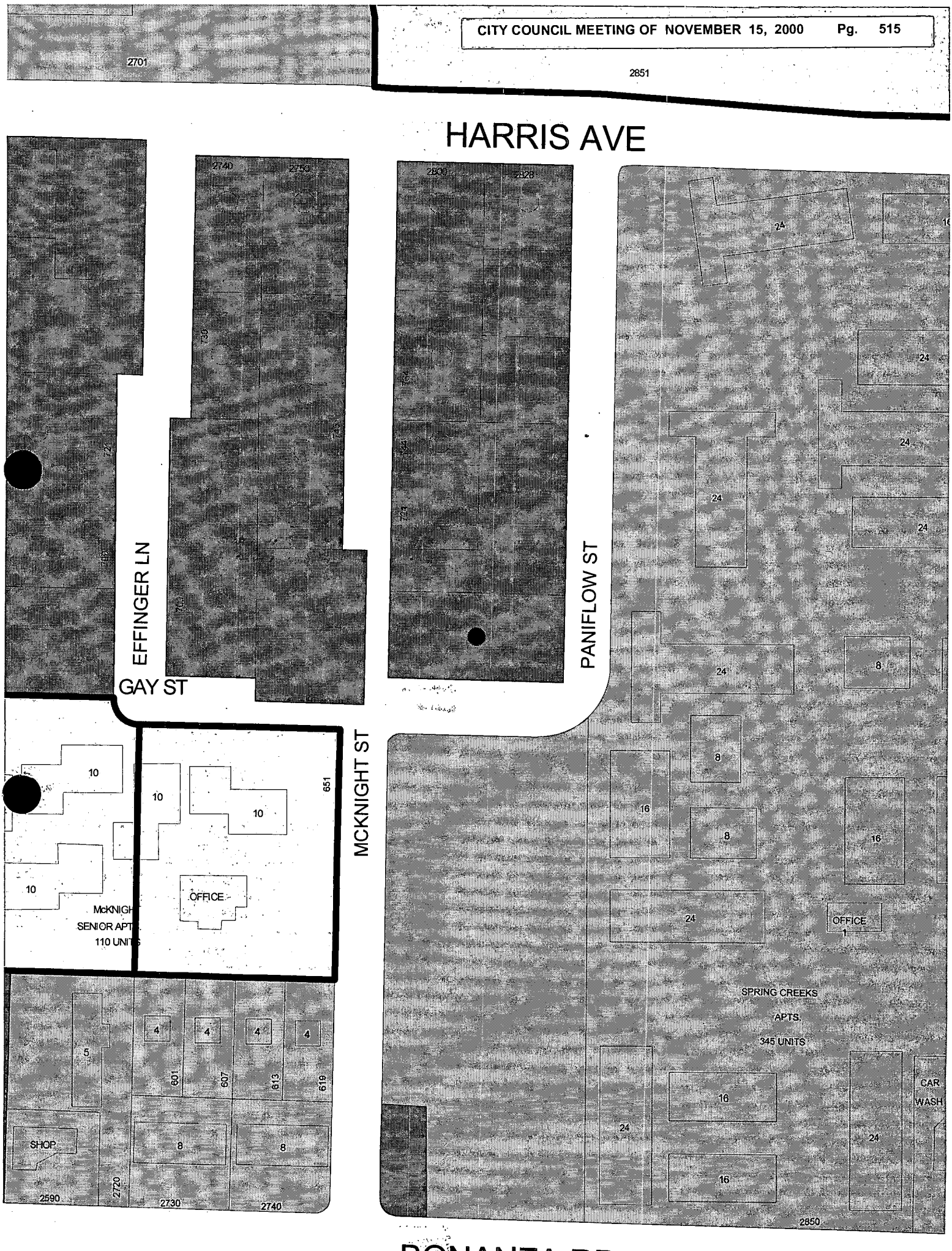
AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2000
DEPARTMENT: Neighborhood Services
ITEM DESCRIPTION: Public Hearing to consider the report of expenses to recover costs for abatement of a nuisance/litter at Vacant Lot McKnight & Paniflow. PROPERTY OWNER: MICHAEL T. SMITH & THOMAS A. SMITH, Ward 3 (Reese)

Work was completed by K.O. Construction on September 5, 2000, at a cost of $2,246.00 plus a 15% administrative fee for a total of $2,582.90.

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 Nuisance/Litter", 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.


2701
2851
HARRIS AVE
2740
2750
2800
2828
EFFINGER LN
GAY ST
PANIFLOW ST
MCKNIGHT ST
651
10
10
10
10
OFFICE
McKNIGH
SENIOR APT
110 UNIT
5
4
4
4
4
601
607
613
619
SHOP
8
8
2590
2720
2730
2740
2A
24
24
24
24
8
8
8
16
16
24
OFFICE
1
SPRING CREEKS
APTS.
345 UNITS
16
24
16
24
CAR
WASH
2850
BONANZA RD

Memorandum

City of Las Vegas
Neighborhood Services Department

To: Barbara Jo Ronemus, City Clerk

From: David Semenza, Manager – Neighborhood Response Division

CC: File

Date: October 10, 2000

Re: Report of Expenses for the abatement of nuisance/litter located on Vacant Lot at McKnight and Paniflow – Ward 3 (Reese)

After giving due process, notification, and an opportunity for an appeal hearing as specified in the Las Vegas Municipal Code for "Nuisance/Litter", the Department of Neighborhood Services caused the vacant house at the above-referenced property to be cleaned by removing of all trash, debris high weeds/vegetation and a "No Trespassing/Dumping" sign was posted.

Work was completed on September 5, 2000, by K.O. Construction at a cost of $2,246.00 and was accepted by the Department of Neighborhood Services.

Contract Amount	$2,246.00
AMOUNT DUE	$2,246.00
Administrative processing fee	336.90
TOTAL AMOUNT DUE	$2,582.90

OWNER OF RECORD: MICHAEL T. AND THOMAS A. SMITH

PROPERTY ABATED: Vacant Lot at McKnight and Paniflow

ASSESSOR'S PARCEL: 139-25-410-022

LEGAL DESCRIPTION: TANKELS NORTH ADD #2
PLAT BOOK 1 PAGE 95
LOT 11 BLOCK 4
& LOTS 12-14

DS:jl

DISCLOSURE OF PRINCIPALS

The principals and partners of K.O. CONSTRUCTION INC [Contracting Entity] and all persons and entities holding more than a 1% interest in [Contracting Entity] or any principal of [Contracting Entity] are the following: K.O. CONST INC K.O. CONSTRUCTION INC

FULL NAME	BUSINESS ADDRESS	BUSINESS PHONE
1. CHRIS HARRISON	4855 W. MAULDING AVE	702-361-4221
2. EDWARD KOPF	LAS VEGAS, NV 89139	
3. ROSE KOPF		
4.		
5.		
6.		

Continue list until full and complete disclosure is made.

I certify under penalty of perjury, that the foregoing list is full and complete.

[Contracting Entity] K. O. CONSTRUCTION INC

By:

Subscribed and sworn to before me this 29 Day of October 1999.

Nancy Nickle
Notary Public

NANCY NICKLE
Notary Public - Nevada
No. 88-1453-1
My appt. exp. May 15, 2002

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
MICHAEL J. McDONALD
(MAYOR PRO-TEM)
GARY REESE
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

NOTICE OF PUBLIC HEARING
NOVEMBER 15, 2000

Pursuant to Title 9, Chapter 12 of the Las Vegas Municipal Code NOTICE IS HEREBY GIVEN THAT ON **Wednesday, November 15, 2000** at the hour of **1:00 P.M.**, in the Council Chambers, City Hall Complex, 400 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 property by cleaning and removing all litter, trash and debris on **vacant lot at McKnight and Paniflow** legally described as **TANKELS NORTH ADD #2, PLAT BOOK 1, PAGE 95, LOT 11 & LOTS 12-14, BLOCK 4.** Owner of record at time of abatement: **MICHAEL T. & THOMAS A. SMITH – WARD 3 (REESE)**
>
> The Director of Neighborhood Services certifies in the report that the sum of $2,582.90 was expended ($2,246.00 to K. O. CONSTRUCTION for cleaning the property and $336.90 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

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

Complaint 050100-013 9999 MCKNIGHT ST

BORDERS MCKNIGHT/GAY/PANIFLOW- T/D HI VEG ON THIS VACANT LOT

Litter Violations: Trash and Debris Taken By: 24

>> 1 Open This is 1 of 1.

Ward 3 1- 2327-83
Area 4

Parcel:

Complainant: 24
Respond To:
Phone:
Owner: SMITH MICHAEL T

Spl. Project:

Abatement YES
****

04-29-00	24)SEND TO OFFICE, RESEARCH OWNER, SEND N & O PLEASE
05-15-00	(TL) SENT N&O LITTER TO: MICHAEL SMITH
05-18-00	TL) REC'D SIGNED CERT CARD ISSUED CB DATE 5/31
06-10-00	24)REFER TO OFFICE FOR BIDS PLEASE. LOOKS WORSE!
06-13-00	LD) SENT BID TO CONTRACTORS-DUE BACK 6-21
06-22-00	LD) REC'D BIDS FROM CONTRACTORS (1) K O CONSTRUCTION $2,246.00 (2) WEAVER CONSTRUCTION $3,950.00
06-27-00	LD) SENT 10 DAY BEFORE ABATEMENT LETTER TO OWNERS-POST 6-28 /CB 7-10
06-29-00	28) POSTED N & O ON PROPERTY
07-05-00	nja) THOMAS SMITH, PROPERTY OWNER, 892-2909 CALLED AND IS REQUESTING AN EXTENSION UNTIL THE 14TH OF JULY. HE STATED HE ASKED HIS BROTHER TO HANDLE THE CLEANING OF THE PROPERTY AND HE DIDNT FOLLOW THROUGH. HE IS ARRANGING FOR A CONTRACTOR AT THIS TIME. EMAIL SENT TO INSPECTOR. 24)LEFT MESS W/SMITH'S SECRETARY GIVING OKAY TO EXT TIL 7/14
07-18-00	28) OWNER ON SITE..STARTING CLEANUP..CALL BACK 7/27
07-28-00	28) AT A STANDSTILL..LEFT MESSAGE FOR OWNER..CALL BACK 8/08
08-09-00	28) SPOKE TO OWNER..HE TOLD ME TO GO AHEAD AND HAVE CITY CLE AN LOT. CHEAPER THAN HIS ESTIMATES...SEE PIX..REFER TO OFFIC E FOR BIDS..
08-22-00	nja) 10 DAY N & O FILED WITH RECORDERS OFFICE. BOOK 20000822 INST 00887
08-31-00	LD) AWARDED TO K O CONSTRUCTION FOR $2,246.00 TO START 9-5-00
09-10-00	24)COMPLETELY CLEARED, CLEAN, LOOKS GREAT. POST VIDEO FILMED
09-19-00	LD) SENT INVOICE TO FINANCE-GAVE FILE TO JESSICA TO PREPARE FOR COUNCIL
10-20-00	JL)SENT REPORT OF EXPENSE LETTER&MEMO TO PROPERTY OWNER.
10-30-00	JL)RECEIVED CERT CARD BACK SIGNED FOR 10/10/00, REPORT OF EXPENSE LETTER.

050100-013

NOTICE AND CLAIM OF LIEN OF ASSESSMENT

TO: Michael T. Smith & Thomas A. Smith (Reputed Owner(s)) At time of abatement

On September 5, 2000, as provided in the Municipal Code, Title 9, Chapter 12, the City of Las Vegas caused the abatement of nuisance/litter on the following property after due notification.

Assessor's Parcel No.: **139-25-410-022**
Commonly known as: **VACANT LOT AT McKNIGHT & PANIFLOW**
Legal Description: **TANKELS NORTH ADD #2**
PLAT BOOK 1 PAGE 95
LOTS 11, 12-14 BLOCK 4

Expenses in the amount of **$2,582.90** 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 **November 15, 2000**, ordered the above charges in the amount of **$2,582.90**, 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 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 20TH day of November, 2000

NOTARY PUBLIC, in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
BEVERLY K. BRIDGES
My Appointment Expires July 25, 2001
No. 93-4081-1

WHEN RECORDED, RETURN TO:

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

City of Las Vegas

Agenda Item No.: 70

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: NEIGHBORHOOD SERVICES
DIRECTOR: SHARON SEGERBLOM [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:
Public hearing to consider the report of expenses to recover costs for abatement of a dangerous building located at 844 N. 24th Street. PROPERTY OWNER: STUART HOAGLAND - Ward 3 (Reese)

Fiscal Impact

[ ]	**No Impact**	**Amount:** $1,720.40
[X]	**Budget Funds Available**	**Dept./Division:** Neighborhood Services/Response
[ ]	**Augmentation Required**	**Funding Source:** General Fund

PURPOSE/BACKGROUND:
The subject property needed to be secured, boarded, all trash, debris needed to be removed from the vacant house, appliances removed and discarded, and all high grass and weeds removed. A "No Trespassing" sign needed to be posted. 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 abate the problem.

RECOMMENDATION:
That the City Council: 1. Approve the report of expenses in the amount of $1,720.40 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 Lien of Assessment be duly recorded with the County Treas.

BACKUP DOCUMENTATION:
1. Agenda Memo
2. Location Map
3. Report of Expenses
4. Contractor Disclosure
5. Notice of Public Hearing
6. Chronological List of Events
7. Copy of the Notice and Claim of Lien

MOTION:
REESE – APPROVED the action of Neighborhood Services – UNANIMOUS

City of Las Vegas

Agenda Item No.: 70

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Neighborhood Services Department
Item 70 – 844 N. 24th Street

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

DAVID SEMENZA, Neighborhood Services, had a video shown of the subject property and indicated it was a dangerous building, unsecured and accessible to vandals and vagrants and a source of concern to the public and the Fire and Police Departments because of the hazardous conditions. The subject property needed weeds and high vegetation removed and a no trespassing sign posted. The property was declared in violation and legal notification started. When no corrective action was taken nor an appeal filed, the Department of Neighborhood Services hired K.O. Construction to abate the problem. He recommended that the City Council approve the report of expenses in the amount of $1,720.40 in order that a Notice and Lien of Assessment be filed and recorded with the Clark County Treasurer.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(1:38 - 1:40)

4-337

City of Las Vegas

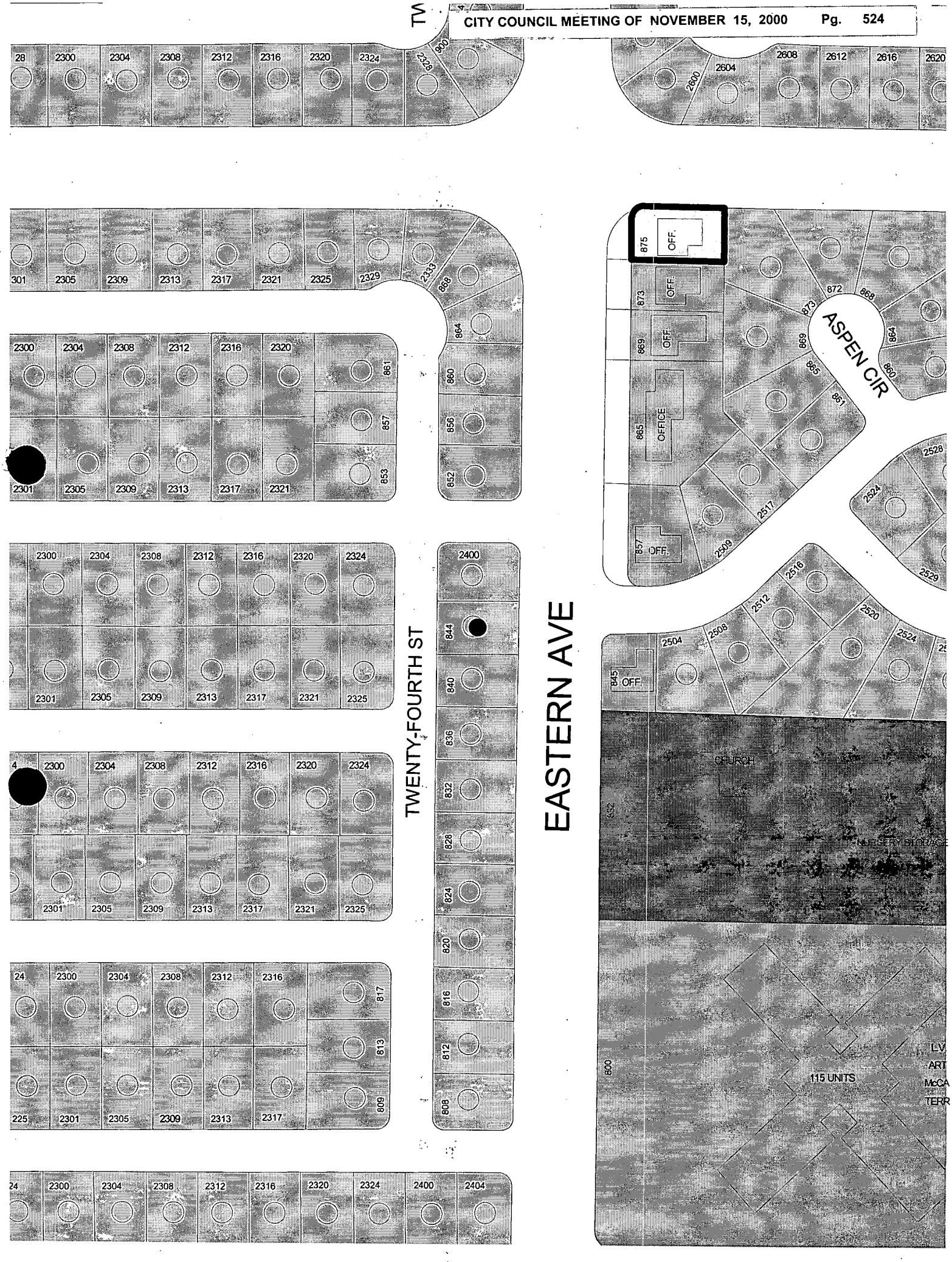
AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2000
DEPARTMENT: Neighborhood Services
ITEM DESCRIPTION: Public Hearing to consider the report of expenses to recover costs for abatement of a dangerous building at 844 N. 24th STREET.
PROPERTY OWNER: STUART HOAGLAND, Ward 3 (Reese)

Work was completed by K.O. Construction on August 24, 2000, at a cost of $1,496.00 plus a 15% administrative fee for a total of $1,720.40.

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 Building", 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.


TWENTY-FOURTH ST
EASTERN AVE
ASPEN CIR
OFF.
OFFICE
CHURCH
115 UNITS

Memorandum

City of Las Vegas
Neighborhood Services Department

To: Barbara Jo Ronemus, City Clerk

From: David Semenza, Manager – Neighborhood Response Division

CC: File

Date: October 10, 2000

Re: Report of Expenses for the abatement of dangerous building located at 844 N. 24th Street – Ward 3 (Reese)

After giving due process, notification, and an opportunity for an appeal hearing as specified in the Las Vegas Municipal Code for "Dangerous Building", the Department of Neighborhood Services caused the vacant house at the above-referenced property to be secured, boarded, removal of all trash, debris, appliances discarded and all high grass and weeds removed. A "No Trespassing" sign was posted.

Work was completed on August 24, 2000, by K.O. Construction at a cost of $1,496.00 and was accepted by the Department of Neighborhood Services.

Contract Amount	$1,496.00
AMOUNT DUE	$1,496.00
Administrative processing fee	224.40
TOTAL AMOUNT DUE	$1,720.40

OWNER OF RECORD: STUART HOAGLAND

PROPERTY ABATED: 844 N. 24th Street

ASSESSOR'S PARCEL: 139-26-712-010

LEGAL DESCRIPTION: GREATER LAS VEGAS ADD 3 UNIT #4
PLAT BOOK 6 PAGE 67
LOT 119 BLOCK 4

DS:jl

DISCLOSURE OF PRINCIPALS

The principals and partners of K.O. CONSTRUCTION INC [Contracting Entity] and all persons and entities holding more than a 1% interest in [Contracting Entity] or any principal of [Contracting Entity] are the following: K.O. CONST INC K.O. CONSTRUCTION INC

FULL NAME	BUSINESS ADDRESS	BUSINESS PHONE
1. CHRIS HARRISON	4855 W. MAULDING AVE	702-361-4221
2. EDWARD KOLF	LAS VEGAS, NV 89139	
3. ROSE KOLF		
4.		
5.		
6.		

Continue list until full and complete disclosure is made.

I certify under penalty of perjury, that the foregoing list is full and complete.

[Contracting Entity] K. O. CONSTRUCTION INC

By: [signature]

Subscribed and sworn to before me this 29 Day of October 1999.

Nancy Nickle
Notary Public

NANCY NICKLE
Notary Public - Nevada
No. 88-1453-1
My appt. exp. May 15, 2002

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
MICHAEL J. McDONALD
(MAYOR PRO-TEM)
GARY REESE
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

NOTICE OF PUBLIC HEARING
NOVEMBER 15, 2000

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 **Wednesday, November 15, 2000,** at the hour of **1:00 P.M.**, in the Council Chambers, City Hall Complex, 400 East Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following REPORTS 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 of the building and removing all litter, trash and debris on property located at **844 NORTH 24TH STREET** legally described as **GREATER LAS VEGAS ADD 3 UNIT #4, PLAT BOOK 6, PAGE 67, LOT 119, BLOCK 4**. Owner of record at time of abatement: **STUART HOAGLAND- Ward 3 (REESE)**
>
> The Director of Neighborhood Services certifies in the report that the sum of $1,720.40 was expended ($1,496.00 to K. O. Construction, Inc. for securing the building, and removing all litter, trash and debris on the property and $224.40 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

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

Complaint 060100-004 844 N 24TH ST

ABANDONED HOUSE W/MIDDLE SECTION OF WINDOW MISSING - UNSAFE FOR KIDS TO CLIMB THRU TO VANDALIZE

Dangerous Building: Vacant Building Taken By: 27

This is 0 of 0.

Ward 3 1- 2326-69
Area 3

Parcel: 139 26 712 010

HOAGLAND STUART
844 N 24TH ST
LAS VEGAS NV 89101-2248
GREATER LAS VEGAS ADD 3 UNIT #4
PLAT BOOK 6 PAGE 67
LOT 119 BLOCK 4

Complainant:
Respond To:
Phone:
Owner: HOAGLAND STUART

Spl. Project:

Abatement YES
****

05-31-00	27)BLDG VACANT/OPEN/ACCESSIBLE THROUGH REAR DOOR,SEVERAL WIN DOWS BROKEN.VANDALISM AND VAGRANT ACTIVITY EVIDENT.PROPERTY TRASHED. SEND NOTICE AND ORDER,REFER TO OFFICE
06-09-00	LD) SENT 10 DAY DANG BLDG LETTER-POST 6-12/CB 6-20
06-14-00	28) POSTED NOTICE AND ORDER ON PROPERTY
06-15-00	LD) CERT LETTER RETURNED ANK-MLNFA
06-22-00	30) STILL VACANT-ACCESSIBLE-REMAINS THE SAME-REFER TO OFC FOR BIDS 3). REFER TO LAURA FOR TO GET BIDS -
06-23-00	LD) REC'D CERT CARD SIGNED FROM MORTGAGE CO
06-30-00	LD) SENT BID TO CONTRACTORS-DUE BACK 7-6
07-07-00	LD) REC'D BIDS FROM CONTRACTORS (1) K O CONSTRUCTION $1,496.00 (2) WEAVER CONSTRUCTION $1,575.00 (3) PARRCO, INC $2,500.00
07-10-00	LD) SENT 10 DAY BEFORE ABATEMENT LETTER-POST 7-11/CB 7-21
07-14-00	LD) CERT LETTER RETURNED MLNFA FROM OWNER 22) POSTED N&O ON THE PROPERTY. C/B 7/21.
07-17-00	NJA) RECEIVED CERTIFIED CARD RETURNED FROM BANK OF AMERICA
07-25-00	27)SITUATION DETERIORATING,PROCEED WITH ABATEMENT.REFER TO O FFICE.
08-19-00	24)PREABATEMENT VIDEO FILMED, STILL OPEN/ACCESSIBLE/TRASHED. REFER TO NIKKI TO PROCEED W/ABATEMENT.
08-22-00	nja) 10 DAY N & O FILED WITH RECORDERS OFFICE. BOOK 20000822 INST 00890 nja) AWARDED TO K O CONSTRUCTION START DATE 8/24/00
09-10-00	24)SECURE, CLEAN, COMPLETELY ABATED. POST VIDEO FILMED.
09-19-00	LD) SENT INVOICE TO FINANCE-GAVE FILE TO JESSICA TO PREPARE FOR COUNCIL
09-20-00	JL)SENT REPORT OF EXPENSE LETTER & MEMO TO PROPERTY OWNER.
09-24-00	JL)RECEIVED REPORT OF EXPENSE LETTER BACK: RETURN TO SENDER ATTEMPTED NOT KNOWN.
10-31-00	JL)RECEIVED REPORT OF EXPENSE LETTER BACK: RETURN TO SENDER

Complaint 060100-004 continued

Page 2

MLFA FOR 10/10/00.

060100-004

NOTICE AND CLAIM OF LIEN OF ASSESSMENT

TO: STUART HOAGLAND (Reputed Owners) At time of abatement

On **August 24, 2000**, as provided in the 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.:	**139-26-712-010**
Commonly known as:	**844 NORTH 24TH STREET**
Legal Description:	**GREATER LAS VEGAS ADD 3 UNIT #4** **PLAT BOOK 6 PAGE 67** **LOT 119 BLOCK 4**

Expenses in the amount of **$1,720.40** 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 **November 15, 2000**, ordered the above charges in the amount of **$1,720.40**, 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 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 20TH day of November, 2000

NOTARY PUBLIC, in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
BEVERLY K. BRIDGES
My Appointment Expires July 25, 2001
No. 93-4081-1

WHEN RECORDED, RETURN TO:

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

City of Las Vegas

Agenda Item No.: 71

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: NEIGHBORHOOD SERVICES
DIRECTOR: SHARON SEGERBLOM [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:
A hearing to consider the appeal from the Nuisance/Litter Abatement Notice and Order to Comply filed by Shirley Ayo regarding the property located at 1400 Pyramid Drive. PROPERTY OWNER: WILLIE B. JAQUESS - Ward 5 (Weekly)

Fiscal Impact

[X]	**No Impact**	**Amount:**
[ ]	**Budget Funds Available**	**Dept./Division:** Neighborhood Services/Response
[ ]	**Augmentation Required**	**Funding Source:**

PURPOSE/BACKGROUND:
The subject property is a nuisance, and in violation of Las Vegas Municipal Code, Title 9, Chapter 12, dealing with nuisances. The property has outside storage, commercial vehicles, and inoperable vehicles. The Department of Neighborhood Services declared the property in violation and started legal notification.

RECOMMENDATION:
That the City Council approve the Nuisance/Litter Abatement Notice and Order to Comply.

BACKUP DOCUMENTATION:
1. Agenda Memo
2. Location Map
3. Letter from Appellant
4. Notice of Appeal to Appellant
5. Chronological List of Events

MOTION:
WEEKLY –ABEYANCE to 12/6/2000 – UNANIMOUS

MINUTES:
CITY CLERK BARBARA JO RONEMUS informed MAYOR GOODMAN and the COUNCIL that SHIRLEY AYO and WILLIE B. JAQUESS requested this item be held in abeyance until 12/6/2000 due to illness.

(1:39 - 1:41))

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2000
DEPARTMENT: Neighborhood Services
ITEM DESCRIPTION: A hearing to consider the appeal from the Nuisance/Litter Abatement Notice and Order to Comply filed by Shirley Ayo, regarding the property located at 1400 Pyramid Drive. PROPERTY OWNER: WILLIE B. JAQUESS, Ward 5 (Weekly)

The subject property was determined by Neighborhood Response to be a nuisance after Neighborhood Response checked on a complaint of vehicles parked on the yard, furniture stored on the driveway, and miscellaneous storage on the side and rear yards. A correction notice was issued to remove the vehicles from the lawn, to repair or remove all inoperable vehicles, and to remove all outside storage from the property. When Neighborhood Response went back to check the vehicles were placed on an approved surface, but no one home to prove operability. The outside storage was still there.

After going to court, and receiving proper notices, the outside storage was moved to 1368 Pyramid Dr., also owned by Willie B. Jaquess.

On October 6, 2000, at a hearing in the City Attorneys office, the owners agreed they were in violation, and asked for 30 days due to financial hardship to remove the vehicles, and 60 days for completion of abatement. Neighborhood Response agreed to the extension.

Today's hearing is to consider the appeal from the Nuisance/Litter Notice and Order to Comply filed by Shirley Ayo regarding the property located at 1400 Pyramid Drive.


VEGAS DR
SMOKETREE AVE
SILVER LAKE DR
SCENIC WAY
PYRAMID CIR
PYRAMID DR
WOODBRIDGE DR
SAN JUAN DR
ODGLEN CT
CHILD CARE
OFF.
OFF.
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3309

SHIRLEY J. AYO
1400 Pyramid Drive
Las Vegas, Nevada 89108
(702) 648-5890

RECEIVED
CITY CLERK
2000 OCT 17 A 11:47

October 17, 2000

City of Las Vegas
David Semenza, Manager
Neighborhood Response
400 Stewart Avenue
Las Vegas, NV 89101

Re: 1400 Pyramid Drive

Dear Mr. Semenza:

Pursuant to our discussion of October 4, 2000 and your letter dated October 6, 2000, we would, at this time, like to exercise our right to Appeal this matter to the City Council.

Sincerely,

Shirley J. Ayo

Shirley J. Ayo

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
MICHAEL J. McDONALD
(MAYOR PRO-TEM)
GARY REESE
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

November 3, 2000 CERTIFIED & REGULAR MAIL

Willie B. Jaquess
Shirley Y Ayo
1400 Pyramid Drive
Las Vegas, NV 89108

Re: Notice of Appeal Hearing - Notice and Order to Abate Nuisance/Litter on property located at the 1400 Pyramid Drive

Dear Property Owners:

You are hereby notified that a hearing has been scheduled before the Las Vegas City Council at 400 Stewart Avenue, Las Vegas, Nevada on the 15th day of November 2000, at the hour of 1:00 p.m. This hearing is in response to your letter dated October 17, 2000 appealing the matter of the Notice and Order on property located at 1400 Pyramid Drive.

If you have any questions or need further information please do not hesitate to contact our office at 229-6311.

Sincerely,

Barbara Jo Ronemus
City Clerk

/bkb

cc: Sharon Segerblom, Director, Neighborhood Services
David Semenza, Manager, Neighborhood Response Division
Dan Still, Deputy city Attorney

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write *"Return Receipt Requested"* on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Willie B. Jaquess
Shirley Y Ayo
1400 Pyramid Drive
Las Vegas, NV 89108

4a. Article Number
7000 0520 0025 9887

4b. Service Type
☐ Registered ☑ Certified
☐ Express Mail ☐ Insured
☐ Return Receipt for Merchandise ☐ COD

7. Date of Delivery
11-17-00

Received By: *(Print Name)*

8. Addressee's Address *(Only if requested and fee is paid)*

Signature: *(Addressee or Agent)*
X

PS Form **3811**, December 1994 Domestic Return Receipt

Thank you for using Return Receipt Service.

Complaint 052198-401 1400 PYRAMID DR

7 VEHICLES ON YARD 2 ARE OLD MILK TRUCKS
(CASE# C406767 A THRU D)

Vehicle Violations: Vehicle in Yard Taken By: TL

>> 1 Open This is 7 of 9.

Call Back: 10-02-00

Ward 5 4- 2322-28
Area 2

Parcel: 139 30 514 038

Complainant: CLEO ISOM/646-5468
Respond To: C/M MCDONALD
Phone:
Owner: JAQUESS WILLIE B

JAQUESS WILLIE B
AYO SHIRLEY J
1400 PYRAMID DR
LAS VEGAS NV 89108-1133
TWIN LAKES VILLAGE UNIT 4
PLAT BOOK 4 PAGE 98
LOT 52 BLOCK 19

CAR #: 17821

Spl. Project: CAR

Citation YES
****

05-28-98	24)PLEASE KEEP MR ISOM INFORMED OF STATUS. 21)MILK TRUCK ON SIDEYARD,2 MINI P/U`S;TRAILER ON DRIVEWAY,. FORD P/U,DODGE P/U,CAMPER SHELL ON FRONTYARD...C/B 6-15
06-05-98	TL) ANOTHER COMPLAINT FILE PER SHARON S., IS ALREADY FILE
06-12-98	23)MILK TRUCK, 2 DATSUN PICKUPS, 2 TRAILERS, 2 REGULAR SIZE PICKUPS ALL ON FRONT YARD, LOOK FOR DUPLICATE COMPLAINT BEFORE I ISSUE NOTICES, WILL CHECK COMPUTER IN OFFICE
06-13-98	25)OWNER NOT THERE, PERSON ON SITE STATED HE WAS JUST VISITING & ISSUED VEHICLE NOTICE TO HIM & EXPLAINED THAT OWNER OF VEHICLES NEED TO CALL FOR APPT. TO START ALL VEHICLES BY 6/17, NOTICE TO MOVE VEHICLE TO PAVED OR GRAVEL SURFACE & 1 INOP ONLY & REMOVE TRASH FROM BED OF TRUCK, CALL BACK 6/17
06-18-98	21)SAME,NO CHANGE,CK.WITH 25 TO CITE
07-27-98	25)ALL VEHICLES PLACED ON APPROVED SURFACE BUT NO ONE EVER HOME TO PROVE OPERABILITY, CALL BACK 8/4
08-09-98	21)LOOKS TOBE THE SAME,N/A AT DOOR,O/S -VEHICLES..REFER 25
08-11-98	25)WILL ASK 26 TO INSPECT & ADVISE, HAVE BEEN WORKING ON THIS TOO LONG
09-29-98	NJA) CALL FROM SHARON SEGERBLOM - MR. ISOM 646-5468 NOTIFIED HER OF THIS COMPLAINT AT A MEETING. SHE REQUESTS WE CHECK THE STATUS AND KEEP HIM INFORMED OF THE PROGRESS.
09-30-98	25) SPOKE TO MR. ISOM. TOLD HIM I WILL BE PREPARING AFFA DAVITS BECAUSE EVERYTIME I TRY TO CONTACT OWNER(SEVERAL TIMES), NO RESULTS.
10-23-98	25)SPOKE TO MR. ISOM, WILL TAKE PIX & DO AFFIDAVITS THIS WK
02-11-99	25)REC'D ANOTHER COMPLAINT LAST WEEK BUT UNDER WRONG ADDRESS. CAN'T FIND THAT COMP IN COMPUTER BUT ISSUED A NOTICE TO THIS ADDRESS FOR COUCH & LOVE SEAT ON DRIVEWAY. CALL BACK 2/18
02-18-99	25)FURNITURE STILL ON DRIVEWAY, STORAGE STILL ON & IN DRIVEWAY & STORAGE SEEN OVER REAR/SIDE FENCE. ALSO STORAGE & T/D IN TRUCK & TRAILER BEDS. TOOK PICTURES & WILL PREPARE AFFIDAVITS, & SUBMIT TO CITY ATTY.

Complaint 052198-401 continued

Page 2

04-13-99	NJA) * * * * THIS IS NOW A CAR * * * *
04-16-99	WE ARE IN THE PROCESS OF SUBMITTING A REQUEST FOR A SUMMONS AND COMPLAINT TO BE PREPARED BY THE CITY ATTORNEY. THIS INDIVIDUAL IS EXTREMELY UNCOOPERATIVE AND REFUSES TO COMPLY WITH ANY NOTICES. HE REFUSES TO SIGN CITATIONS AND WILL NOT EVEN OPEN HIS DOOR. THE PHOTOS AND AFFIDAVITS SHOULD BE RECEIVED BY THE CITY ATTORNEY BY 4/23/99. HOLD THIS FOR 30 DAYS FOR AN UPDATE ON POSSIBLE COURT DATE AFTER HE IS SERVED BY THE CITY MARSHALL'S OFFICE . CALL BACK 5/20/99
05-17-99	TL) REC'D ANOTHER COMPLAINT, I EXPLAIN THAT IT WAS NOT MUCH WE COULD DO ANYMORE - IT WAS ON COURT/ATTORNEY'S OFFICE
05-19-99	25)research completed to start preparing affidavits
05-21-99	25)affidavits completed, sent to city atty. check status 6/15
06-15-99	25)CALLED CITY ATTY. OFF. THE CASE IS IN LAST STAGES OF RE-VIEW, THEY ASKED ME TO CALL THEM NEXT WEEK.
06-22-99	nja) NEED A STATUS ON THIS COMPLAINT.
06-23-99	25)I'VE LEFT A MSSG FOR SUZY TO CALL ME WITH UPDATE, WILL UPDATE SCREEN AS SOON AS SHE CALLS BACK.
07-02-99	25)REVIEW DONE IN CITY ATTY. SUMMONS MAILED, COURT DATE IS 8/11, CASE #'S (C406767 A THRU D) CALL BACK 8/10 FOR PIX
08-11-99	TL) ENTRY PER VICKI - INSPECTOR 19 - DEFENDENT DID NOT SHOW - DAUGHTER SHOED UP FOR HI. CITY ATTORNEY TOLD HER SHE HAS 30-DAYS TO CLEAN UP PROPERTY. 19 MET WITH HER AND EXLAINED WHAT NEEDED TO BE ABATED. TOLD HER 25 WOULD BE OUT IN THE NEXT FEW WEEKS TO CHECK ON THE VEHICLES. NEXT COURT DATE
08-12-99	9/3 DEPT. 3 1:00 PM - REFERED TO INSPECTOR 25 nja) COURT DATE CONTINUED UNTIL 9/13/99 DEPT 3 AT 1300 C/B 9/12/99
09-13-99	25)OWNER HIRED LAWYER, HE'S HANDICAPPED. PRE-TRIAL 11/8 AT 2PM DEPT. 3, 2ND OWNER DAUGHTER AYO TO CALL ME FOR DIRECTION TO COMPLETE VIOLATIONS BY COURT DATE & DISMISS CASES AGAINST FATHER. HOLD TO 11/7 WILL WAIT FOR CALL. GAVE BS. CARD TO LAWYER, CHECK STAT & CALL BACK 9/30
11-10-99	nja) CHECKED COURT STATUS. PRE-TRIAL SCHEDULED FOR 12/6/99 C/B 12/3/99
12-06-99	25)OWNERS DAUGHTER GIVEN ANOTHER EXTENTION STATING WORKING ON CLEANUP. EXPLAINED TO CITY ATTY THAT NO COOPERATION HAS BEEN SHOWN BY OWNER TO ABATE PROBLEM. PIX TAKEN, APPEARS 2 TRUCKS & A TRAILER HAS BEEN REMOVED BUT AS FOR OPERABILITY ON THE REMAINING VEHICLES, STORAGE & ILLG. CONSTRUCTION, NOTHING ABATED, NEW CT DATE IS 1/18 AT 2PM. CALL BACK 1/11 19) TOOK PICTURES FOR 25
01-13-00	25)PROPERTY CLEANED UP BUT ALL VEHICLES ARE UNREGISTERED & 3 TRUCKS INOPERABLE, THEY HAVE MOVED ALL THE STORAGE & 1 TRAILER TO THEIR OTHER PROPERTY NEXT DOOR AT 1368 PYRAMID, PIX TAKEN, COURT IS TUES. NO CONTACT FROM SHIRLEY?
01-18-00	25)court set cases for trial for 2/29/00. compiling info, new pictures & new comp for 1368 Pyramid & will prepare new affadavits for the city atty to hopefully serve the owners in court on 2/29. It will take several days to compile all info needed but should refer to city atty by 1/25. call back for new pix for court on 2/25
02-29-00	25)MSSG FROM CHRIS SEDMAK (CITY ATTY) THEY ARE CONTINUING CASE AGAIN ON 2/29. I E-MAILED HIM OF THE ON GONING CONTIN-ANCES & THE UNCOOPERATIVE ACTION WE ARE REC'ING FROM SHIRLEY AYO (648-5890) HE ALSO CALLED #20 FOR STATUS (I DON'T KNOW WHY) 20 HAS NOT BEEN AS INVOLVED WITH THIS PROP. BUT HE WILL BE HELPFUL WITH THE BLDG. CODE VIOL. HOLD FOR NEW CT DATE

Complaint 052198-401 continued

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03-01-00	25)NEW COURT DATE IS 5/2/00 DEPT 3 @ 1030AM/CB 4-28
04-04-00	25)SAME CONDITION, NO PIX TAKEN, CB FOR COURT BY 5/1
05-02-00	25)PIX TAKEN, ATTY FOR JAQUESS MISSED COURT. SHOWED UP ON 5/3 TO GET EXT. TO 6/21/00, DEPT.3 @ 10:30AM, CB 6/20
06-07-00	25/JC)ANOTHER COMP. FILED
06-21-00	25)WENT TO TRIAL WITH #21. NEW LAWYER OF 1 DAY & SHIRLEY AYO WERE THERE TO SHOW LETTER FROM DOCTOR THAT OWNER IS SENILE & CAN'T ATTEND OR BE HELD RESPONSIBLE FOR PROPERTY. BUT SHIRLEY ADMITTED IN COURT THAT SHE HAS POWER OF ATTY. THIS MAKES HER RESPONSIBLE ALSO FOR THE 1368 PROPERTY. PER JUDGE'S SUGGESTION TO COOPERATE, THEY MET ME AFTER COURT TO GO OVER ALL VIOLATIONS ON 1400 & 1368 PYRAMID. LAWYER ORDERED ME TO STAY OFF PROPERTY, AND PER CITY ATTY. THEY CAN'T DO THAT. WILL CHECK WITH LLOYD ON NEXT STEP. WILL GIVE THEM 10 DAYS TO ABATE SITUATION BEFORE TRYING ANOTHER CONTACT. UPDATE 7/5
06-30-00	24)SEND N & O TO ABATE ALL VIOLATIONS, THEN TAKE UPDATED PHOTOS, THEN SEND AFFIDAVITS TO CA'S OFFICE IN SHIRLEY'S NAME SINCE SHE HAS ADMITTED RESPONSIBILITY. REFER TO 25 25)LAWYER HAS SENT LETTER STATING ME NOT TO TRESPASS ON HER PROPERTY BUT ACCORDING TO CITY ATTY,I'M IN THE RIGHT WHEN IN THE FRONT YARD. ALSO THE LAWYER WANTS ME TO DO HIS RESEARCH. NOW THAT ALL CITATIONS ARE ON HOLD UNTIL PROCEDURE CHANGED NO AFFADAVITS HAVE BEEN WRITTEN. I DID CONTACT THE CITY ATTY ON THE LETTER I REC'D FROM THE LAWYER.
08-04-00	25)AFFIDAVITS HAVEN'T BEEN PREPAIRED YET OR SENT IN FOR REVIEW
08-23-00	25)NEED TO CHECK COURT FILE & WITH CITY ATTY. HAVE TO MEET WITH ANOTHER C.A.R. COMP. NOW & WILL UPDATE THIS A.S.A.P.
08-24-00	25)ALL DAY PROCESS TO MAKE UP DETAILED LIST AS PER REQUESTED BY OWNERS ATTY. PREPARED FOR N&O TO BE TYPED WITH VIOLATION LIST ATTACHMENT WITH A COPY TO BE CERTIFIED MAIL TO PROP OWNER SHIRLEY AYO & HER LAWYER JOEL HANSEN 415 S. 6TH ST. STE# 200, 89101. ALSO DID THE SAME FOR NEIGHBORING OWNED PROPERTY WHICH THEY HAVE DUMPED MOST OF 1400 STORAGE ON. (1368 PYRAMID) THEY ARE ALL SUPPOSED TO BE MAILED CERTIFIED & REGULAR SO AS NOT TO HAVE ANY MISINTERPRETATION FROM ATTY. HANSEN. LETTERS SHOULD BE MAILED BY 1ST OF NEXT WEEK & OFFICE STAFF WILL PLACE CALL BACK DATE AT THAT TIME. (NOTE: BEFORE ASKING ME TO POST A COPY ON THE PROPERTY, WE WILL HAVE TO CHECK WITH THE CITY ATTY. 1ST)
08-26-00	25)got copy of letter with affidavit of posting & letter not signed, wrg comp. number on it & can't post without city atty ok. We have a letter from ayo's lawyer to stay off prop., returning posting to office
08-28-00	JC) RESENT LETTER, POSTING SENT TO 25
08-31-00	JC) REC'D CERT CARD SIGNED BY PEPSI KAMO FROM JOEL F. HANSEN OFFICE CB 9/12
09-01-00	25)MET WITH CITY ATTY. ED POLESKI & BEN, THEY STATED SINCE LETTER WAS MAILED BOTH REGULAR & CERTIFIED THAT POSTING WAS UNNECCARY. PIX TAKEN, WILL RETURN FILE TO JC TO ADD CALL BACK DATE & FILE
09-12-00	25)PER DS, AN APPEAL HAS BEEN FILED BUT IMPROPERLY WITH THE CITY CLERK & LAWYER NEEDS TO FILE IT WITH THE BLDG. DEPT. AWAITING FOR OFFICE TO SEND NOTIFICATION TO LAWYER & THE TIME LIMIT THEY'LL GIVE HIM TO FILE CORRECTLY. ANY QUESTIONS, PLEASE REFER TO MANAGER, D.SEMENZA
09-13-00	DS] APPEAL SET FOR 10/4 10AM 9TH FLR CONF ROOM. FILE WILL

Complaint 052198-401 continued

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	REMAIN WITH ME UNLESS SOMEONE NEEDS IT.
09-18-00	JC) REC'D CERT CARD UNOPENED/UNSIGNED UNCLAIMED
09-21-00	JC) REC'D CERT CARD SIGNED BY SHIRLEY AYO CB 10/02
09-25-00	JC) REC'D CERT CARD UNSIGNED/UNCLAIMED
10-06-00	DS] HEARING IN ATTORNEY CONFERENCE ROOM WITH ED POLESKI. OWNERS AGREED THEY WERE IN VIOLATION, AND ASKED FOR 30 DAYS DUE TO FINANCIAL HARDSHIP TO REMOVE VEHICLES, AND 60 DAYS FOR COMPLETION OF ABATEMENT. WE AGREED, AND ALSO TOLD THEM THE LATTICE WOULD NOT BE AN ISSUE, HOWEVER, THERE COULD BE NO COMBUSTIBLES IN THE SETBACK AREAS BETWEEN HOUSES.
10-17-00	JL)REC'D MEMO FROM CITY CLERK (VICKY DARLING) APPEAL OF NUISANCE/LITTER ABATEMENT NOTICE
10-18-00	JL)REC'D CERT CARD BACK SIGNED FOR OCTOBER 6, 2000 LETTER.

City of Las Vegas

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: WILLARD TIM CHOW

PLANNING & DEVELOPMENT DEPARTMENT PM SESSION INDEX:

DISCUSSION/ACTION ITEMS

SITE DEVELOPMENT PLAN REVIEW

72 **SD-0056-00** - Frank S. Huber, Jr. on behalf of Denny's Restaurants, Inc.

SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING

73 **ABEYANCE ITEM - Z-0076-98(17)** - Northwest 95, Limited Liability Company

SPECIAL USE PERMITS RELATED TO Z-0076-98(17) - PUBLIC HEARING

74 **ABEYANCE ITEM - U-0099-00** - Northwest 95, Limited Liability Company
75 **ABEYANCE ITEM - U-0100-00** - Northwest 95, Limited Liability Company
76 **ABEYANCE ITEM - U-0101-00** - Northwest 95, Limited Liability Company
77 **ABEYANCE ITEM - U-0102-00** - Northwest 95, Limited Liability Company
78 **ABEYANCE ITEM - U-0103-00** - Northwest 95, Limited Liability Company
79 **ABEYANCE ITEM - U-0104-00** - Northwest 95, Limited Liability Company
80 **ABEYANCE ITEM - U-0105-00** - Northwest 95, Limited Liability Company
81 **ABEYANCE ITEM - U-0106-00** - Northwest 95, Limited Liability Company
82 **ABEYANCE ITEM - U-0107-00** - Northwest 95, Limited Liability Company
83 **ABEYANCE ITEM - U-0108-00** - Northwest 95, Limited Liability Company
84 **ABEYANCE ITEM - U-0109-00** - Northwest 95, Limited Liability Company
85 **ABEYANCE ITEM - U-0110-00** - Northwest 95, Limited Liability Company

SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING

86 **Z-0043-00(1)** - Shiron Corporation

VARIANCE - PUBLIC HEARING

87 **V-0064-00** - Sahara West Plaza, Limited Liability Company on behalf of Erick Von Goerken
88 **V-0068-00** - Housing Authority of the City of Las Vegas

SITE DEVELOPMENT PLAN REVIEW RELATED TO V-0068-00 - PUBLIC HEARING

89 **SD-0057-00** - Housing Authority of the City of Las Vegas

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ONE YEAR REQUIRED REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING

90 **U-0091-99(1)** - Lucky Champ, Inc. on behalf of Vinay Bawa

SPECIAL USE PERMIT - PUBLIC HEARING

91 **ABEYANCE ITEM - U-0149-00** - Dorothy Mae Petty
92 **U-0152-00** - Payless Cashways on behalf of Donrey Outdoor Advertising
93 **U-0155-00** - Tovah L. Houston
94 **U-0157-00** - Bellacre, Limited Liability Company
95 **U-0159-00** - Cam-Mac, Limited Liability Company
96 **U-0164-00** - DCL Corporation on behalf of Southern Nevada Music Company

REZONING - PUBLIC HEARING

97 **Z-0074-00** - Laborer's International Union of North America, Local 872

SITE DEVELOPMENT PLAN REVIEW RELATED TO Z-0074-00 - PUBLIC HEARING

98 **Z-0074-00(1)** - Laborer's International Union of North America, Local 872

RESCIND PREVIOUS ACTION - GENERAL PLAN AMENDMENT - PUBLIC HEARING

99 **ABEYANCE ITEM - GPA-0021-99** - Malibu Development Corporation

RESCIND PREVIOUS ACTION - REZONING RELATED TO GPA-0021-99 - PUBLIC HEARING

100 **ABEYANCE ITEM - Z-0036-99** - Malibu Development Corporation

GENERAL PLAN AMENDMENT - PUBLIC HEARING

101 **ABEYANCE ITEM - GPA-0021-99** - Malibu Development Corporation

REZONING RELATED TO GPA-0021-99 - PUBLIC HEARING

102 **ABEYANCE ITEM - Z-0036-99** - Malibu Development Corporation

GENERAL PLAN AMENDMENT - PUBLIC HEARING

103 **GPA-0023-00** - Stephen L. Morris on behalf of Better Business Bureau of Southern Nevada

REZONING RELATED TO GPA-0023-00 - PUBLIC HEARING

104 **Z-0077-00** - Stephen L. Morris on behalf of Better Business Bureau of Southern Nevada

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SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-0023-00 AND Z-0077-00 - PUBLIC HEARING

105 **Z-0077-00(1)** - Stephen L. Morris on behalf of Better Business Bureau of Southern Nevada

GENERAL PLAN AMENDMENT

106 **GPA-0025-00** - Bivins Construction Company, Inc.

REZONING RELATED TO GPA-0025-00 - PUBLIC HEARING

107 **Z-0079-00** - Bivins Construction Company, Inc.

SITE DEVELOPMENT PLAN REVIEW AND A WAIVER OF THE REQUIRED LANDSCAPING RELATED TO GPA-0025-00 AND Z-0079-00 - PUBLIC HEARING

108 **Z-0079-00(1)** - Bivins Construction Company, Inc.

GENERAL PLAN AMENDMENT - PUBLIC HEARING

109 **GPA-0026-00** - Gibbs Family Trust, et al on behalf of the Helmer Company

REZONING RELATED TO GPA-0026-00 - PUBLIC HEARING

110 **Z-0080-00** - Gibbs Family Trust, et al on behalf of the Helmer Company

SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-0026-00 AND Z-0080-00 - PUBLIC HEARING

111 **Z-0080-00(1)** - Gibbs Family Trust, et al on behalf of the Helmer Company

City of Las Vegas

Agenda Item No.: 72

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: WILLARD TIM CHOW [ ] CONSENT [X] DISCUSSION

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW - **SD-0056-00 - FRANK S. HUBER, JR. ON BEHALF OF DENNY'S RESTAURANTS, INC.** - Appeal filed by Denny's Restaurants, Inc. from the Approval by the Planning Commission of a request by Frank S. Huber, Jr. on behalf of Denny's Restaurants, Inc. for a Site Development Plan Review FOR A PROPOSED 3,876 SQUARE FOOT RESTAURANT (DENNY'S) on 0.72 Acres located at 1810 Las Vegas Boulevard South (APN's: 162-03-302-004 and 005), C-2 (General Commercial) Zone, Ward 3 (Reese). The Planning Commission (4-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
Hearing Officer Meeting		Hearing Officer Meeting	
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
The Planning Commission (4-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Amended Conditions submitted at City Council Meeting of 11/15/2000 by Mr. Borgel

MOTION:
REESE - APPROVED subject to conditions and amending the following conditions:

1. **The site plan shall be revised to depict a minimum of one loading space to Municipal code Title 19A.10.020 standards, *or other loading facility approved by staff.***

2. ***New* freestanding signage shall be limited to one monument sign, with a maximum height of eight (8) feet, on Las Vegas Boulevard South and Main Street.**

-- UNANIMOUS

MINUTES:
GREG BORGEL, 300 South 4th Street, representing Denny's Restaurants, Inc., stated that the applicant is prepared to upgrade this property and willing to spend over a million dollars to do this.

City of Las Vegas

Agenda Item No.: 72

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Planning and Development
Item 72 – SD-0056-00

MINUTES – Continued:
No one appeared in opposition.

There was no further discussion.

(1:41 - 1:44)
4-428

CONDITIONS:
Planning and Development

1. The site plan shall be revised to depict a minimum of one loading space to Municipal code Title 19A.10.020 standards.

2. Freestanding signage shall be limited to one monument sign, with a maximum height of eight (8) feet, on Las Vegas Boulevard South and Main Street.

3. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 15 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

4. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).

Public Works

5. 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.

6. Meet with the Traffic Engineering Representative in Land Development for assistance in the proposed deletion of the southbound Las Vegas Boulevard to northbound Main Street movement, and 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.

7. Obtain an Occupancy Permit for all landscaping and private improvements in the Las Vegas Boulevard public right-of-way adjacent to this site.

City of Las Vegas

Agenda Item No.: 72

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Planning & Development
Item 72 – SD-0056-00

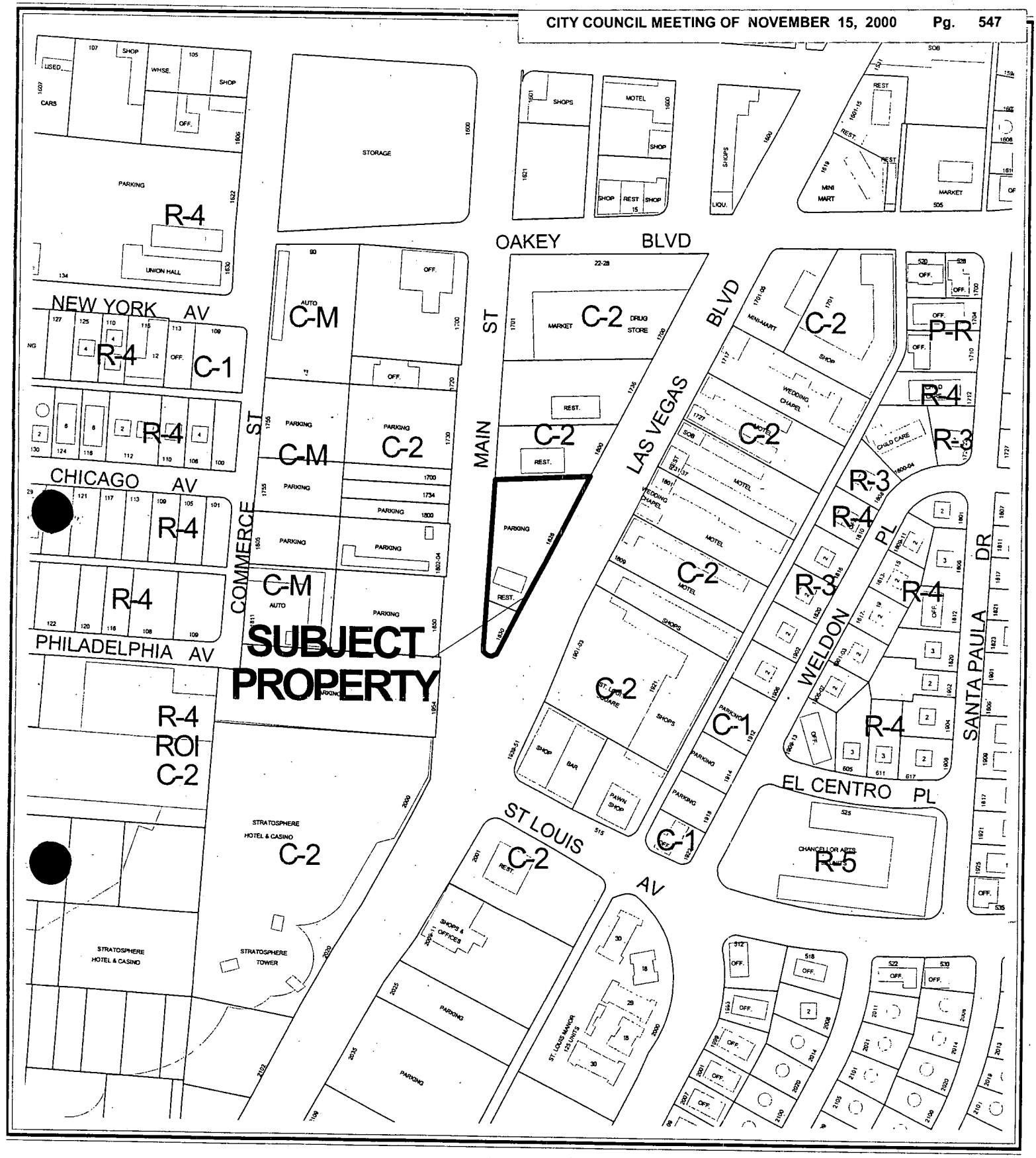
CONDITIONS - Continued:

Standard Conditions

8. All mechanical equipment, air conditioners and trash areas shall be fully screened from view.

9. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

10. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.



CASE: SD-0056-00

0 200 400 Feet

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2000
DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT
ITEM DESCRIPTION: SD-0056-00 - Frank S. Huber, Jr. on behalf of Denny's Restaurants, Inc.

** CONDITIONS **

The Planning Commission (4-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. The site plan shall be revised to depict a minimum of one loading space to Municipal code Title 19A.10.020 standards.

2. Freestanding signage shall be limited to one monument sign, with a maximum height of eight (8) feet, on Las Vegas Boulevard South and Main Street.

3. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 15 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

4. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).

Public Works

5. 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.

6. Meet with the Traffic Engineering Representative in Land Development for assistance in the proposed deletion of the southbound Las Vegas Boulevard to northbound Main Street movement, and 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.

7. Obtain an Occupancy Permit for all landscaping and private improvements in the Las Vegas Boulevard public right-of-way adjacent to this site.

Standard Conditions

8. All mechanical equipment, air conditioners and trash areas shall be fully screened from view.

9. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

10. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.

** STAFF REPORT **

APPLICATION REQUEST

This is an appeal filed by Denny's Restaurants, Inc. from the Approval by the Planning Commission of a request by Frank S. Huber, Jr. on behalf of Denny's Restaurants, Inc. for a Site Development Plan Review of a proposed 3,876 square foot restaurant, located on a 0.72 acre site at 1810 Las Vegas Boulevard. The site is currently developed with a Denny's Restaurant and the applicant is proposing to redevelop the site with a new restaurant.

[NOTE: THE APPLICANT INDICATES THERE IS INSUFFICIENT SPACE ON SITE TO PROVIDE THE LOADING SPACE REQUIRED BY CONDITION OF APPROVAL #1, AND HAS FILED THIS APPEAL TO HAVE THAT CONDITION DELETED.]

BACKGROUND DATA

11/28/95 The Board of Zoning Adjustment approved a Variance (V-0165-95) that allowed 61 parking spaces where 89 were required and allowed a 48 square foot addition to a legal-nonconforming sign where such is not allowed.

DETAILS OF APPLICATION REQUEST

Site Area	0.72	Acres
Building Floor Area	3,876	Square Feet
FAR	0.12	
Building Height	16	Feet (2 stories)
Parking Required	42	Spaces (including 2 handicap accessible)
Parking Provided	44	Spaces (including 2 handicap accessible)
Loading Required	1	Space
Loading Provided	0	Space

Access to the site will be via two driveways, one from Las Vegas Boulevard on the east, and the other on Main Street to the west. The landscaping plan depicts landscaping within a planter that varies in width from 8 feet along the north property line to 3 feet along the west side of the building. In accordance with the Las Vegas Centennial Plan, a secondary five foot wide planter along the roadway frontage is shown with 30-inch box trees approximately 30 feet on-center. An off-premise advertising (Billboard) sign is currently constructed on the site.

The elevations for the proposed restaurant are intended to appear like a fifty's diner. The proposed building features exterior walls of stainless-steel panels, accented with a glass block corners. The roofline will be flat with a parapet above the main entrance. Signage is featured on the front and left side elevations of the building.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	C-2 (General Commercial)	Commercial
East	C-2 (General Commercial)	Commercial
South	C-2 (General Commercial)	Commercial
West	C-2 (General Commercial)	Commercial

ANALYSIS & FINDINGS

ZONING

The existing zoning of the site, C-2 (General Commercial) Zone [TC/SC (Tourist Commercial/Service Commercial) General Plan Designation], allows restaurant uses. Staff finds the proposed restaurant development will be within the range of uses permitted in the C-2 (General Commercial) zoning of the site.

USE

Staff finds that the proposed restaurant is a use that will be an appropriate business along the Las Vegas Boulevard South commercial corridor. Staff finds the use can be conducted in a manner that is harmonious and compatible with future development within the Downtown Centennial Plan. Furthermore, the Redevelopment Division of the Office of Business Development is in support of the proposed restaurant.

SITE PLAN

The submitted site plan proposes vehicular access from two driveways, one on Las Vegas Boulevard and the other on Main Street. However, the applicant expects a large portion of the patrons will be by walk-in traffic. The site plan should be revised to indicate a minimum of one loading space to Municipal Code Title 19A.10.020 standards. However, staff notes that the site is laid out in a way that deliveries should be able to be accommodated as long as they are limited to non-peak times for the restaurant. Furthermore, the current site does not have a loading space. The site plan portrays 44 parking spaces where 42 spaces are required.

LANDSCAPE PLAN

Staff finds that the proposed landscape plan meets the intent of the recently adopted Downtown Centennial Plan commercial development requirements for streetscape landscaping. Staff finds that it would be difficult to install any additional landscaping on site. A turf area is depicted on the east side of the proposed building. Staff notes that by removing the sod and replacing it with decorative pavers and benches for patrons to sit may be a more efficient use of this area.

ELEVATIONS

Staff finds the submitted elevations depict commercial architecture resembling a fifty's diner motif. The walls are of stainless steel with block glass accents on the corners of the building. Staff finds that the use of polished stainless steel should be prohibited to minimize glare to adjacent parcels. Staff recommends that all stainless steel be of a non-polished nature in an attempt to minimize glare to neighboring parcels.

SIGNAGE

The applicant is proposing to retain and reface existing signage on the site in the form of a 20 foot high 120 square foot freestanding pole sign. In addition, the applicant is also proposing an eight foot high monument sign on the corner of Las Vegas Boulevard and Main Street. In order to reduce the visual clutter potentially resulting from tall freestanding signage placed along the Las Vegas Boulevard and Main Street frontages, freestanding signage should be limited to a monument sign, with a maximum height of eight feet.

FINDINGS

In order to approve a Site Development Plan Review application, pursuant to Las Vegas Municipal Code Section 19A.18.050, the Planning Commission or City Council to affirm all of the following:

1. **"The proposed development is compatible with adjacent development and development in the area."**

   Staff finds the proposed restaurant use is appropriate adjacent to the surrounding commercial uses. Staff finds this proposed development will represent an improvement in both site layout and landscaping to the site.

2. **"The proposed development is consistent with the General Plan, Title 19A, the Design Standards Manual, the Landscape, wall and buffer standards, and other duly-adopted City plans, policies, and standards."**

   Staff finds the proposed project will be consistent with Title 19A and applicable City plans, policies and standards with implementation of the conditions presented below regarding mechanical screening.

3. **"Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic."**

The proposed site plan shows two access points, one on Las Vegas Boulevard South and the other on Main Street. Staff finds the proposed site plan is an improvement over the current site plan which has multiple curb cuts and accesses.

4. **"Building and landscape materials are appropriate for the area and for the City."**

   Staff finds the submitted building elevations and landscaping demonstrate visual consistency in excess of the surrounding commercial developments, in that the submitted materials depict appropriate façade design and adequate landscape buffering.

5. **"Building elevations, design characteristics, and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area."**

   Staff finds the submitted building elevations and landscaping demonstrate visual consistency in excess of the surrounding commercial development, in that the submitted materials depict appropriate façade design and adequate landscape buffering.

6. **"Appropriate measures taken to secure and protect the public health, safety and general welfare."**

   Staff finds the proposed development will be subject to inspections for Certificate of Occupancy, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

AGENCY COMMENTS

Department/Agency	*Distributed to*	*Comments Received*	*Comments Incorporated into Conditions of Approval*
P&D - Comprehensive Planning	YES	YES	YES
B&S - Permits/Inspections	YES	NO	NO
PW - DEVCO	YES	YES	YES
Office of Business Development	YES	YES	YES
Fire Services - Prevention	YES	NO	NO

SIGNS:

SIGN "A" - EXISTING FREESTANDING SIGN = (4)20' HEIGHT
FACES - EACH = 6'H x 20'L = 120 S.F. EA.
2 FACES - FRONT + BACK = 240 S.F.
SETBACK (AT LAS VEGAS BLVD.) = 7' FROM P.L.
EXISTG. TO REMAIN & BE REFACED

SIGN "B" - NEW MONUMENT SIGN - 8' MAX. HGT.
BASE OF SIGN 8'-0" ABOVE GRADE ON MIXED USE
SIGN 4 SIDED W/EA. FACE 4'-0" H x 4'-6" W.
FACE AREA (MAX FACES VISIBLE) = 216 S.F. EA.
2 FACES (TYP. FOR ALL SIDES) = 432 S.F. < 1000 S.F.
NOTE: 2 STREETS & CORNER LOCATION - 2 SIGNS ALLOWABLE.

SIGN "C" - DIRECTIONAL and CONTROL SIGNS PER PARKING INGRESS and EGRESS.

SYMBOLS:

- STREET TREE LOCATION IN 5' W. x 4'-6" DEEP AMENITY ZONE, PALM TREES AND BASES ARE PER CITY OF LAS VEGAS STANDARDS, FOR NORTH/SOUTH ALIGNMENTS.
- EXISTING STREET LIGHTS ON MAIN STREET BEING REMOVED & REPLACED SEE NOTE (2)
- EXISTING STREET LIGHTS ON LAS VEGAS BLVD. SEE NOTE (1)
- TRE TRASH ENCLOSURE W/ SOLID GATES & SIDE GATE.
- (OT) EXISTING POWER POLES.
- DOWN GUY WIRE.

KEY NOTES:

1. STREET LIGHTS ON LAS VEGAS BLVD. TO BE REMOVED & ABANDON POWER.
2. STREET LIGHTS ON MAIN STREET TO BE REMOVED AND REPLACED W/ CITY OF LAS VEGAS DECO EIGHT POLES & FIXTURES.
3. EXISTING WATER METERS TO REMAIN & REUSED WHERE POSSIBLE.
4. EXISTING DENNY'S SIGN @ CORNER TO BE REMOVED & REPLACED AS NEW MONUMENT SIGN.
5. N.E.W. MONUMENT SIGN - 8'-0" H. MAX. TO BE MOUNTED ON SHAPED CONCRETE BASE. INTERNAL ILLUMINATION.
6. EXISTING 45' BR BOARD (OFF PREMISES) TO REMAIN.
7. EXISTING 20' DENNY'S POLE SIGN TO REMAIN & REFACED. INTERNALLY ILLUMINATED
8. NEW 42" HIGH METAL FENCE @ PERIMETER OF PARKING AREAS. FENCE SHALL MATCH COLOR & DESIGN OF CITY OF LAS VEGAS STANDARD.
9. PARKING & DIRECTIONAL SIGNAGE FOR ENTY DRIVES. PER CITY OF LAS VEGAS SIGN ORDINANCE.
10. EXTERIOR PATIO W/ APPROXIMATELY 13 LIGHT POLES W/ METAL FENCE, PER (8) ABOVE BETWEEN POLES AS PATIO SURROUND. PATIO CONC. SCORED @ 24" O.C. & COLORED. AREA OF PATIO 400 S.F.
11. LANDSCAPE OR PLANTER AREAS THROUGHOUT SITE. SEE LANDSCAPE PLAN.
12. PARKING LOT LIGHT STANDARDS ON CONC. PILASTERS. POLES APPROXIMATELY 15'-0" H. LOCATIONS PER FINAL DRAWINGS.
13. 5' D. AMENITY ZONE (FROM FACE OF CURB TO EDGE OF WALK) W/ STREET TREES AND PLANTINGS.
14. 8' WIDE CONC. SIDEWALKS.
15. 6' WIDE CONC. SIDEWALKS.
16. 10' DR WIDER CONC. SIDEWALKS.
17. 4'-6" x 30' W. CONC. BUS BAYS (2 REQ'D).
18. BUS SHELTERS - 2'-0 x 18' W.
19. TYPICAL 9'-0" W. x 16'-0" D. PARKING SPACE (90 DEGREE) CARS HAVE 1'-6" OVERHANG OVER CURB AND 16'-6" DEPTH.
20. CONTINUOUS 6" H. CONC. CURB @ PARKING EDGES.
21. BLACKTOP PAVING OVER 4" TYPE II FILL THROUGHOUT.
22. WHITE STRIPPED PARKING STALLS - 4" W.
23. HANDICAP PARKING W/ PAINTED GROUND SIGNS AND WALL MOUNTED SIGNS - EACH STALL - CROSS STRIPPED AT VAN & CAR ACCESS AISLES.
24. SLOPED CONCRETE WALKS FROM STREETS AND PARKING TOWARDS ENTRIES FOR ADA ACCESS.
25. SEMICIRCULAR LOW WALL & SEAT AREA @ ENTRY W/ PLANTER.

SITE and PARKING:

1. SITE AREA - 31,406 S.F. - 0.722 ACRE
2. ZONING - EXISTING C-2
3. BUILDING AREA - 7,000 S.F.
4. F.A.R. - 0.105
5. PARKING (PER TABLE 1, CHAPTER 19A)
   a. REQUIRED:
      (1) DINING AREA - 1200 SF @ 1/80 = 16 CARS
      (2) BALANCE - 2000 SF @ 1/200 = 10 CARS
      (3) SUB-TOTAL = 26 CARS
      (4) PATIO - 400 S.F. @ 1/80 = 5 CARS
      (5) TOTAL REQUIRED PARKING = 44 CARS
   b. PROVIDED:
      (1) REGULAR PARKING = 41 CARS
      (2) HANDICAP = 3 CARS
      (3) TOTAL PROVIDED PARKING = 44 CARS
6. RESTAURANT SEATING = 199 SEATS

SITE PLAN - 1" = 20'-0"
NOTE: THE EXISTING ON SITE DENNY'S RESTAURANT SHALL BE REMOVED.

LARGE SCALE PLAN • PARKING & PLANTER STANDARDS
SCALE: 1/4" = 1'-0"

VICINITY MAP
ADJACENT LAND USES/STREETS
NO SCALE

STAFF

PROJECT ADDRESS:
1810 LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA 89104

SD-0056-00
10-12-00 PC

REVISIONS

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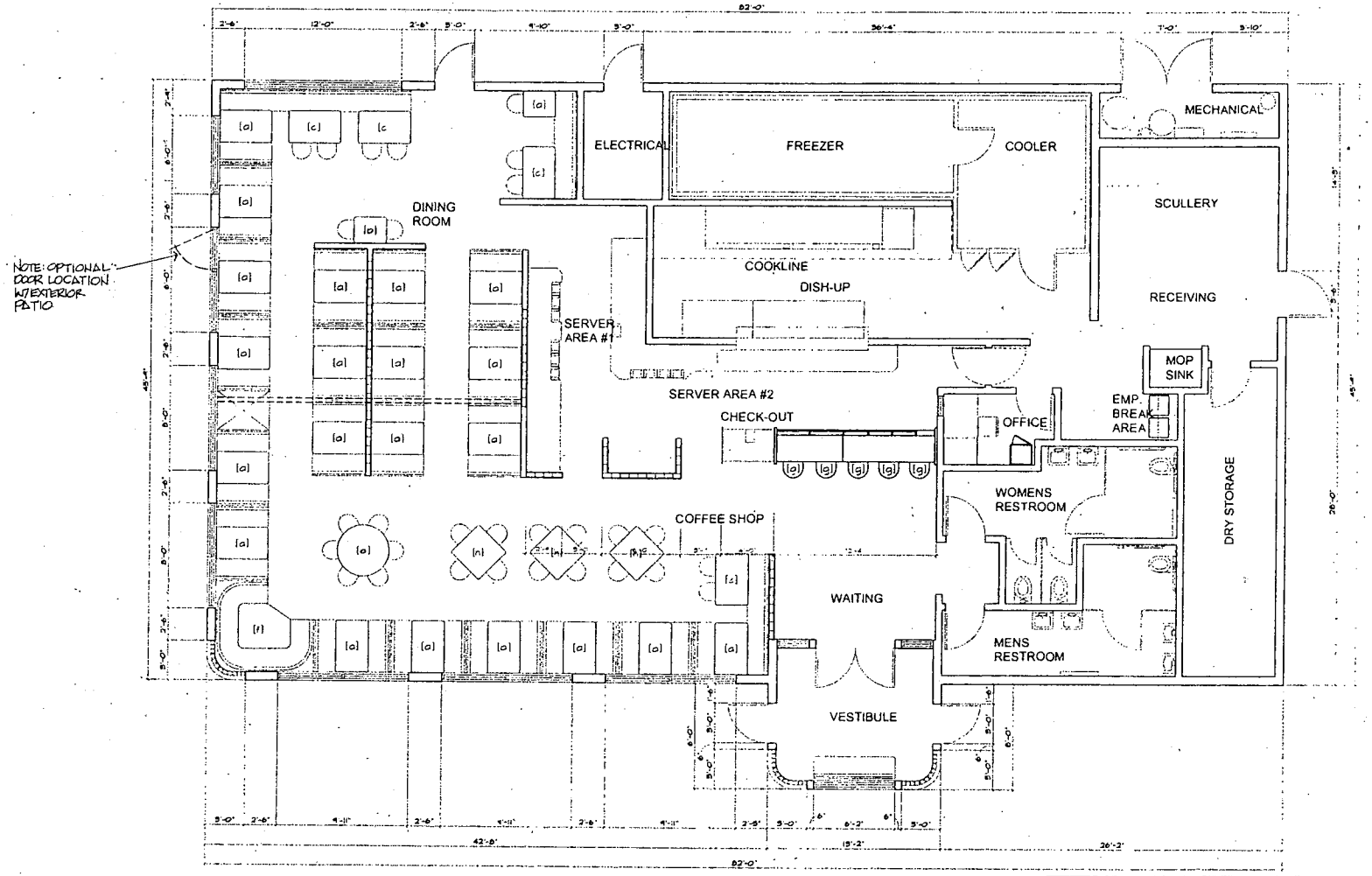
ADVANTICA
203 EAST MAIN STREET
SPARTANBURG, SC 29312
Telephone: 1-800-733-6110

TENANT IMPROVEMENT
DENNY'S CLASSIC DINER
LAS VEGAS, NEVADA

CITY COUNCIL MEETING OF NOVEMBER 15, 2000 Pg. 555

SITE PLAN

A1



FLOOR PLAN (A-2) SCALE: 1/4"= 1'-0"

NORTH

SEATING LEGEND			
ITEM	DESCRIPTION	QTY	SEATS
[a]	4 SEAT BOOTH	21	84
[b]	2 SEAT TABLE	1	2
[c]	4 SEAT COMBO	4	16
[d]	2 SEAT COMBO	1	2
[e]	6 SEAT TABLE	1	6
[f]	6 SEAT BOOTH	1	6
[g]	COUNTER STOOL	5	5
[h]	4 SEAT TABLE	3	2

TOTAL SEATS 123

STAFF

SD-0056-00

10-12-00 PC

REVISIONS

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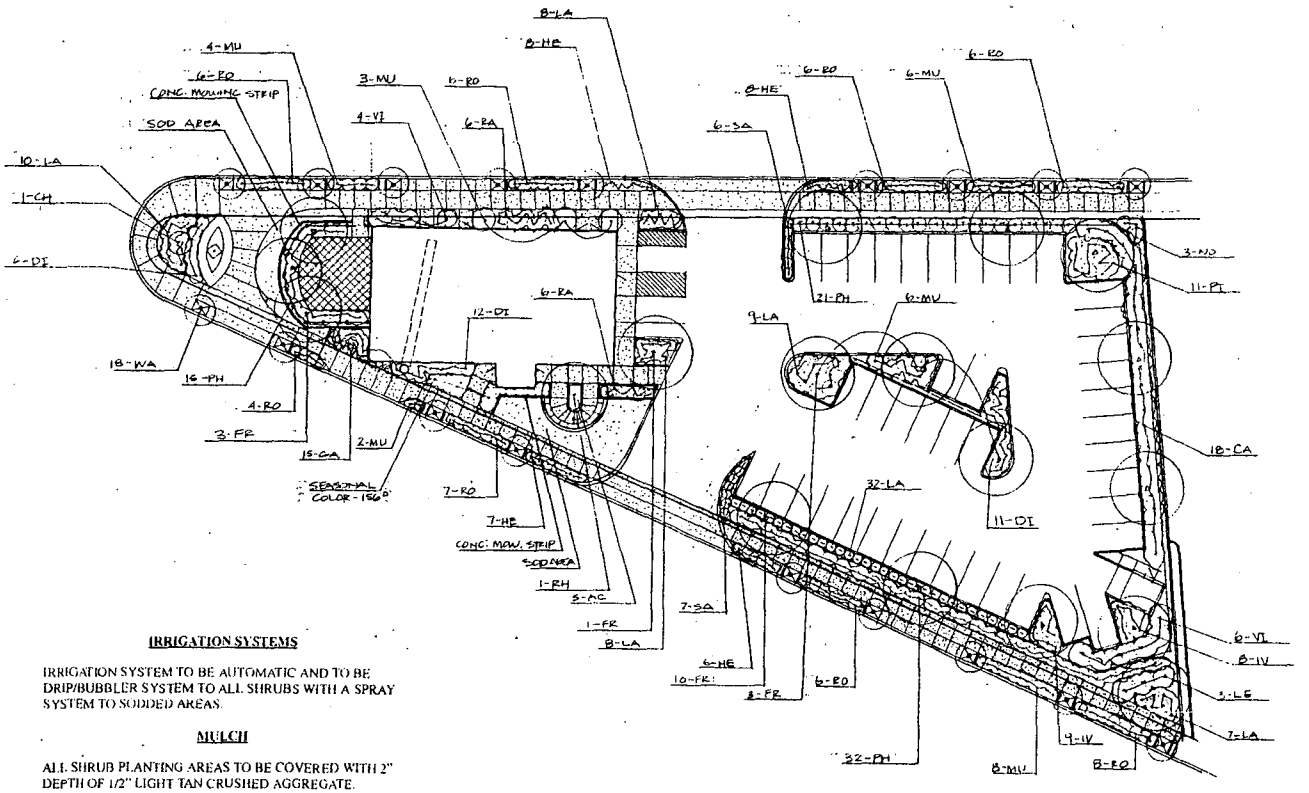
ADVANTICA TENANT IMPROVEMENT
DENNY'S CLASSIC DINER
203 EAST MAIN STREET
SPARTANBURG, SC 29317

FLOOR PLAN

DATE 11/00
SCALE AS SHOWN
DRAWN JRK
JOB # 2000

A2

CITY COUNCIL MEETING OF NOVEMBER 15, 2000 Pg. 556



1 / A3 LANDSCAPE PLAN • 1'-20'-0"

STAFF

PLANT LIST

ABBREV	BOTANICAL NAME	SIZE
TREES:		
WA	WASHINGTONIA ROBUSTA	30'
FR	FRAXINUS VELUTINA 'RIO GRANDE'	30"BOX
RH	RHUS LANCEA	30"BOX
SHRUBS:		
CH	CHAMAEROPS HUMILIS	30"BOX
DI	DIETES BICOLOR	5 GAL.
AG	AGAPANTHUS ORIENTALIS	5 GAL.
IV	ILEX VOMITORIA NANA	5 GAL.
LE	LEUCOPHYLLUM FRUTESCENS 'TEXANUM'	5 GAL.
PI	PITTOSPURM TOBIRA 'WHEELERS D'WARF'	5 GAL.
RA	RAPHIOLEPIS INDICA 'PINK LADY'	5 GAL.
VI	VIBURNUM TINUS	15 GAL.
MU	MUHLENBERGIA RIGENS	5 GAL.
RO	ROSMARINUS OFFICINALIS	5 GAL.
HE	HESERALOE PARVIFLORA	5 GAL.
SA	SANTOLINA VIRENS	5 GAL.
NO	NOLINA BIGELOVII	5 GAL.
CA	CASSIA ARTEMISIOIDES	5 GAL.
PH	PHOTINIA FRAZERI	5 GAL.
GROUND COVERS:		
LA	LANTANA CAMARA	5 GAL.
GA	GAZANIA SPECIES	5 GAL.

IRRIGATION SYSTEMS

IRRIGATION SYSTEM TO BE AUTOMATIC AND TO BE DRIP/BUBBLER SYSTEM TO ALL SHRUBS WITH A SPRAY SYSTEM TO SODDED AREAS.

MULCH

ALL SHRUB PLANTING AREAS TO BE COVERED WITH 2" DEPTH OF 1/2" LIGHT TAN CRUSHED AGGREGATE.

SD-0056-00
10-12-00 PC

CITY COUNCIL MEETING OF NOVEMBER 15, 2000 Pg. 557

REVISIONS

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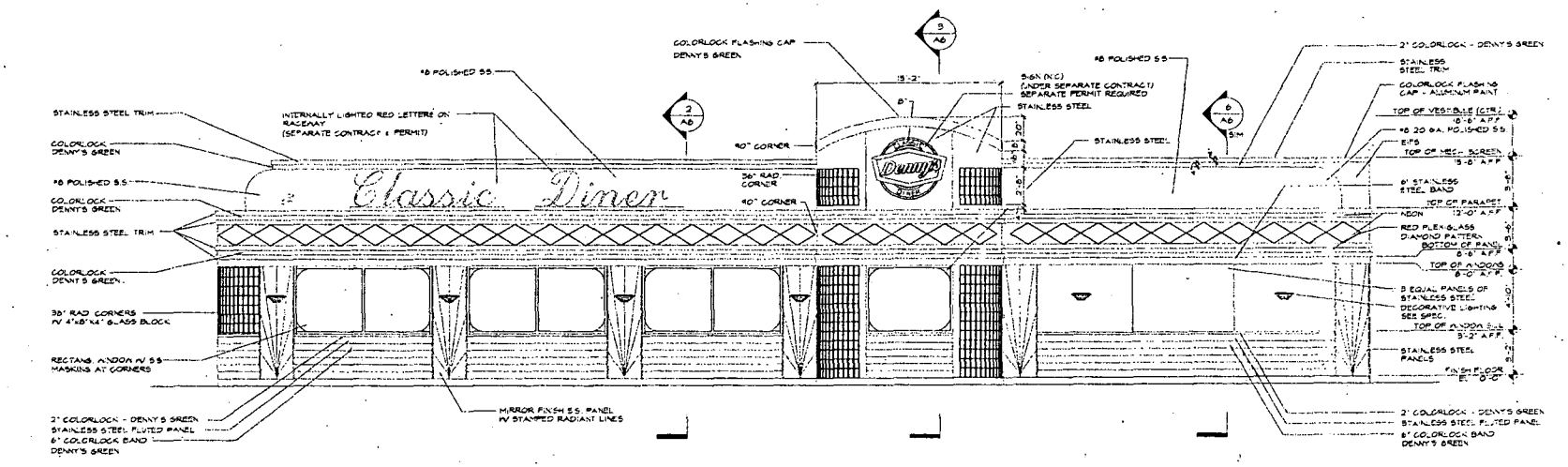
TENANT IMPROVEMENT
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LAS VEGAS, NEVADA

ADVANTICA
203 EAST MAIN STREET
SPARTANBURG, SC 29312
Telephone: 1-800-733-6110

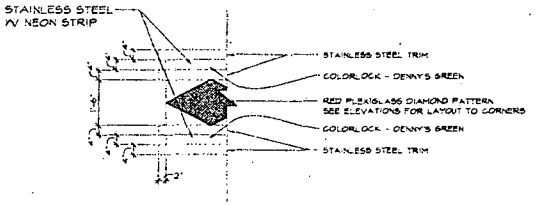
LANDSCAPE PLAN

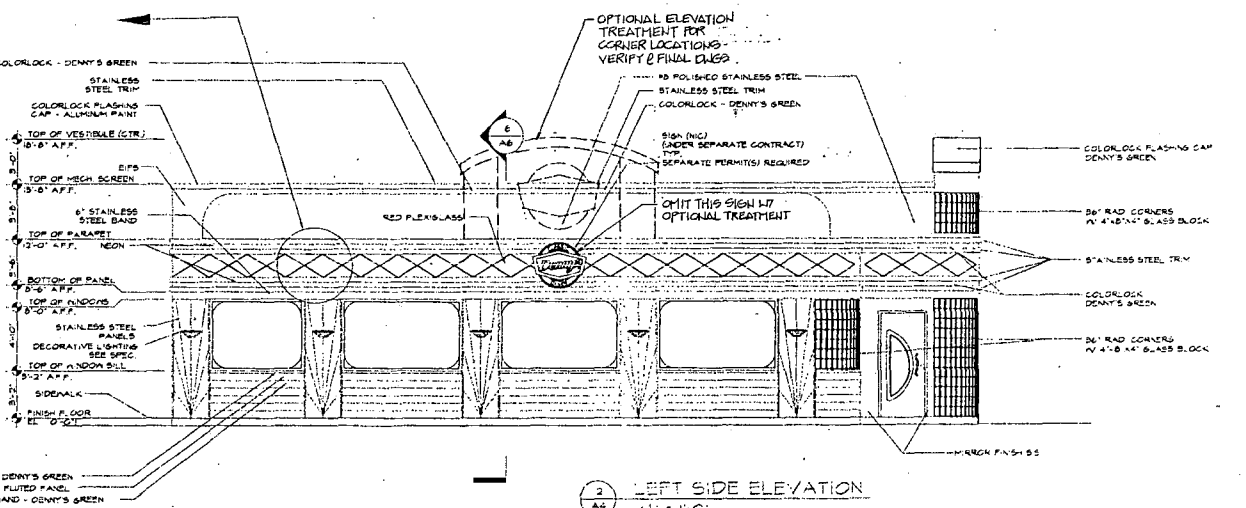
DATE 9/1/00
SCALE AS SHOWN
DRAWN JRN SR
JOB # 206

A3



1/A4 FRONT ELEVATION
1/2" = 1'-0"





2/A4 LEFT SIDE ELEVATION
1/4" = 1'-0"

STAFF

SD-0056-00
10-12-00 PC

CITY COUNCIL MEETING OF NOVEMBER 15, 2000 Pg. 558

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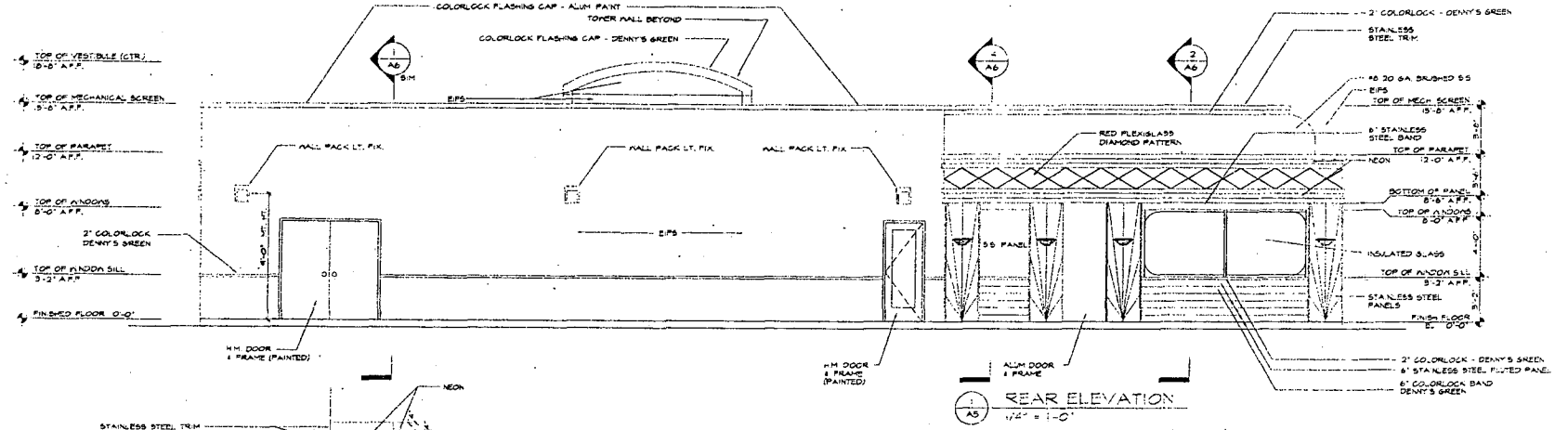
TENANT IMPROVEMENT
DENNY'S CLASSIC DINER

ADVANTICA
203 EAST MAIN STREET
SPARTANBURG, SC 29312

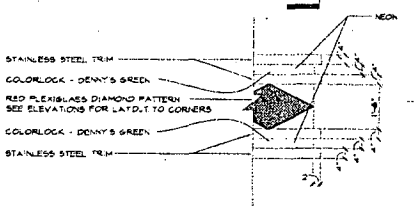
EXTERIOR ELEVATIONS

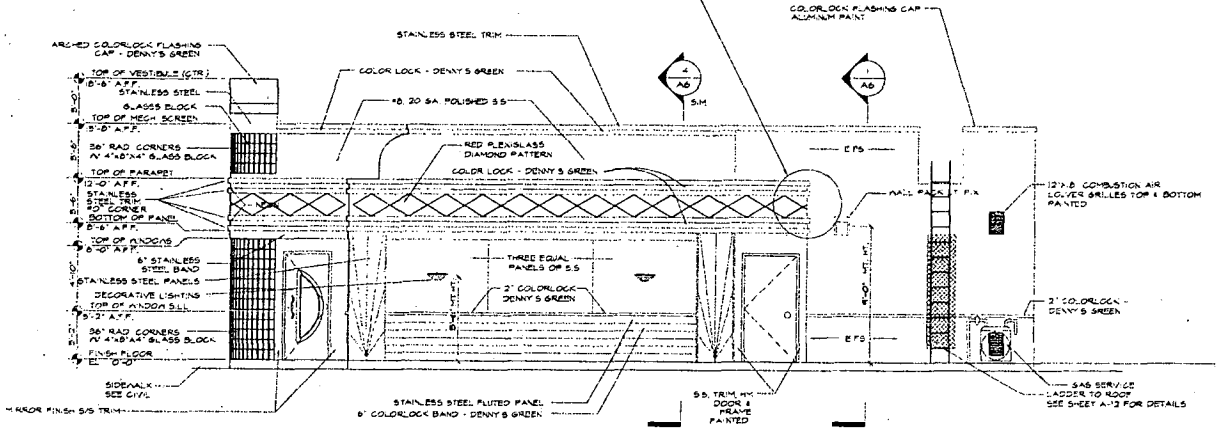
DATE 9/1/00
SCALE AS SHOWN
DRAWN MK
JOB 20

A4



1/A5 REAR ELEVATION 1/4" = 1'-0"





2/A5 RIGHT SIDE ELEVATION 1/4" = 1'-0"

NOTE: ALL STAINLESS STEEL NOT SPECIFICALLY CALLED OUT SHALL BE #8 20 GAUGE WITH MIRROR FINISH - APPLY PROTECTIVE COVERING UNTIL ALL WORK IS COMPLETE

SD-0056-00
10-12-00 PC

STAMP

REVISION

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Fax (702) 433-

ADVANTICA
703 EAST MAIN STREET
SPARTANBURG, SC 29302

TENANT IMPROVEMENT
DENNY'S CLASSIC DINER

EXTERIOR ELEVATIONS

DATE 11/00
SCALE AS SHOWN
DRAWN
CHECKED
JOB

A5

CITY COUNCIL MEETING OF NOVEMBER 15, 2000 Pg. 559

D:\DENNYS\AS-2001.DWG

SIGNS:

SIGN 'A' - EXISTING FREESTANDING SIGN (E)20'-0" HEIGHT
FACES - EACH 4'-6" H x 20'-0" L 180 S.F. EA.
2 FACES - FRONT & BACK - 360 S.F.
SETBACK (AT LAS VEGAS BLVD.) - 7'-0" FROM P.L.
EXISTING TO REMAIN & BE REFACED

SIGN 'B' - NEW MONUMENT SIGN - 8' MAX. HGT.
BASE OF SIGN 6"-0" ABOVE GRADE ON FIXED BASE.
SIGN 4 SIDED W/EA. FACE 4'-0" H x 4'-6" W.
FACE AREA (W/2 FACES VISIBLE) - 72 S.F. EA.
1 FACING (TYP. PER ALL SIDES) - 432 S.F. x 150% = 1 STREET/1 CORNER LOCATION - 2 SIGNS ALLOWABLE.
NOTE:

SIGN 'C' - DIRECTIONAL and CONTROL SIGNS FOR PARKING INSTRUCTIONS and EGR. EXIT.

SYMBOLS:

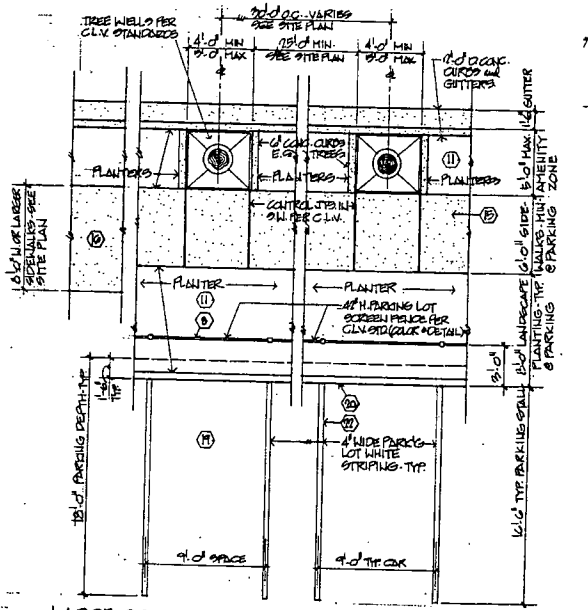
- STREET TREE LOCATION IN 8'-0" W. x 4'-0" DEEP AMENITY ZONE, PALM TREES AND BASES ARE PER CITY OF LAS VEGAS STANDARDS, FOR NORTH/SOUTH ALIGNMENTS.
- EXISTING STREET LIGHTS ON MAIN STREET BEING REMOVED & REPLACED SEE NOTE 2
- EXISTING STREET LIGHTS ON LAS VEGAS BLVD. SEE NOTE 2
- TRASH ENCLOSURE W/ SOLID GATES & SIDE GATE.
- EXISTING POWER POLES.
- DOWN GUY WIRE.

KEY NOTES:

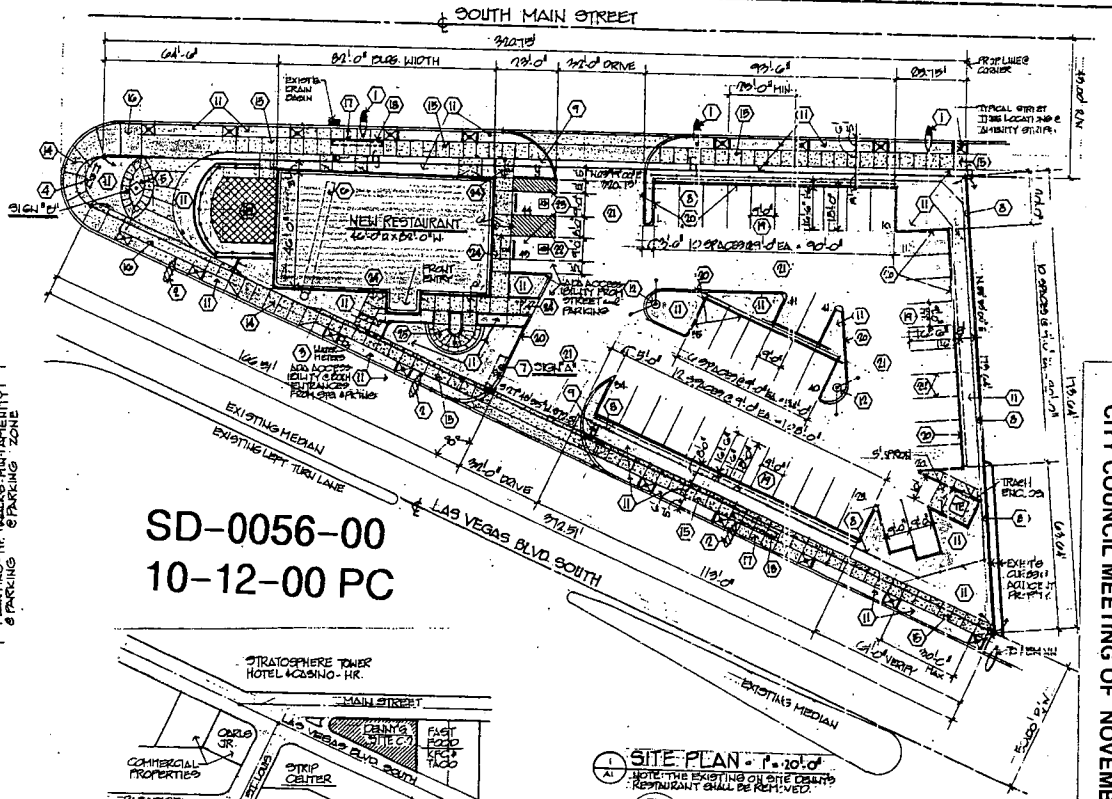
1. STREET LIGHTS ON LAS VEGAS BLVD. TO BE REMOVED & ABANDON POWER.
2. STREET LIGHTS ON MAIN STREET TO BE REMOVED AND REPLACED W/ CITY OF LAS VEGAS DECO LIGHT POLES & FIXTURES.
3. EXISTING WATER METERS TO REMAIN & REUSED WHERE POSSIBLE.
4. EXISTING DENNY'S SIGN @ CORNER TO BE REMOVED & REPLACED AS NEW MONUMENT SIGN.
5. NEW MONUMENT SIGN - 8'-0" H. MAX. TO BE MOUNTED ON SHAPED CONCRETE BASE. INTERNAL ILLUMINATION.
6. EXISTING 45' BILLBOARD (OFF PREMISES) TO REMAIN.
7. EXISTING 30' DENNY'S POLE SIGN TO REMAIN & REFACED. INTERNALLY ILLUMINATED
8. NEW 42" HIGH METAL FENCE @ PERIMETER OF PARKING AREAS. FENCE SHALL MATCH COLOR & DESIGN OF CITY OF LAS VEGAS STANDARDS.
9. PARKING & DIRECTIONAL SIGNAGE FOR ENTY DRIVER. PER CITY OF LAS VEGAS SIGN ORDINANCE.
10. EXTERIOR PATIO W/ APPROXIMATELY 13 LIGHT POLES W/ METAL FENCE, PER (7) ABOVE BETWEEN POLES AS PATIO SURROUND. PATIO CONC. SCORED @ 24" O.C. & COLORED. AREA OF PATIO 400 S.F.
11. LANDSCAPE OR PLANTER AREAS THROUGHOUT SITE. SEE LANDSCAPE PLAN.
12. PARKING LOT LIGHT STANDARDS ON CONC. PILASTERS. POLES APPROXIMATELY 15'-0" H. LOCATIONS PER FINAL DRAWINGS.
13. 5' D. AMENITY ZONE (FROM FACE OF CURB TO EDGE OF WALK) W/ STREET TREES AND PLANTINGS.
14. 8' WIDE CONC. SIDEWALKS.
15. 6' WIDE CONC. SIDEWALKS.
16. 10' OR WIDER CONC. SIDEWALKS.
17. 4'-6" x 30' W. CONC. BUS BAYS (2 REQ'D).
18. BUS SHELTERS - 3'-0 x 10' W.
19. TYPICAL 9'-0" W. x 18'-0" D. PARKING SPACE (90 DEGREE) CARS HAVE 1'-0" OVERHANG OVER CURB AND 16'-0" DEPT. L
20. CONTINUOUS 6" H. CONC. CURB @ PARKING EDGES.
21. BLACKTOP PAVING OVER 4" TYPE D FILL THROUGHOUT.
22. WHITE STRIPPED PARKING STALLS - 4" W.
23. HANDICAP PARKING W/ PAINTED GROUND SIGNS AT D WALL MOUNTED SIGNS - EACH STALL CROSS HATCHED 4" WIDE & CAR ACCESS AISLES.
24. SLOPED CONC SITE WALKS FROM STREETS AND PARKING TOWARDS ENTRIES FOR ADA ACCESS.
25. REMOVE INCULA 2 LOW W/ LL & SEAT AREA @ ENTRY W/ PLANTER.

SITE and PARKING:

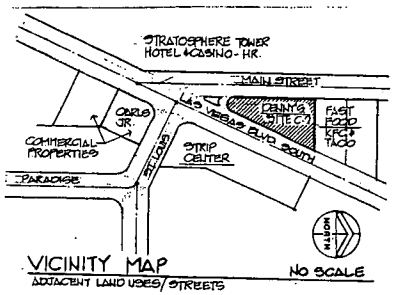
1. SITE AREA - 31,446 S.F. - 0.722 ACRE
2. ZONING - EXISTING C-1
3. BUILDING AREA - 7,900 S.F.
4. F.A.R. - 0.105
5. PARKING (PER TABLE 1, CHAPTER 19A)
   a. REQUIRED:
      (1) DINING AREAS - 1900 SF @ 1/50 = 76 CARS
      (2) BALANCE - 1220 SF @ 1/120 = 10 CARS
      (3) SUB-TOTAL = 86 CARS
      (4) PATIO - 400 G.F. @ 1/50 = 8 CARS
      (5) TOTAL REQUIRED PARKING = 44 CARS
   b. PROVIDED:
      (1) REGULAR PARKING = 42 CARS
      (2) HANDICAP = 2 CARS
      (3) TOTAL PROVIDED PARKING = 44 CARS
6. RESTAURANT SEATING = 199 SEATS



LARGE SCALE PLAN - PARKING & PLANTER STANDARDS
SCALE: 1/4" = 1'-0"



SITE PLAN - 1" = 20'-0"
NOTE: THE EXISTING DENNY'S RESTAURANT SHALL BE REMOVED.



VICINITY MAP
ADJACENT LAND USES / STREETS

STAFF

PROJECT ADDRESS:
THO LAS VEGAS BLVD. SOUTH
LAS VEGAS, NEVADA 89104

REVISIONS

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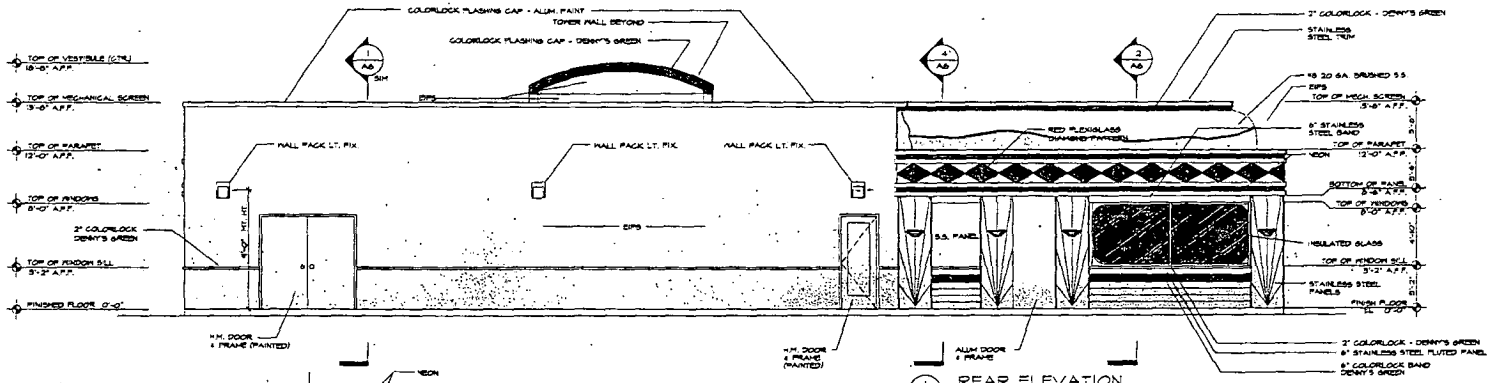
CITY COUNCIL MEETING OF NOVEMBER 15, 2000 Pg. 560

SITE PLAN

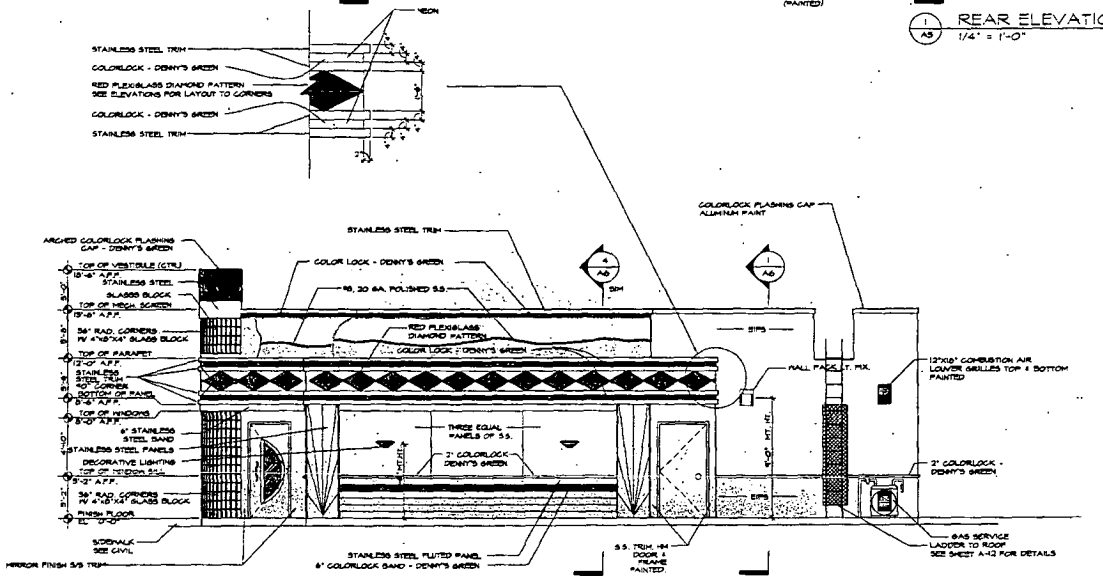
DATE	9/4/00
SCALE	AS SHOWN
DRAWN BY	JRC, BH
JOB NO.	3091

A1

D:\DENNYS\A1-2001.DWG



1/A5 REAR ELEVATION
1/4" = 1'-0"



2/A5 RIGHT SIDE ELEVATION
1/4" = 1'-0"

SD-0056-00
10-12-00 PC

STAFF

NOTE: ALL STAINLESS STEEL NOT SPECIFICALLY CALLED OUT SHALL BE #8, 20 GAUGE, WITH MIRROR FINISH. APPLY PROTECTIVE COVERING UNTIL ALL WORK IS COMPLETE.

D:\DENNYS\A5-2001.DWG

REVISIONS

GARY NELSON ARCHITECT

ADVANTA SA

TENANT IMPROVEMENT
DENNY'S CLASSIC DINER
LAS VEGAS, NEVADA

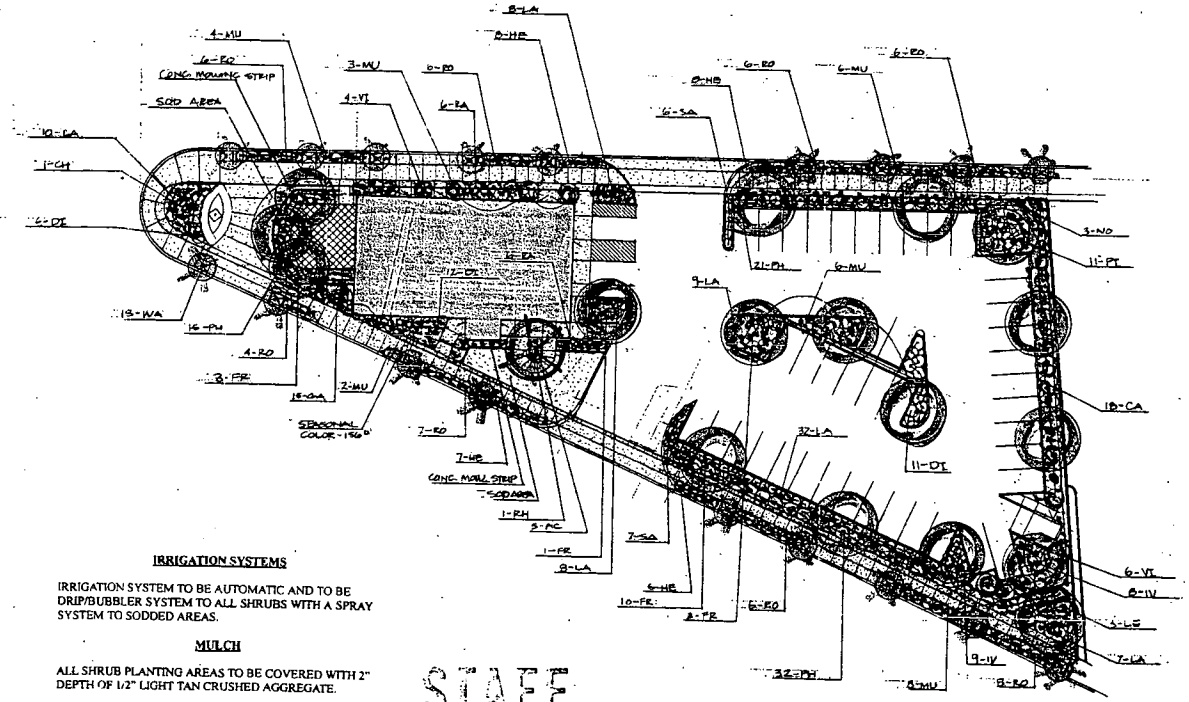
203 EAST MAIN STREET
SPARTANBURG, SC 29312
Telephone: 1-800-733-5110

EXTERIOR ELEVATIONS

DATE 9/100
SCALE AS SHOWN
DRAWN JRK, BN
JOB # 2001

A5

CITY COUNCIL MEETING OF NOVEMBER 15, 2000 Pg. 561



1 LANDSCAPE PLAN - 1-20.0"

NORTH

PLANT LIST

ABBREV.	BOTANICAL NAME	SIZE
TREES:		
WA	WASHINGTONIA ROBUSTA	30'
FR	FRAXINUS VELUTINA 'RIO GRANDE'	30"BOX
RH	RHUS LANCEA	30"BOX
SHRUBS:		
CH	CHAMAEROPS HUMILIS	30"BOX
DI	DIETES BICOLOR	5 GAL.
AG	AGAPANTHUS ORIENTALIS	5 GAL.
IV	ILEX VOMITORIA NANA	5 GAL.
LE	LEUCOPHYLLUM FRUTESCENS 'TEXANUM'	5 GAL.
PI	PITTOSPURM TOBIRA 'WHEELERS DWARF'	5 GAL.
RA	RAPHIOLEPIS INDICA 'PINK LADY'	5 GAL.
VI	VIBURNUM TINUS	15 GAL.
MU	MUHLENBERGIA RIGENS	5 GAL.
RO	ROSMARINUS OFFICINALIS	5 GAL.
HE	HESERALOE PARVIFLORA	5 GAL.
SA	SANTOLINA VIRENS	5 GAL.
NO	NOLINA BIGELOVII	5 GAL.
CA	CASSIA ARTEMISIOIDES	5 GAL.
PH	PHOTINIA FRAZERI	5 GAL.
GROUND COVERS:		
LA	LANTANA CAMARA	5 GAL.
GA	GAZANIA SPECIES	5 GAL.

IRRIGATION SYSTEMS

IRRIGATION SYSTEM TO BE AUTOMATIC AND TO BE DRIP/BUBBLER SYSTEM TO ALL SHRUBS WITH A SPRAY SYSTEM TO SODDED AREAS.

MULCH

ALL SHRUB PLANTING AREAS TO BE COVERED WITH 2" DEPTH OF 1/2" LIGHT TAN CRUSHED AGGREGATE.

STAFF

SD-0056-00
10-12-00 PC

CITY COUNCIL MEETING OF NOVEMBER 15, 2000 Pg. 562

REVISIONS

GARY NELSON ARCHITECT

TENANT IMPROVEMENT
DENNY'S CLASSIC DINER
LAS VEGAS, NEVADA

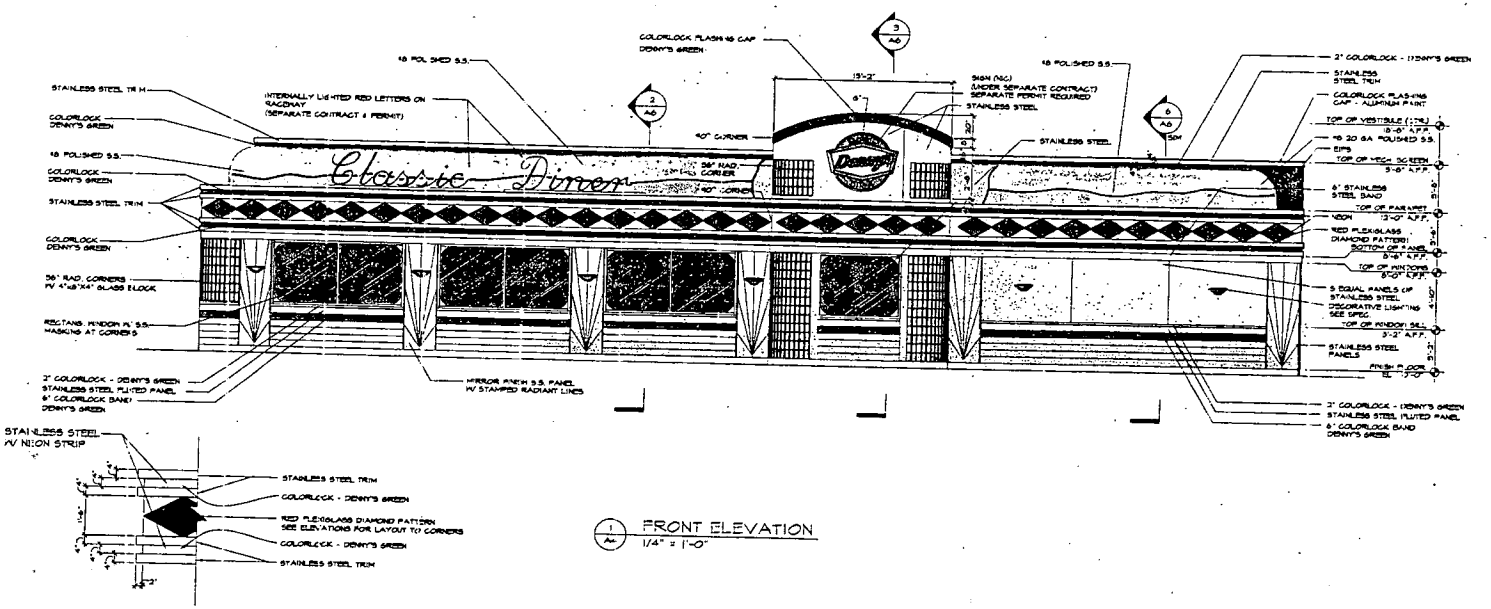
ADVANTICA
203 EAST MAIN STREET
SPARTANBURG, SC 29312
Telephone: 1-800-733-6110

LANDSCAPE PLAN

DATE 4/1/00
SCALE AS SHOWN
DRAWN JRK, BA
JOB 308

A3

D:\DENNYS\143-2001\LANDSCAPE.DWG



1 A4 FRONT ELEVATION
1/4" = 1'-0"

3 A4 LEFT SIDE ELEVATION
1/4" = 1'-0"

SD-0056-00
10-12-00 PC

STAFF

CITY COUNCIL MEETING OF NOVEMBER 15, 2000 Pg. 563

REVISIONS

GARY NELSON ARCHITECT

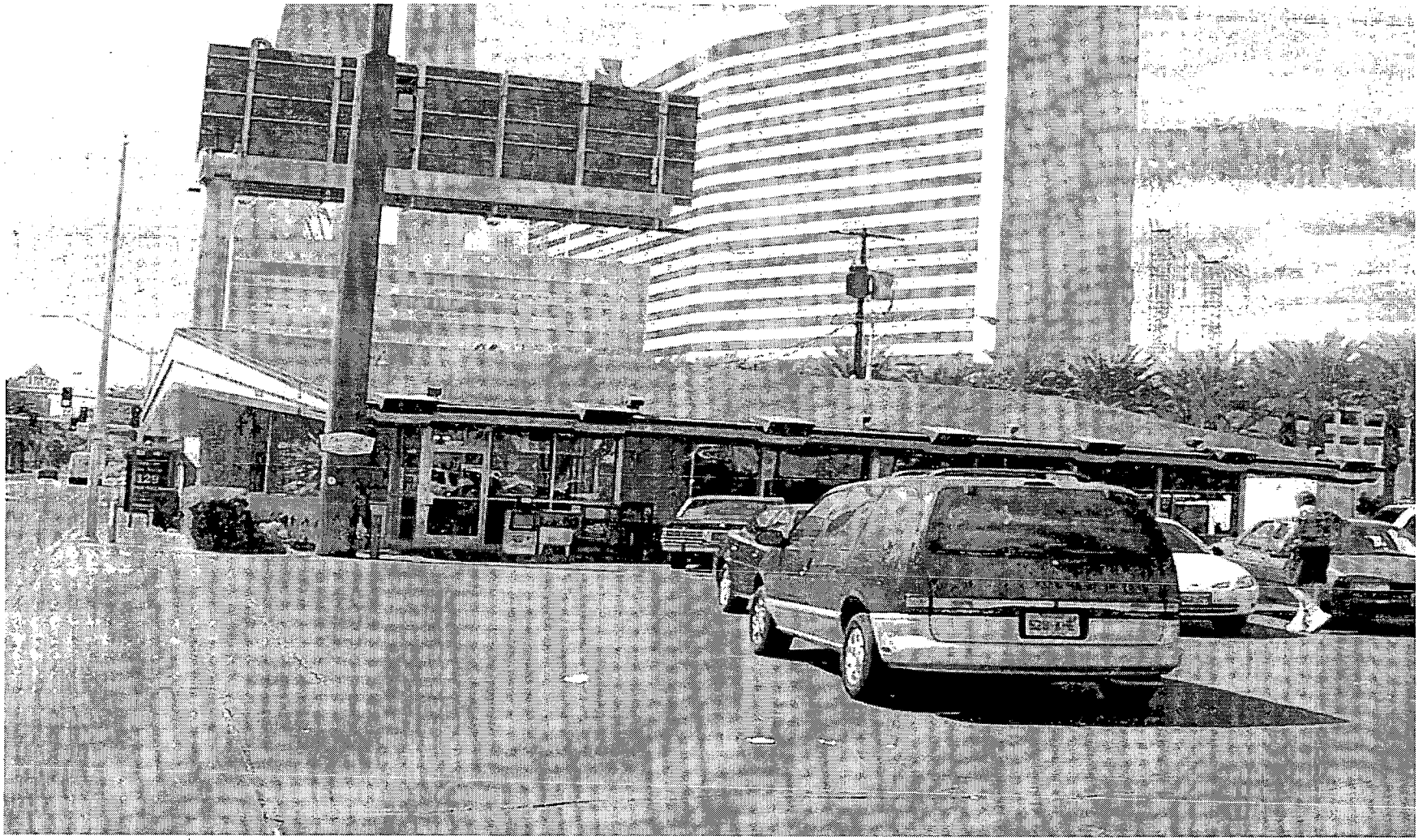
TENANT IMPROVEMENT
DENNY'S CLASSIC DINER
LAS VEGAS, NEVADA

ADVANTIS
203 EAST MAIN STREET
SPARTANBURG, SC 29312
Telephone: 1-800-733-8110

EXTERIOR ELEVATIONS

DATE 4/1/00
SCALE AS SHOWN
DRAWN JRK, GH
JOB # 2094

A4



SD-0056-00 - FRANK S. HUBER, JR. ON BEHALF OF DENNY'S RESTAURANTS, INC.

Looking south down Las Vegas Boulevard

RECEIVED
CITY CLERK

2000 OCT 19 P 1:45

10/18/2000

Denny's Restaurants, Inc.
Mr. Bill Supinski - Construction Project Manager
1413 Foothills Mills Street
Henderson, NV. 89012

City of Las Vegas
City Clerks Office
400 Stewart Avenue
Las Vegas, Nevada 890101

RE: SD-0056-00; SITE DEVELOPMENT PLAN REVIEW - APPEAL REQUEST

Denny's Restaurants , Inc., is appealing the ruling by the Planning Commission of Item 2., of the Planning Staff's Recommendations for approval; "Freestanding signage shall be limited to one monument sign, with a maximum height of eight feet, on Las Vegas Boulevard South and Main Street".

Denny's Restaurants, Inc. believes that the recommendation and ruling is in direct contradiction to the existing sign ordinance for the C-2 zone. The City of Las Vegas' sign ordinance for the C-2 zone , chapter 19A.14 , section 19A.14.050 "ON-PREMISE SIGNS", specifically states that a maximum of 2 freestanding pole signs are allowed for a corner lot, and , the maximum height allowed for each sign is 40 feet. Denny's application shows only one existing pole sign to remain, and one monument sign at the corner. Both proposed signs are in compliance with the C-2 ordinance.

Denny's Restaurants, Inc. is requesting that the City of Las Vegas holds to the ordinances and laws that they have enacted and have a commitment to uphold. The subjectivity that has been applied to administration of code enforcement by the Planning Staff and the Planning Commission defeats the purpose of enacting codes and laws in the first place. Denny's site development plan has been required to strictly comply with of all other applicable codes and ordinances.

Denny's Restaurants, Inc. is requesting that the existing pole sign, with the proposed sign cabinet change out, be allowed to stay as part of the SD-0056-00 approval.

Sincerely,

Denny's Restaurants, Inc.
Bill Supinski- Construction Project Manager

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
MICHAEL J. McDONALD
(MAYOR PRO-TEM)
GARY REESE
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

October 13, 2000

Mr. Frank Huber, Jr.
Frank S. Huber, Jr. on behalf of Denny's Restaurants, Inc.
4708 Oliva Avenue
Lakewood, California 90712

RE: SD-0056-00 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Huber:

Your request for a Site Development Plan Review FOR A PROPOSED 3,876 SQUARE FOOT RESTAURANT (DENNY'S) on 0.72 Acres located at 1810 Las Vegas Boulevard South (APN's: 162-03-302-004 and 005), C-2 (General Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on October 12, 2000.

The Planning Commission unanimously voted to APPROVE your request, subject to the following:

Planning and Development

1. The site plan shall be revised to depict a minimum of one loading space to Municipal code Title 19A.10.020 standards, or other loading facility approved by staff.
2. New Freestanding signage shall be limited to one monument sign, with a maximum height of eight (8) feet, on Las Vegas Boulevard South and Main Street.
3. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 15 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.
4. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).

Public Works

5. 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.
6. Meet with the Traffic Engineering Representative in Land Development for assistance in the proposed deletion of the southbound Las Vegas Boulevard to northbound Main Street movement, and 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.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

Submitted at City Council
11/15/2000 Date Item #72

City of Las Vegas

Agenda Item No.: 73

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: WILLARD TIM CHOW [ ] CONSENT [X] DISCUSSION

SUBJECT:

ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - **Z-0076-98(17) - NORTHWEST 95, LIMITED LIABILITY COMPANY** - Request for a "Conceptual" Site Development Plan Review FOR A 284,150 SQUARE FOOT COMMERCIAL CENTER on 41.28 acres on the southwest corner of the intersection of Farm Road alignment and U.S. 95 (APN: 125-17-301-002), T-C (Town Center) Zone, Ward 6 (Mack). The Planning Commission (3-2-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	3	Planning Commission Mtg.	1
Hearing Officer Meeting		Hearing Officer Meeting	
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

The Planning Commission (3-2-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

MACK - APPROVED subject to conditions, deleting Conditions 3, 4, and 5, amending Conditions 15 and 20 as follows:

15. A signage plan for all free-standing and wall signage shall be submitted for approval *at a public hearing before the Planning Commission and City Council* prior to the issuance of a Certificate of Occupancy for any building on the site.

20. Dedicate 40 feet of right-of-way adjacent to this site for Severance Road, 40 feet of right-of-way for Farm Road, *30 feet* for Campbell Road, 90 feet of right-of-way for the Frontage Road, a 25-foot radius at the northwest and southwest corners of Severance Road and US 95 Frontage Road, a 25 foot radius at the southeast corner of Farm Road and Campbell Road, a 25 foot radius on the northeast corner of Campbell Road and Severence Lane, and a 54-foot radius at the northwest and southwest corners of Farm Road and US 95 Frontage Road. The alignments of Farm Road and Severance Lane shall be altered to

City of Las Vegas

Agenda Item No.: 73

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Planning & Development
Item 73 -- Z-0076-98(17)

MOTION – Continued:

intersect the Frontage Road at approximately a 90° angle. Coordinate with the Department of Public Works for assistance in determining the proper alignment prior to submittal of a Final Map. And the following added conditions:

- ***The detailed site plan to include the frontage road trail and town center parkway trail.***
- ***That the minor automotive and auto lube uses may be moved to the south adjacent to the car wash and gas pumps.***
- ***Prior to issuance of the building permits, the applicant shall submit detailed site plans, building elevations, landscape plans and development standards for review by Planning Commission and City Council at a public hearing.***

-- UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY MARK FIORENTINO, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, and CALVIN CHAMPLIN appeared representing the applicant. ATTORNEY FIORENTINO asked for deletion of Conditions Nos. 3, 4 and 5, which relate to the final design of the project. He requested these issues be reserved for a future public hearing. Relative to Condition 20, it should be amended to read 30 feet versus 40 feet as annotated. CHERI EDELMAN, Public Works, indicated that the amendment is acceptable.

COUNCILMAN MACK thanked the applicant for working with staff. ATTORNEY FIORENTINO indicated that he would provide a booklet of standards governing the color palette, architectural design and landscaping when he comes back for a Site Development Plan Review. He accepted staff's added conditions.

CHRIS GLORE, Planning & Development Department, requested an amendment to Condition No. 15 that the signage plan come back before the Planning Commission and the City Council at a public hearing. ATTORNEY FIORENTINO concurred with the requested amendment.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(1:47 - 1:52)

City of Las Vegas

Agenda Item No.: 73

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Planning & Development
Item 73 – Z-0076-98(17)

CONDITIONS:

1. The impact statement required by Senate Bill 191 in accordance with the requirements of Ordinance No. 5227 shall be submitted to the Planning and Development Department with application for final approval action on the Site Development Plan Review.

2. A detailed Site Development Plan Review application shall be approved by the Planning Commission and City Council at a public hearing prior to approval of issuance or any permits, any site grading, and all development activity on this site.

3. The site plan submitted with the detailed Site Development Plan Review application shall eliminate the drive-up lane from the Frontage Road side of the three buildings (Fast Food 1 - 3).

4. The site plan submitted with the detailed Site Development Plan Review application shall depict a convenience store and gas canopy configuration such that the gas canopy is behind the convenience store building relative to the street frontage.

5. The site plan submitted with the detailed Site Development Plan Review application shall depict additional public streets providing access through the subject site, with at least an east – west public right-of-way bisecting the site midway between the Farm Road and Severance Lane alignments.

6. The site plan submitted with the detailed Site Development Plan Review application shall depict the parking lot within the site west of the Frontage Road divided into distinct smaller units with landscape planters of at least eight feet in width along both sides of all internal drives between the parking areas.

7. The landscape plan submitted with the detailed Site Development Plan Review application shall depict the method for compliance with the requirement of Title 19A.06.110 regarding 20 percent of the gross site acreage in open space, recreation area, pedestrian/bikeway facilities, and landscaped areas in public rights-of-way.

8. The landscape plan submitted with the detailed Site Development Plan Review application shall depict landscaping to Town Center Frontage and Town Center Arterial standards where abutting a Frontage or Arterial Road. The Town Center Frontage requirements include a four-foot wide amenity zone with minimum 20-foot brown trunk height Mexican Fan Palm trees, five-gallon ground cover plants, hardscape, and a five-foot wide sidewalk.

City of Las Vegas

Agenda Item No.: 73

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Planning & Development
Item 73 – Z-0076-98(17)

CONDITIONS - Continued:

A 15-foot wide median with the same planting theme as in the amenity zone is also required. Within on-site landscape planters, minimum width of ten feet, shall be clusters of Mexican Fan Palm trees of between 12 feet and 25 feet brown trunk height, and five-gallon ground cover plants. The landscape plan shall depict accent paving at all street intersections.

9. No utility vault exceeding 27 cubic feet in size may encroach into approved landscape areas along public street frontages. Additionally, no waivers from required landscaping or approved signage standards shall be allowed due to the placement of any utility vaults.

10. Building elevations submitted with the detailed Site Development Plan Review application shall demonstrate in-line retail and pad building elevations consistent with elevations for the major buildings, reflecting varied rooflines, building roofline accent features and regularly-spaced vertical facade elements. In addition, all of the elevations shall include elevation materials and colors proposed.

11. Building elevations submitted with the detailed Site Development Plan Review application shall depict loading dock enclosures, consisting of solid masonry walls of at least ten feet in height, along the length of loading spaces at the rear of the Major building A and any other retail structures proposed of a comparable size.

12. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

13. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

14. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).

15. A signage plan for all free-standing and wall signage shall be submitted for approval of Planning and Development Department staff prior to the issuance of a Certificate of Occupancy for any building on the site.

City of Las Vegas

Agenda Item No.: 73

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Planning & Development
Item 73 – Z-0076-98(17)

CONDITIONS - Continued:

16. Landscaping and a permanent underground sprinkler system shall be installed as required by the City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

17. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.

18. The applicant shall apply for and receive approval of a detailed Site Development Plan Review by the Planning Commission and City Council within two (2) years after approval of this review.

Public Works

19. Coordinate with the City and the Nevada Department of Transportation (NDOT) on the abandonment of 10 feet of width from the NDOT roadway easement to correspond with the 90-foot width dedication in accordance with the Town Center Master Plan for this roadway.

20. Dedicate 40 feet of right-of-way adjacent to this site for Severance Road, 40 feet of right-of-way for Farm Road, 40 feet for Campbell Road, 90 feet of right-of-way for the Frontage Road, a 25-foot radius at the northwest and southwest corners of Severance Road and US 95 Frontage Road, a 25 foot radius at the southeast corner of Farm Road and Campbell Road, a 25 foot radius on the northeast corner of Campbell Road and Severence Lane, and a 54-foot radius at the northwest and southwest corners of Farm Road and US 95 Frontage Road. The alignments of Farm Road and Severance Lane shall be altered to intersect the Frontage Road at approximately a 90° angle. Coordinate with the Department of Public Works for assistance in determining the proper alignment prior to submittal of a Final Map.

21. Construct half-street improvements, or full-width street improvements as appropriate, including appropriate overpaving (if legally able) on Severance Road, Campbell Road and Farm Road, and construct full-width improvements on the US 95 Frontage Road adjacent to this site concurrent with development of this site. Construct appropriate street improvements on all other public streets adjacent to or interior to this site concurrent with development of this site. Design and construction of all streets shall comply with Town Center standards.

City of Las Vegas

Agenda Item No.: 73

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Planning & Development
Item 73 – Z-0076-98(17)

CONDITIONS - Continued:

22. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development. Additional paved access routes may be required if neighborhood traffic patterns so necessitate as determined by the Traffic Engineer.

23. Meet with the Traffic Engineer for assistance in redesigning the proposed driveway 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.

24. 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.

25. In accordance with the intent of a Commercial Subdivision, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets and a note to this effect shall appear on the Final Map for this site. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the overall commercial subdivision map site, which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets.

26. A 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, or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map 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 for bus turn-outs, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional

City of Las Vegas

Agenda Item No.: 73

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Planning & Development
Item 73 – Z-0076-98(17)

CONDITIONS - Continued:

rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes 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. No recommendation of the approved Traffic Impact Analysis, or 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.

27. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:

a. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20foot wide dedicated public sewer easements.

b. Onsite sewers are a common element privately owned and maintained per the Codes, Covenants and Restrictions (CC&Rs) of this commercial subdivision.

c. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.

28. The submitted conceptual Drainage Plan must be approved prior to the recordation of a Final Map for the Farm/US 95 (Commercial Subdivision). 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. 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.

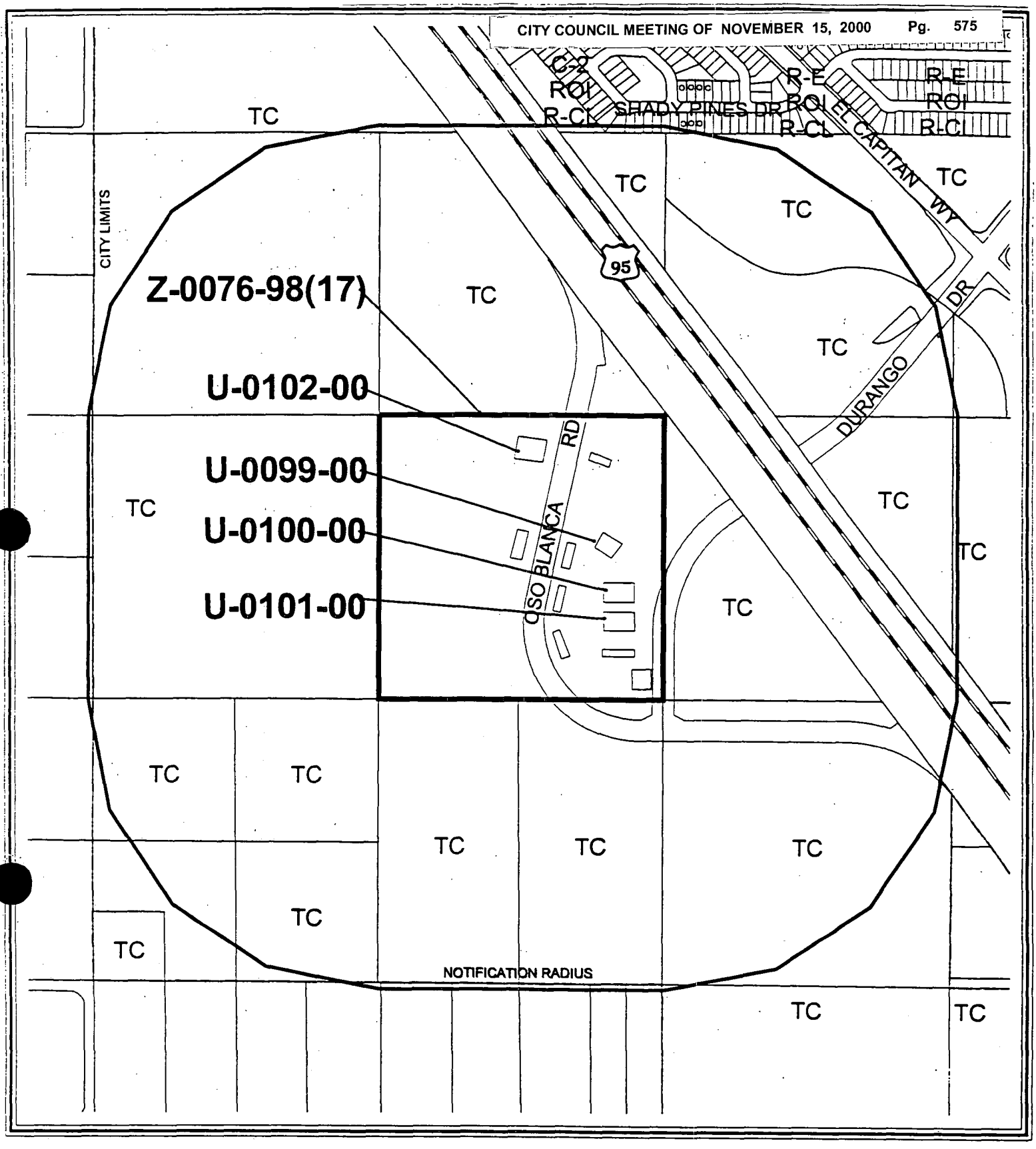
City of Las Vegas

Agenda Item No.: 73

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Planning & Development
Item 73 – Z-0076-98(17)

CONDITIONS - Continued:

29. Site development to comply with all applicable conditions of approval for the Town Center Master Plan, the Farm/US 95 (Commercial Subdivision) and all subsequent site-related actions.



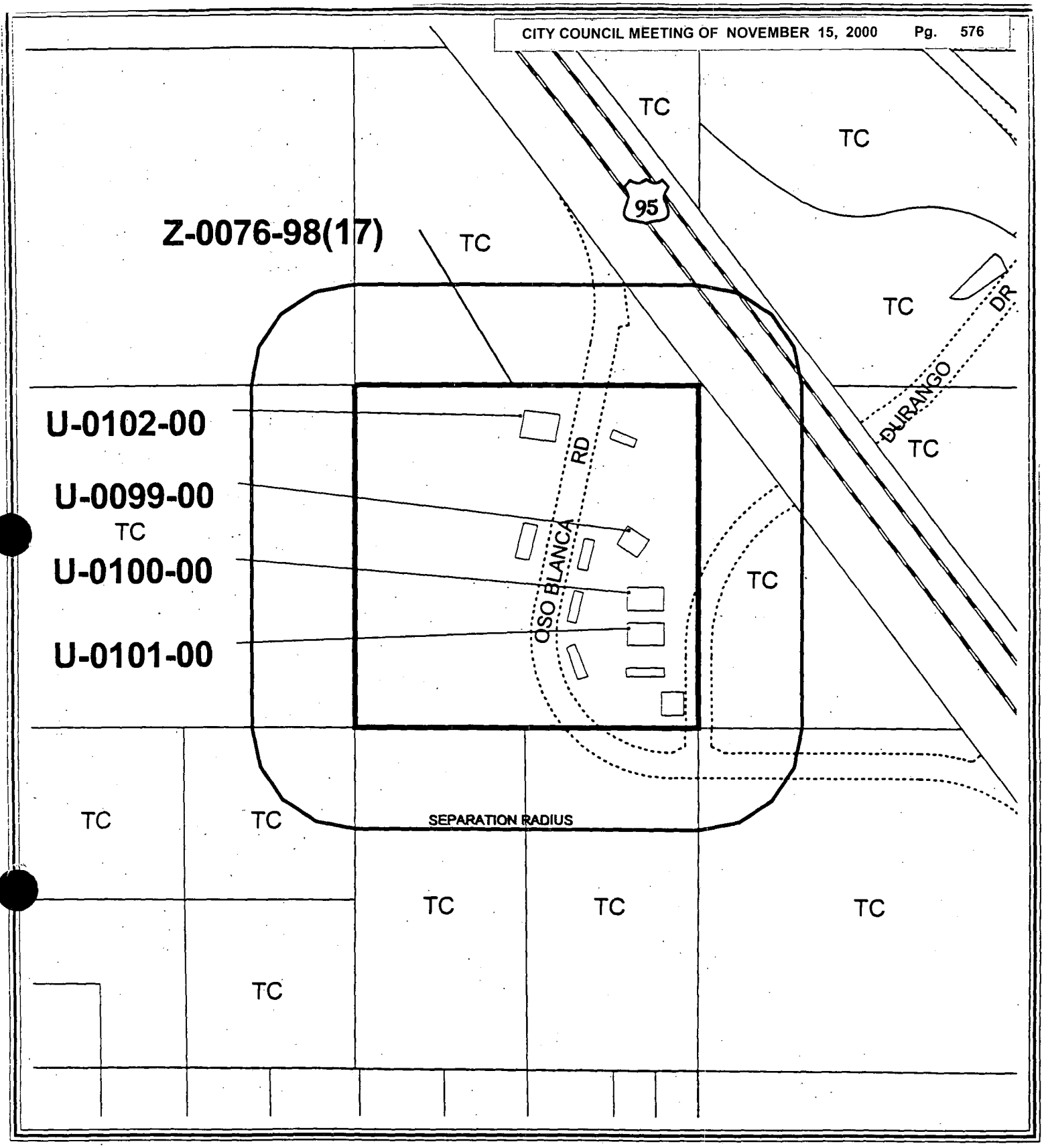
CASE: U-0099-00, U-0100-00, U-0101-00, U-0102-00
Z-0076-98(17)

0 400 800 Feet

RADIUS: 1370 FT

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

N



CASE: **U-0099-00, U-0100-00, U-0101-00, U-0102-00, Z-0076-98(17)**

0 300 600 Feet

SEPARATION RADIUS: 400 FT

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2000
DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT
ITEM DESCRIPTION: Abeyance Item - Z-0076-98(17) - Northwest 95, Limited Liability Company

THIS ITEM WAS HELD IN ABEYANCE FROM THE OCTOBER 18, 2000 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

** CONDITIONS **

The Planning Commission (3-2-1 vote) and staff recommend APPROVAL, subject to:

1. The impact statement required by Senate Bill 191 in accordance with the requirements of Ordinance No. 5227 shall be submitted to the Planning and Development Department with application for final approval action on the Site Development Plan Review.

2. A detailed Site Development Plan Review application shall be approved by the Planning Commission and City Council at a public hearing prior to approval of issuance or any permits, any site grading, and all development activity on this site.

3. The site plan submitted with the detailed Site Development Plan Review application shall eliminate the drive-up lane from the Frontage Road side of the three buildings (Fast Food 1 - 3).

4. The site plan submitted with the detailed Site Development Plan Review application shall depict a convenience store and gas canopy configuration such that the gas canopy is behind the convenience store building relative to the street frontage.

5. The site plan submitted with the detailed Site Development Plan Review application shall depict additional public streets providing access through the subject site, with at least an east – west public right-of-way bisecting the site midway between the Farm Road and Severance Lane alignments.

6. The site plan submitted with the detailed Site Development Plan Review application shall depict the parking lot within the site west of the Frontage Road divided into distinct smaller units with landscape planters of at least eight feet in width along both sides of all internal drives between the parking areas.

7. The landscape plan submitted with the detailed Site Development Plan Review application shall depict the method for compliance with the requirement of Title 19A.06.110 regarding 20 percent of the gross site acreage in open space, recreation area, pedestrian/bikeway facilities, and landscaped areas in public rights-of-way.

8. The landscape plan submitted with the detailed Site Development Plan Review application shall depict landscaping to Town Center Frontage and Town Center Arterial standards where abutting a Frontage or Arterial Road. The Town Center Frontage requirements include a four-foot wide amenity zone with minimum 20-foot brown trunk height Mexican Fan Palm trees, five-gallon ground cover plants, hardscape, and a five-foot wide sidewalk.

   A 15-foot wide median with the same planting theme as in the amenity zone is also required. Within on-site landscape planters, minimum width of ten feet, shall be clusters of Mexican Fan Palm trees of between 12 feet and 25 feet brown trunk height, and five-gallon ground cover plants. The landscape plan shall depict accent paving at all street intersections.

9. No utility vault exceeding 27 cubic feet in size may encroach into approved landscape areas along public street frontages. Additionally, no waivers from required landscaping or approved signage standards shall be allowed due to the placement of any utility vaults.

10. Building elevations submitted with the detailed Site Development Plan Review application shall demonstrating in-line retail and pad building elevations consistent with elevations for the major buildings, reflecting varied rooflines, building roofline accent features and regularly-spaced vertical facade elements. In addition, all of the elevations shall include elevation materials and colors proposed.

11. Building elevations submitted with the detailed Site Development Plan Review application shall depict loading dock enclosures, consisting of solid masonry walls of at least ten feet in height, along the length of loading spaces at the rear of the Major building A and any other retail structures proposed of a comparable size.

12. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

13. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

14. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).

15. A signage plan for all free-standing and wall signage shall be submitted for approval of Planning and Development Department staff prior to the issuance of a Certificate of Occupancy for any building on the site.

16. Landscaping and a permanent underground sprinkler system shall be installed as required by the City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

17. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.

18. The applicant shall apply for and receive approval of a detailed Site Development Plan Review by the Planning Commission and City Council within two (2) years after approval of this review.

Public Works

19. Coordinate with the City and the Nevada Department of Transportation (NDOT) on the abandonment of 10 feet of width from the NDOT roadway easement to correspond with the 90-foot width dedication in accordance with the Town Center Master Plan for this roadway.

20. Dedicate 40 feet of right-of-way adjacent to this site for Severance Road, 40 feet of right-of-way for Farm Road, 40 feet for Campbell Road, 90 feet of right-of-way for the Frontage Road, a 25-foot radius at the northwest and southwest corners of Severance Road and US 95 Frontage Road, a 25 foot radius at the southeast corner of Farm Road and Campbell Road, a 25 foot radius on the northeast corner of Campbell Road and Severence Lane, and a 54-foot radius at the northwest and southwest corners of Farm Road and US 95 Frontage Road. The alignments of Farm Road and Severance Lane shall be altered to intersect the Frontage Road at approximately a 90° angle. Coordinate with the Department of Public Works for assistance in determining the proper alignment prior to submittal of a Final Map.

21. Construct half-street improvements, or full-width street improvements as appropriate, including appropriate overpaving (if legally able) on Severance Road, Campbell Road and Farm Road, and construct full-width improvements on the US 95 Frontage Road adjacent to this site concurrent with development of this site. Construct appropriate street improvements on all other public streets adjacent to or interior to this site concurrent with development of this site. Design and construction of all streets shall comply with Town Center standards.

22. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development. Additional paved access routes may be required if neighborhood traffic patterns so necessitate as determined by the Traffic Engineer.

23. Meet with the Traffic Engineer for assistance in redesigning the proposed driveway 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.

24. 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.

25. In accordance with the intent of a Commercial Subdivision, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets and a note to this effect shall appear on the Final Map for this site. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the overall commercial subdivision map site, which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets.

26. A 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, or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map 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 for bus turn-outs, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes 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. No recommendation of the approved Traffic Impact Analysis, or 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.

27. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:

    a. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20foot wide dedicated public sewer easements.

b. Onsite sewers are a common element privately owned and maintained per the Codes, Covenants and Restrictions (CC&Rs) of this commercial subdivision.

c. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.

28. The submitted conceptual Drainage Plan must be approved prior to the recordation of a Final Map for the Farm/US 95 (Commercial Subdivision). 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. 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.

29. Site development to comply with all applicable conditions of approval for the Town Center Master Plan, the Farm/US 95 (Commercial Subdivision) and all subsequent site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

This request is a Site Development Plan Review for a 284,150 square foot commercial project. Proposed uses consist of 'major' retail, retail line shops and retail/ restaurant pad sites. The subject site is 41.28 acres on the southwest corner of the intersection of Farm Road and the U.S. 95 freeway, within the Town Center. The applicant's justification letter states the opinion that this proposed development is the best use of the parcel in that the commercial development will provide for local needs.

BACKGROUND DATA

12/07/98 The City Council approved a Rezoning (Z-0076-98) to TC (Town Center) of a 1,468-acre portion of the Northwest. The subject site was included in this Rezoning request.

06/22/00 The Planning Commission approved a Tentative Map (TM-0022-00) for a 3-lot commercial subdivision.

08/24/00 The Planning Commission voted to recommend approval of requests for Special Use Permits (U-0099-00 through U-0110-00) to allow four supper clubs, four restaurants with drive-ups, a convenience store with fuel pumps, sale of packaged liquor in conjunction with a convenience store, a car wash, and an auto lube facility on the subject site.

DETAILS OF APPLICATION REQUEST

Site Size:	41.28	Acres
Building Area Total:	284,150	Square Feet
FAR:	0.158	
West of Frontage Road:	***241,300***	***Square Feet***
Major A:	135,000	Square Feet
Retail 1:	30,000	Square Feet
Retail In-Line 2 – 5:	48,000	Square Feet
Retail Pads 6 – 8:	19,200	Square Feet
Restaurant Pads:	9,100	Square Feet

Building Height:	Unknown	
Parking Required:	1,083	Spaces (including 21 handicap accessible)
Major A:	540	Spaces (135,000/250)
Retail Line 1:	120	Spaces (30,000/250)
Retail In-Line 2 – 5:	192	Spaces (48,000/250)
Retail Pads 6 – 8:	145	Spaces (19,200/250)
Restaurant Pads:	86	Spaces (1,900/50=38+1,900/200=10+3,800/100=38)
Total Parking Provided:	1,059	Spaces (including 0 handicap accessible)
Loading Required:	5	Spaces
Loading Provided:	0	Spaces
East of Frontage Road:	***42,850***	***Square Feet***
Convenience Store:	3,600	Square Feet
Auto Was/Lube/Tires	11,950	Square Feet
Restaurant Pads:	27,300	Square Feet
Building Height:	Unknown	
Parking Required:	382	Spaces (including 21 handicap accessible)
Convenience Store:	15	Spaces (3,600/250)
Auto Wash/Lube/Tires	54	Spaces (6,500/250+5,450/200=38)
Restaurant Pads:	313	Spaces (7,950/50+7,950/200+11,400/100)
Total Parking Provided:	1,059	Spaces (including 0 handicap accessible)
Loading Required:	1	Space
Loading Provided:	0	Space

Access to the site will be via a total of ten driveways. The four primary driveways are depicted in a two-way divided configuration, all off of the Frontage Road bisecting the site. Three smaller driveways are depicted on the south, two connecting to Severence Lane and one to the Frontage Road adjacent to the US 95 ramp.

The site plan for the commercial site west of the Frontage Road depicts commercial uses located around the perimeter of the site, surrounding centrally located surface parking. The proposed 'major' store will be located in the northwestern portion of the site, near Farm Road. Retail line shops will be in a 'U' configuration in the southern portion of the site. Three pads for restaurants, including one with a drive-up lane, and one will be located adjacent to the west side of the Frontage Road. The central parking lot will be separated into four smaller parking areas by internal access drives.

The site plan for the commercial site east of the Frontage Road depicts commercial 'pad' uses located throughout the site, surrounded by parking and drive aisles. The proposed convenience store and gasoline pump canopy will be located in the southern portion of the site, near the US 95 ramp at the Frontage Road. Six pads for restaurants, including three with a drive-up lane, will be located within this portion of the site. At the northern portion will be two auto-related pad sites.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	TC (Town Center)	Undeveloped
South	TC (Town Center)	Undeveloped
East	TC (Town Center)	Undeveloped
West	TC (Town Center)	Undeveloped

ANALYSIS & FINDINGS

ZONING

The conceptual site plan depicts retail and restaurant uses within the development. The Town Center Service Commercial designation calls for "low to medium intensity retail, office or other commercial uses that are intended to serve primarily the Northwest area and do not include more intense general commercial characteristics" [Town Center Development Standards p. 4]. Staff finds the proposed site plan depicts uses generally serving the Northwest, rather than uses intended for a citywide customer base.

The State of Nevada Legislature enacted, during the 1999 legislative session, Senate Bill 191 (SB 191) which requires developments "of a significant impact" (as defined in that legislation) to submit an impact statement. Upon a review of this application, staff has determined that the "significant impact" threshold has been crossed, therefore, a development impact statement is required. In accordance with Ordinance No. 5227, this statement must be submitted to the Planning and Development Department no later than an application for final approval of a Site Development Plan Review by the City Council.

SITE PLAN

Staff finds the conceptual site plan presents a generally orderly placement of buildings, internal access roads and parking. However, staff recommends a condition requiring a detailed site plan be submitted prior to approval of any permits for site grading or construction. The detailed site plan should depict compliance with all applicable Town Center Development Standards, appropriate building elevations consistent throughout the commercial center, and appropriate landscaping.

The conceptual site plan does not show consistency with the Town Center Development Standards regarding placement of buildings for certain uses. The Town Center Development Standards specifically prohibit drive-up lanes except at the side and rear of restaurant buildings. Staff finds the site plan depicts three fast-food restaurant pads with drive-through lanes on three sides of proposed buildings, depicting asphalt drive-up stacking lanes between the building pads

and landscape planters along the Frontage Road. Staff recommends a condition requiring the site plan submitted with the detailed Site Development Plan Review application eliminate the drive-up lane from the Frontage Road side of the three buildings (Fast Food 1 - 3). The Town Center Development Standards require gas and service stations to be configured to locate gas pumps behind the main building, relative to street frontage. Staff recommends a condition requiring the site plan submitted with the detailed Site Development Plan Review application depict a convenience store and gas canopy configuration such that the gas canopy is behind the convenience store building relative to the street frontage.

Staff finds the conceptual site plan does not show consistency with the grid street pattern and pedestrian goals of the Town Center, which stipulate creating blocks of no greater length than 660 feet between public streets. Staff recommends a condition requiring the site plan submitted with the detailed Site Development Plan Review application depict public streets providing access through the subject site, at least bisecting the site with an east – west public road midway between the Farm Road and Severence Lane alignments.

Staff finds the proposed parking lot within the western portion of the site will be out of proportion to the smaller retail buildings shown around its perimeter. In order to improve the appearance of the parking lots west of the Frontage Road, staff recommends a condition requiring the site plan submitted with the detailed Site Development Plan Review application depict the parking lot west of the Frontage Road divided into distinct smaller units with landscape planters of at least eight feet in width along both sides of all internal drives between the parking areas.

LANDSCAPE PLAN

A detailed landscape plan was not submitted with this conceptual site development plan review application. Staff recommends a condition requiring the landscape plan submitted with the detailed Site Development Plan Review application depict the method for compliance with the requirement of Title 19A.06.110 regarding 20 percent of the gross site acreage in open space, recreation area, pedestrian/bikeway facilities, and landscaped areas in public rights-of-way. Staff also recommends a condition requiring the landscape plan submitted depict landscaping to Town Center Frontage and Town Center Arterial standards where abutting a Frontage or Arterial Road.

ELEVATIONS

Building elevations were not submitted with this conceptual site development plan review application. Staff recommends a condition requiring building elevations submitted with the detailed Site Development Plan Review application demonstrate in-line retail and pad building elevations consistent with elevations for the major buildings, reflecting varied rooflines, building roofline accent features and regularly-spaced vertical facade elements. In addition, all of the elevations should include elevation materials and colors proposed.

The rear elevations of the larger building, shown in the conceptual plan as Major A in the north side of the site, will be substantially visible from Farm Road. In order to enhance the aesthetics of the development in roadway views, staff recommends a condition requiring the building elevations for Major A building submitted with the detailed Site Development Plan Review application depict loading dock enclosures, consisting of solid masonry walls of at least ten feet in height, along the length of loading spaces at the rear of Major A.

SIGNAGE

A Master Sign Plan was not included in the submitted materials. The signage for this site must be in conformance with the adopted signage standards of the Town Center Development Standards. Therefore, a signage plan for all freestanding and wall signage must be submitted for approval.

FINDINGS

In order to approve a Site Development Plan Review application, pursuant to Las Vegas Municipal Code Section 19A.18.050, the Planning Commission or City Council must affirm all of the following:

1. **"The proposed development is compatible with adjacent development and development in the area."**

   The proposed commercial uses will operate at a level of intensity comparable to the recently approved commercial development adjacent to the north of the site. Staff finds this proposed commercial development will be appropriate, in terms of the type and intensity of anticipated uses, as neighborhood-serving retail and restaurant uses for existing and planned residential development in the surrounding area.

2. **"The proposed development is consistent with the General Plan, Title 19A, the Design Standards Manual, the Landscape, wall and buffer standards, and other duly-adopted City plans, policies, and standards."**

   Staff finds the proposed project consistency with Title 19A and applicable Town Center plans, policies and standards will be determined with implementation of the recommended condition requiring a detailed Site Development Plan Review application depicting appropriate landscaping, building configurations, building elevations, and signage be approved by the City Council prior to issuance any permits, any site grading, and all development activity on this site.

3. **"Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic."**

   Staff finds the proposed project will direct traffic onto planned roads to be built to Town Center Frontage Road or Arterial standards, and will thereby not negatively impact adjacent roadways or residential neighborhood traffic.

4. **"Building and landscape materials are appropriate for the area and for the City."**

   Staff finds the appropriateness of proposed building and landscape materials for the Town Center area will be determined with implementation of the recommended condition requiring a detailed Site Development Plan Review application depicting appropriate site landscaping, building elevations, and pedestrian plazas be approved by the City Council prior to issuance any permits, any site grading, and all development activity on this site.

5. **"Building elevations, design characteristics, and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area."**

   Staff finds the aesthetic characteristics of the project will be determined with implementation of the recommended condition requiring a detailed Site Development Plan Review application depicting appropriate site landscaping, building elevations, visual screening, signage and outdoor lighting be approved by the City Council prior to issuance any permits, any site grading, and all development activity on this site.

6. **"Appropriate measures taken to secure and protect the public health, safety and general welfare."**

   Staff finds the proposed development will be subject to regular inspections for licensing, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED 26 by Planning Department

APPROVALS 1

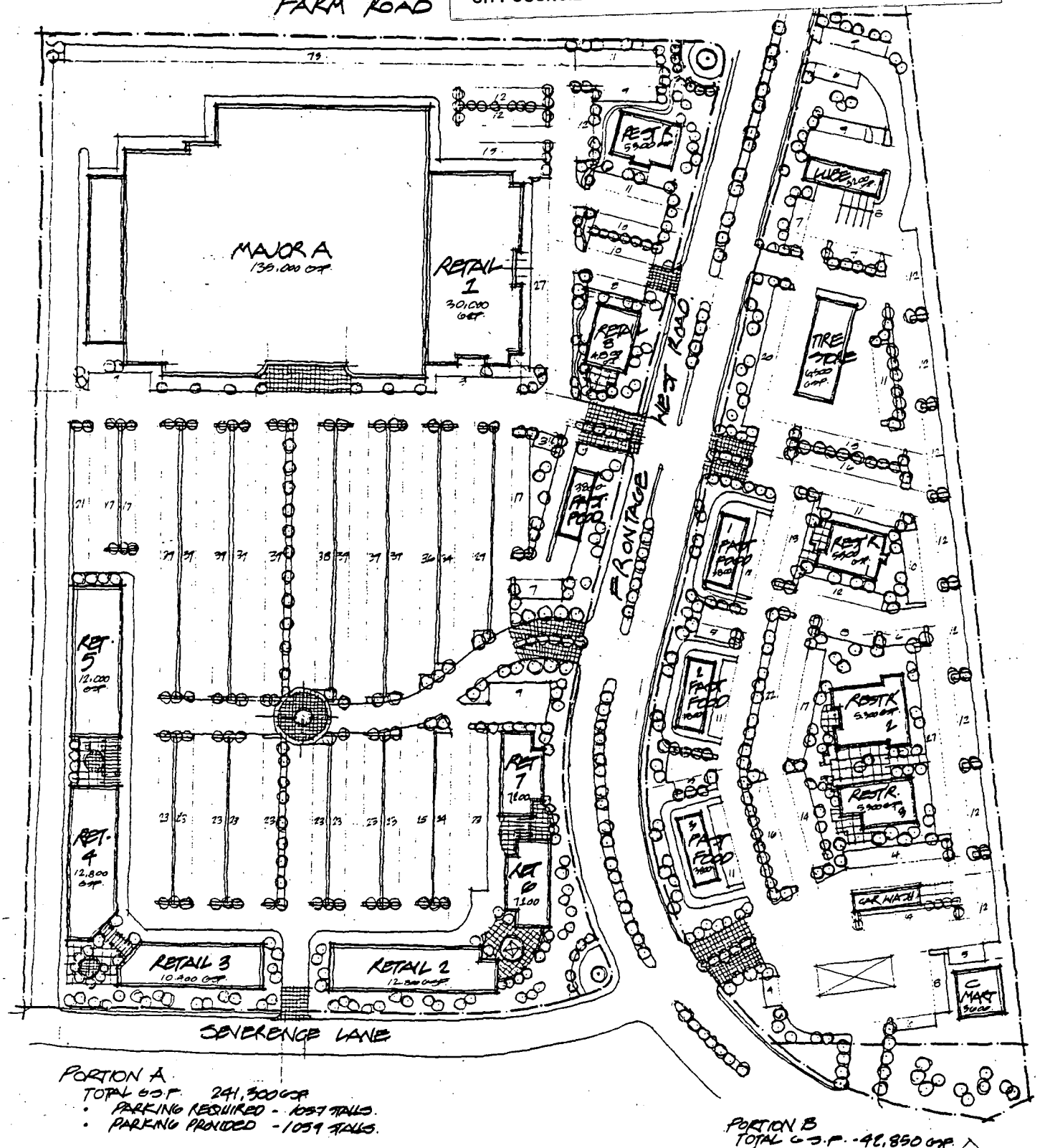
PROTESTS 3

[Notes: Three area property owners provided testimony in opposition to this request, for the stated reasons that the types of commercial uses proposed will not meet the needs of future residents and do not consider future needs for uses such as business park or medical offices, that the larger parcels within Town Center are being developed with uses such as fast food and convenience stores and may preclude development of other types of uses in the future, and that too many fast food restaurants are being developed in Town Center.

The Planning Commission voted to recommend approval of the request, agreeing with the staff contention that recommended conditions of approval will allow the Planning Commission and City Council future opportunity to review the site plans, landscape plans and building elevations prior to grading or building permits. Because of concerns in this regard, the Planning Commission amended Condition No. 2 to add a requirement for a public hearing before the Planning Commission and City Council and added a condition stipulating that the approval of the Site Development Plan Review for the conceptual plan would be limited to a two year time period.]

AGENCY COMMENTS

Department/Agency	*Distributed to*	*Comments Received*	*Comments Incorporated into Conditions of Approval*
P&D - Comprehensive Planning	YES	YES	YES
B&S - Permits/Inspections	YES	NO	NO
PW - DEVCO	YES	YES	YES
Office of Business Development	YES	NO	NO
Fire Services - Prevention	YES	NO	NO



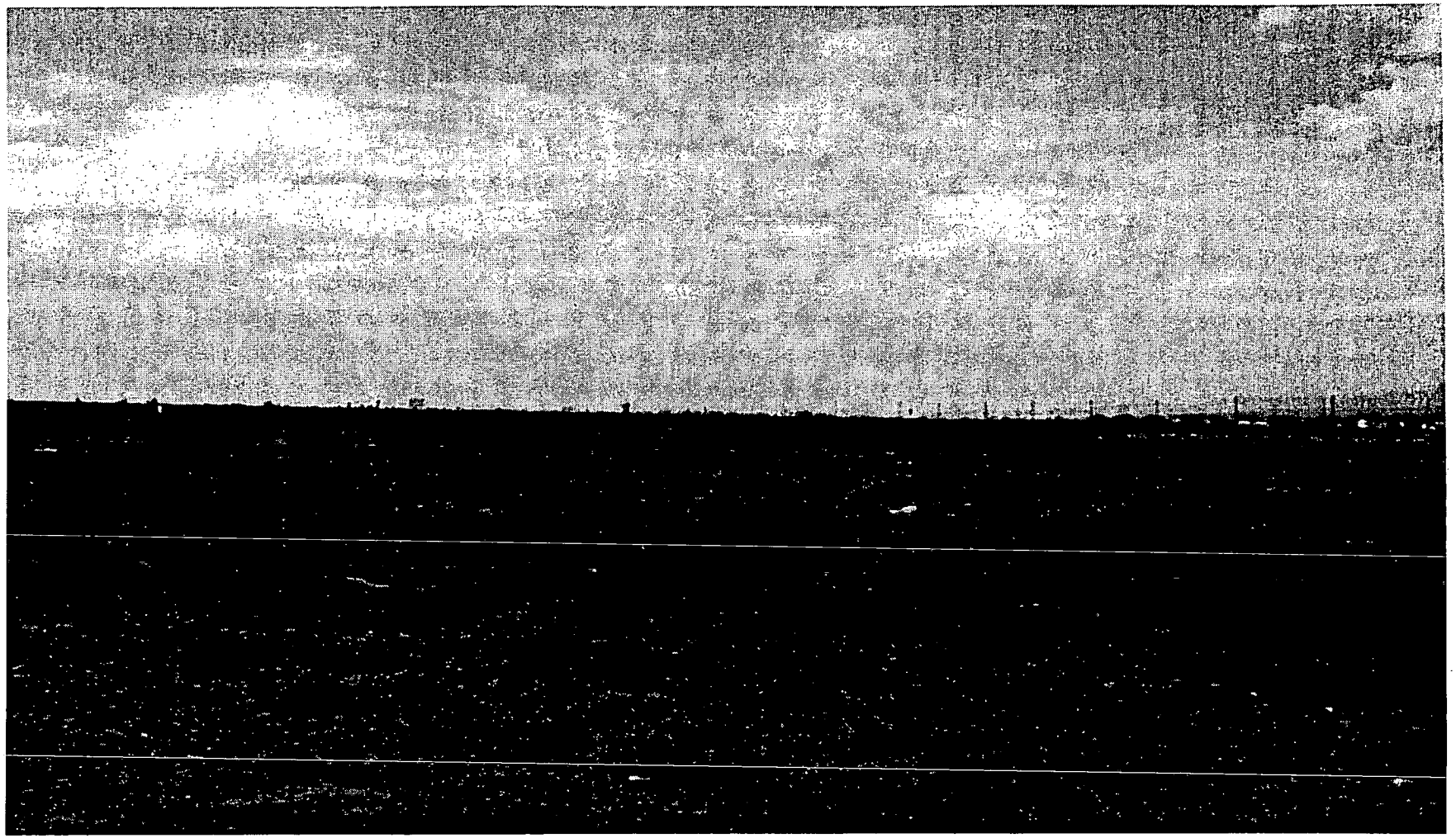
Z-0076-98(17), U-0099-00, U-0100-00, U-0101-00 & U-0102-00

Farm and I-95 Center

STAFF

Farm Road and I-95 Freeway, Las Vegas, Nevada

Perlman ARCHITECTS
PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89014



Z-0076-98(17) - NORTHWEST 95, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF THE INTERSECTION OF THE FARM ROAD ALIGNMENT AND U.S. 95
AUGUST 24, 2000 PLANNING COMMISSION

City of Las Vegas

Agenda Item No.: 74

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: WILLARD TIM CHOW [ ] CONSENT [X] DISCUSSION

SUBJECT:

ABEYANCE ITEM - SPECIAL USE PERMIT RELATED TO Z-0076-98(17) - PUBLIC HEARING - **U-0099-00 - NORTHWEST 95, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED 5,300 SQUARE FOOT SUPPER CLUB located approximately 650 feet south of the Farm Road alignment and 200 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-002), T-C (Town Center) Zone, Ward 6 (Mack). The Planning Commission (4-1-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	3	Planning Commission Mtg.	1
Hearing Officer Meeting		Hearing Officer Meeting	
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

The Planning Commission (4-1-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

MACK - APPROVED subject to conditions, amending Condition No. 5 as follows: A Site Development Plan Review *at a public hearing* before the City Council shall be required prior to obtaining any building permits. And the following added condition:

- ***Compliance with all conditions of approval of Z-0076-98(17) and all subsequent site-related actions.***

-- UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY MARK FIORENTINO, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with the amended and added conditions.

City of Las Vegas

Agenda Item No.: 74

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Planning & Development
Item 74 – U-0099-00

MINUTES – Continued:
No one appeared in opposition.

There was no discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(1:51 - 2:03)

4-773

CONDITIONS:
Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.

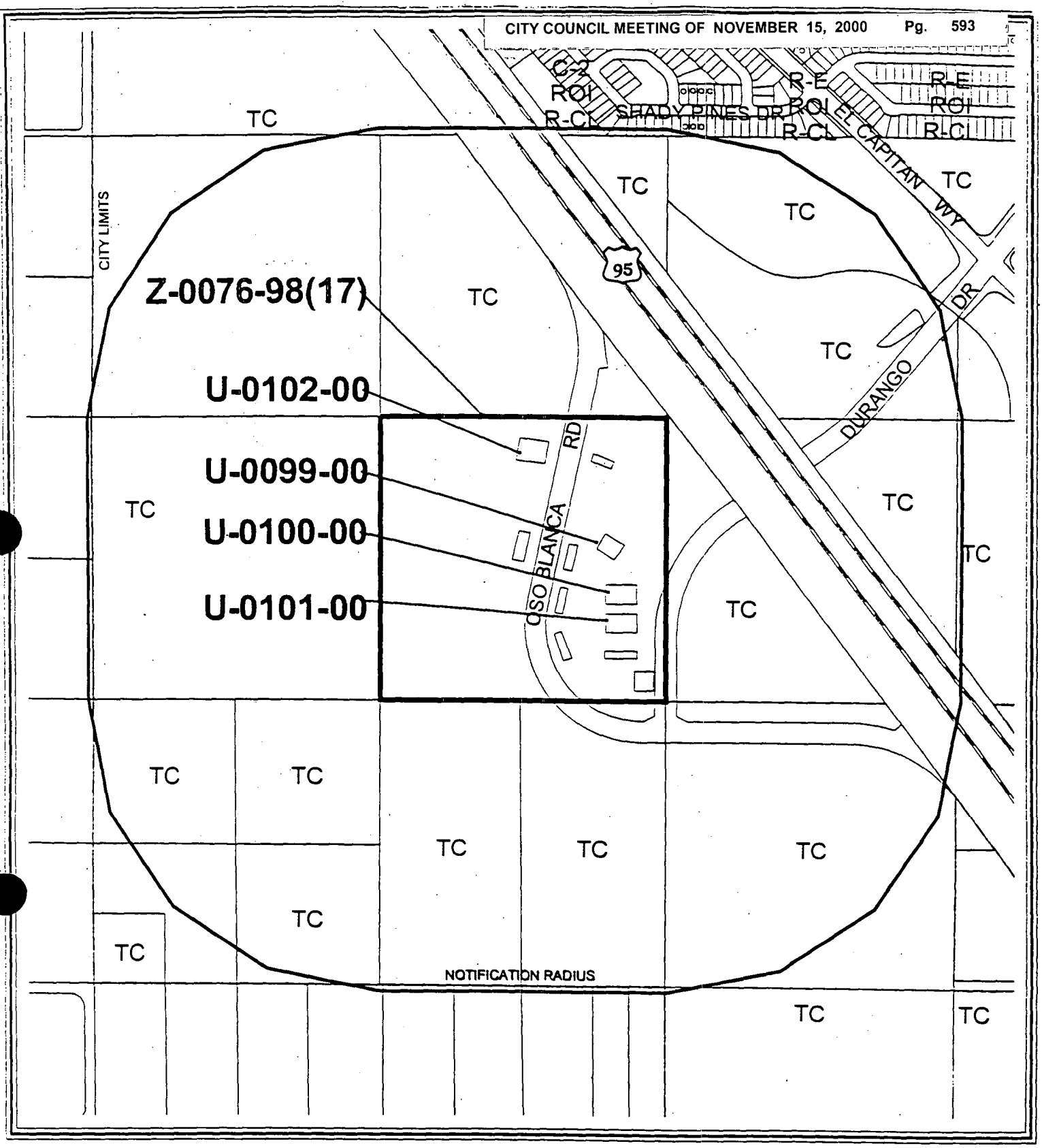
2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

3. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.

4. All City Code Requirements and all City departments' design standards shall be met.

5. A Site Development Plan Review before the City Council shall be required prior to obtaining any building permits.

6. A Master Sign Plan shall be required for this entire site prior to the issuance of any sign permits.



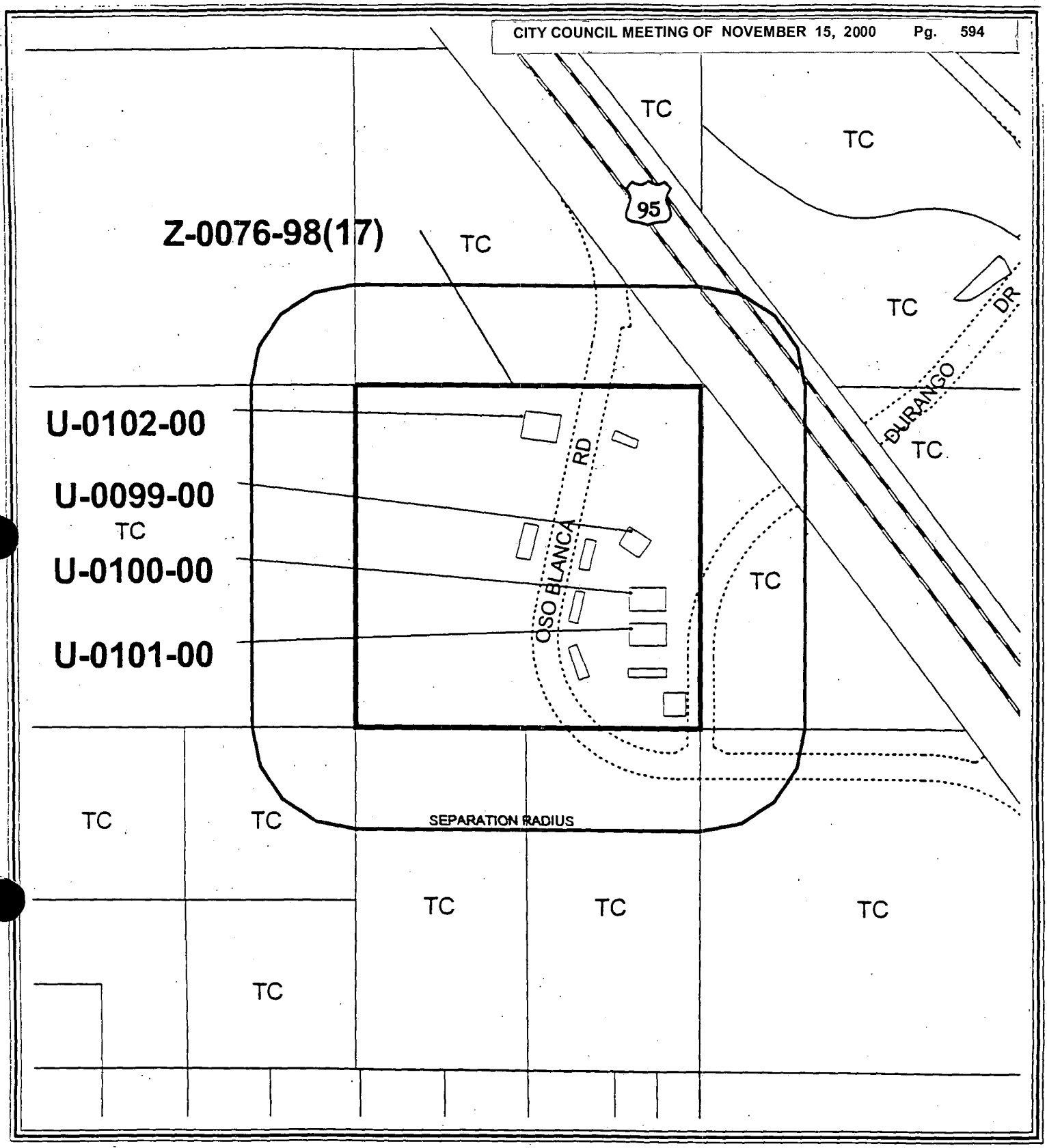
CASE: **U-0099-00, U-0100-00, U-0101-00, U-0102-00**
Z-0076-98(17)

0 400 800 Feet

RADIUS: 1370 FT

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

N



CASE: U-0099-00, U-0100-00, U-0101-00, U-0102-00, Z-0076-98(17)

0 300 600 Feet

SEPARATION RADIUS: 400 FT

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2000
DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT
ITEM DESCRIPTION: Abeyance Item - U-0099-00 - Northwest 95, Limited Liability Company

THIS ITEM WAS HELD IN ABEYANCE FROM THE OCTOBER 18, 2000 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

** CONDITIONS **

The Planning Commission (4-1-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.

2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

3. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.

4. All City Code Requirements and all City departments' design standards shall be met.

5. A Site Development Plan Review before the City Council shall be required prior to obtaining any building permits.

6. A Master Sign Plan shall be required for this entire site prior to the issuance of any sign permits.

** STAFF REPORT **

APPLICATION REQUEST

This request is for a Special Use Permit for a proposed 5,300 square foot supper club located approximately 650 feet south of the Farm Road alignment and 200 feet east of the U.S. 95 Frontage Road alignment, within the Town Center.

BACKGROUND DATA

12/07/98 The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) on the subject property as part of a larger request.

06/22/00 The Planning Commission approved a Tentative Map (TM-0022-00) for three lots on the subject property.

08/24/00 The Planning Commission voted to recommend approval of requests for Special Use Permits (U-0099-00 through U-0110-00) to allow four supper clubs, four restaurants with drive-ups, a convenience store with fuel pumps, sale of packaged liquor in conjunction with a convenience store, a car wash, and an auto lube facility on the subject site. The Planning Commission also voted to recommend approval of a request for a Site Development Plan Review [Z-0076-98(17)] for a conceptual site plan regarding the above-mentioned Special Use Permits.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	T-C (Town Center)	Undeveloped
South	T-C (Town Center)	Undeveloped
East	T-C (Town Center)	Undeveloped
West	T-C (Town Center)	Undeveloped

ANALYSIS & FINDINGS

ZONING

Staff finds that a supper club is an allowed use within the SC-TC (Service Commercial) land use category of the T-C (Town Center) Zoning District, with the approval of a Special Use Permit. The Town Center Development Guidelines require that a supper club not be within 400 feet of any church, synagogue, school, child care facility licensed for more than twelve children, or City park.

Currently, the separation is measured in a straight line from the front entrance of the protected use to the front entrance of the liquor use. However, staff is proposing a change to the Town Center Development Standards that will require that the distance separation be measured in a straight line from property line to property line.

Staff finds that based on the current method of measurement, none of these protected uses exist within 400 feet of the proposed supper club.

USE

Staff finds that the proposed supper club is a use that will be an appropriate element of a larger commercial development on a site near the US 95 freeway and designated Town Center SC-TC (Service Commercial). Staff finds the use can be conducted in a manner that is harmonious and compatible with future development within the Town Center planning area.

FINDINGS

In order to approve a Special Use Permit application, per Las Vegas Municipal Code Section 19A.18.060 the Planning Commission or City Council must affirm the following:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

   Staff finds that the proposed supper club is a use typically associated with commercial development such as anticipated in the Town Center SC-TC (Service Commercial) land use category, and that the supper club will be harmonious and compatible with future development in the Town Center planning area.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

   Staff finds that the subject site will be physically suitable for the type and intensity of land use as proposed by this supper club.

3. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."**

   Staff finds the abutting street network will be adequate for the traffic generated by this supper club use. Farm Road is planned to be a minor (80-foot) arterial, the U.S. 95 Frontage Road is planned to be 70 to 80 feet wide, and Severance Lane is planned to be 60 feet wide.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

   Staff finds that the proposed supper club on this site will be subject to regular inspection by City and County regulatory agencies for business licensing, and will therefore not compromise the public health, safety, and welfare.

NOTICES MAILED 29 by City Clerk

APPROVALS 1

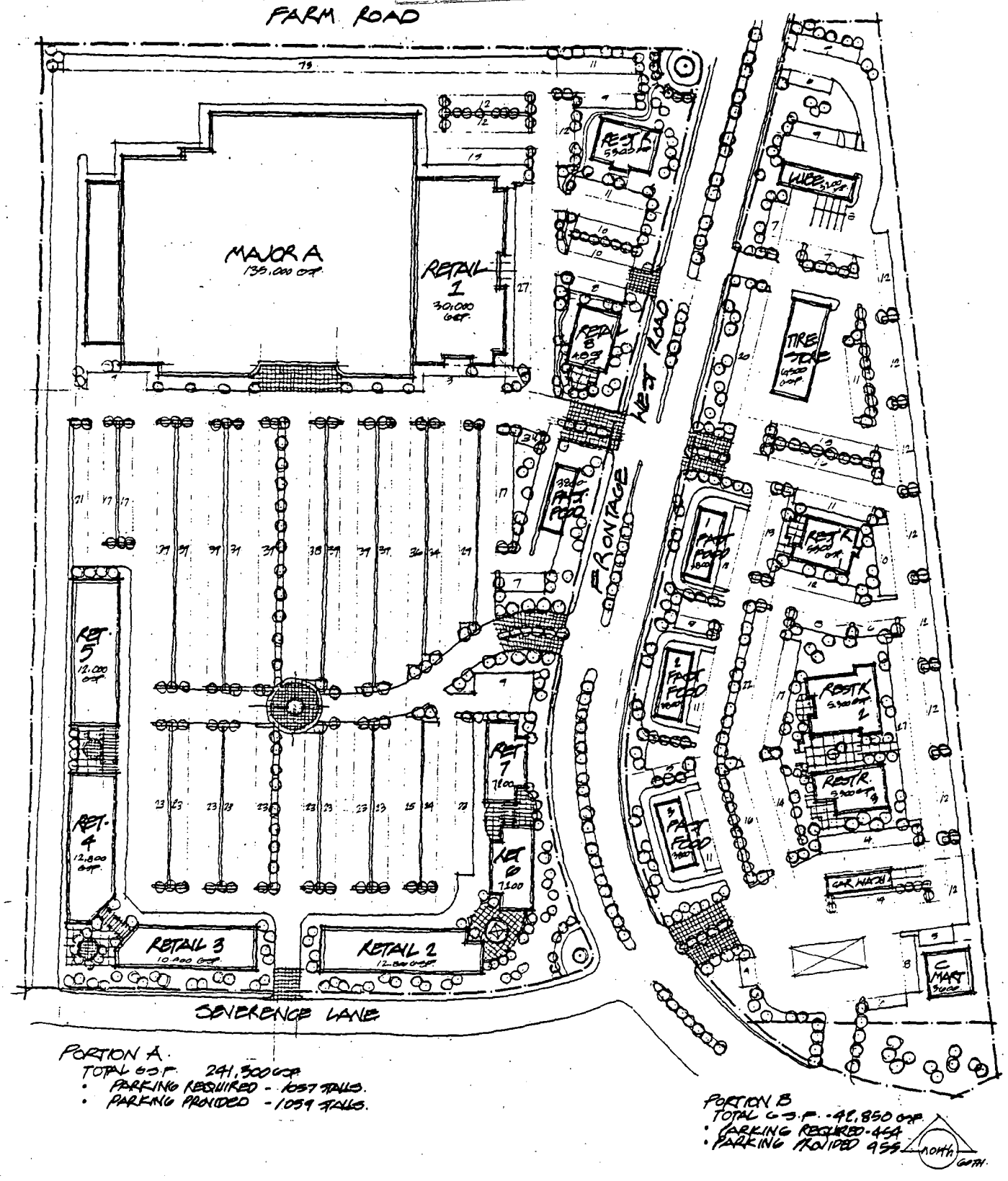
PROTESTS 3

[Notes: Three area property owners provided testimony in opposition to this request, because it is associated with the Site Development Plan Review [Z-76-98(17)] to which the area property owners expressed opposition.

Staff requests Condition No. 5 be revised by the City Council, to clarify that a Site Development Review application shall be reviewed at a public hearing before the Planning Commission and City Council prior to obtaining any building permits.]

AGENCY COMMENTS

Department/Agency	*Distributed to*	*Comments Received*	*Comments Incorporated into Conditions of Approval*
P&D - Comprehensive Planning	YES	NO	NO
B&S - Permits/Inspections	YES	NO	NO
PW - DEVCO	YES	NO	NO
Office of Business Development	YES	NO	NO
Fire Services - Prevention	YES	NO	NO
Metro - Crime Prevention	YES	NO	NO



PORTION A.
TOTAL G.S.F. 241,300 GSF
- PARKING REQUIRED - 1057 STALLS.
- PARKING PROVIDED - 1059 STALLS.

PORTION B
TOTAL G.S.F. - 42,850 GSF
- PARKING REQUIRED - 464
- PARKING PROVIDED 455

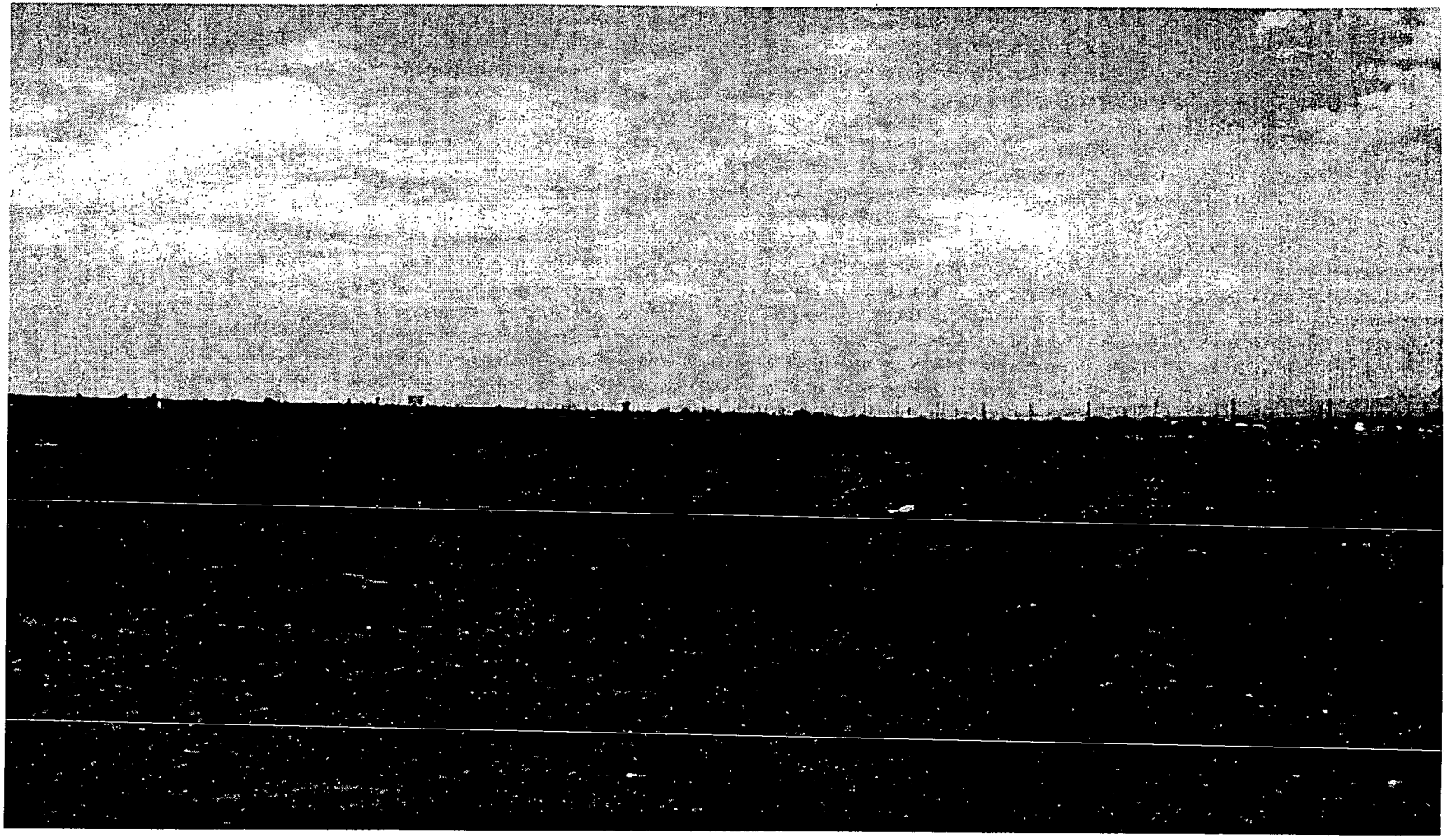
Farm and I-95 Center

Farm Road and I-95 Freeway, Las Vegas, Nevada

STAFF

U-0099-00
8-24-00 PC

Perlman ARCHITECTS
PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89014



U-0099-00 - NORTHWEST 95, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF THE INTERSECTION OF THE FARM ROAD ALIGNMENT AND U.S. 95
AUGUST 24, 2000 PLANNING COMMISSION

City of Las Vegas

Agenda Item No.: 75

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: WILLARD TIM CHOW [ ] CONSENT [X] DISCUSSION

SUBJECT:

ABEYANCE ITEM - SPECIAL USE PERMIT RELATED TO Z-0076-98(17) - PUBLIC HEARING - **U-0100-00 - NORTHWEST 95, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED 5,300 SQUARE FOOT SUPPER CLUB located approximately 800 feet south of the Farm Road alignment and 200 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-002), T-C (Town Center) Zone, Ward 6 (Mack). The Planning Commission (4-1-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	3	Planning Commission Mtg.	1
Hearing Officer Meeting		Hearing Officer Meeting	
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

The Planning Commission (4-1-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

MACK - APPROVED subject to conditions, amending Condition No. 5 as follows: A Site Development Plan Review *at a public hearing* before the City Council shall be required prior to obtaining any building permits. And the following added condition:

- ***Compliance with all conditions of approval of Z-0076-98(17) and all subsequent site-related actions.***

-- UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

City of Las Vegas

Agenda Item No.: 75

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Planning & Development
Item 75 -- U-0100-00

MINUTES – Continued:

ATTORNEY MARK FIORENTINO, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with the amended and added conditions.

No one appeared in opposition.

There was no discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(1:51 - 2:03)

4-773

CONDITIONS:

Planning and Development

1. Approval of this Special Use permit does not constitute approval of a liquor license.

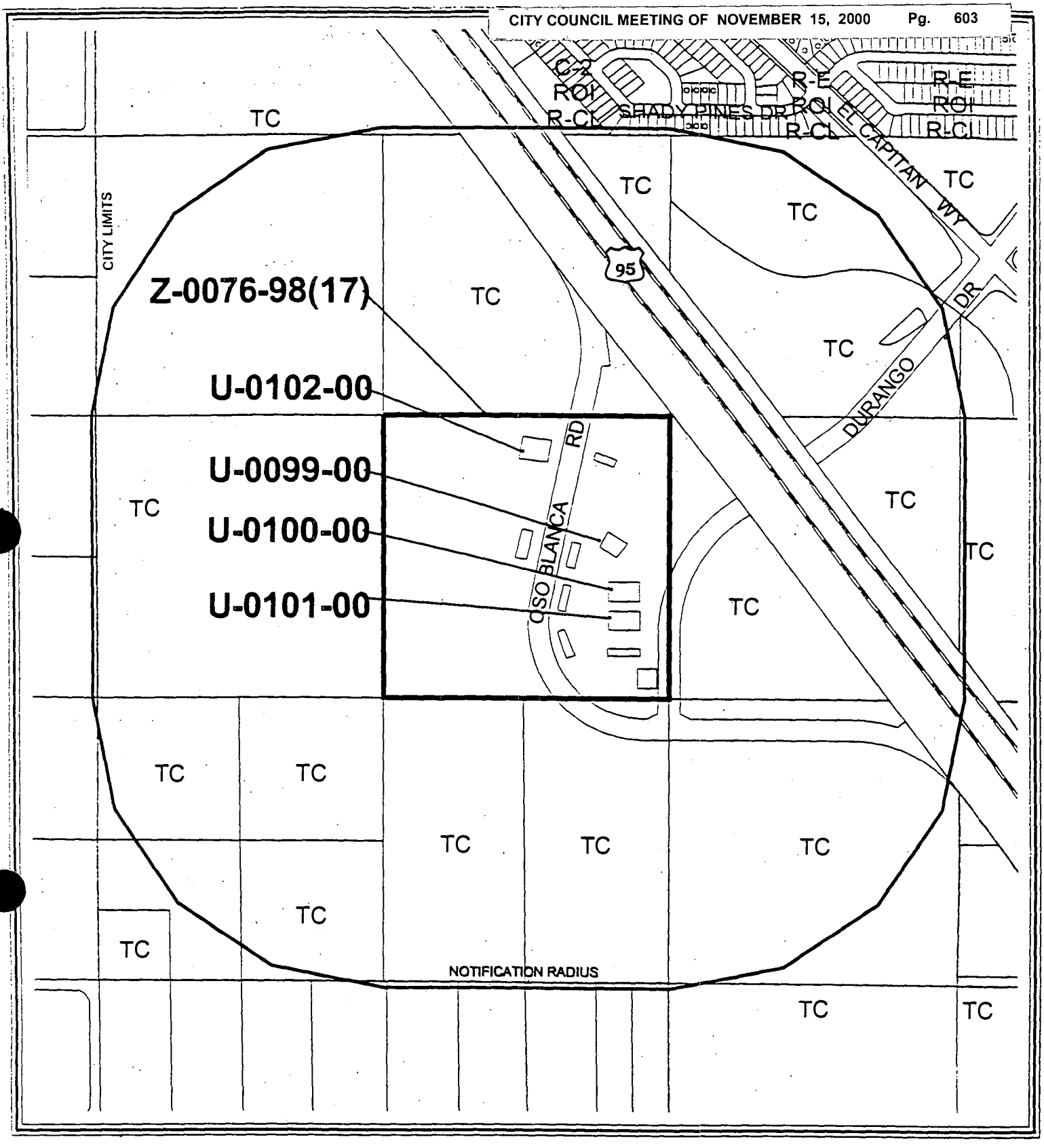
2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

3. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.

4. All City Code Requirements and all City departments' design standards shall be met.

5. A Site Development Plan Review before the City Council shall be required prior to obtaining any building permits.

6. A Master Sign Plan shall be required for this entire site prior to the issuance of any sign permits.



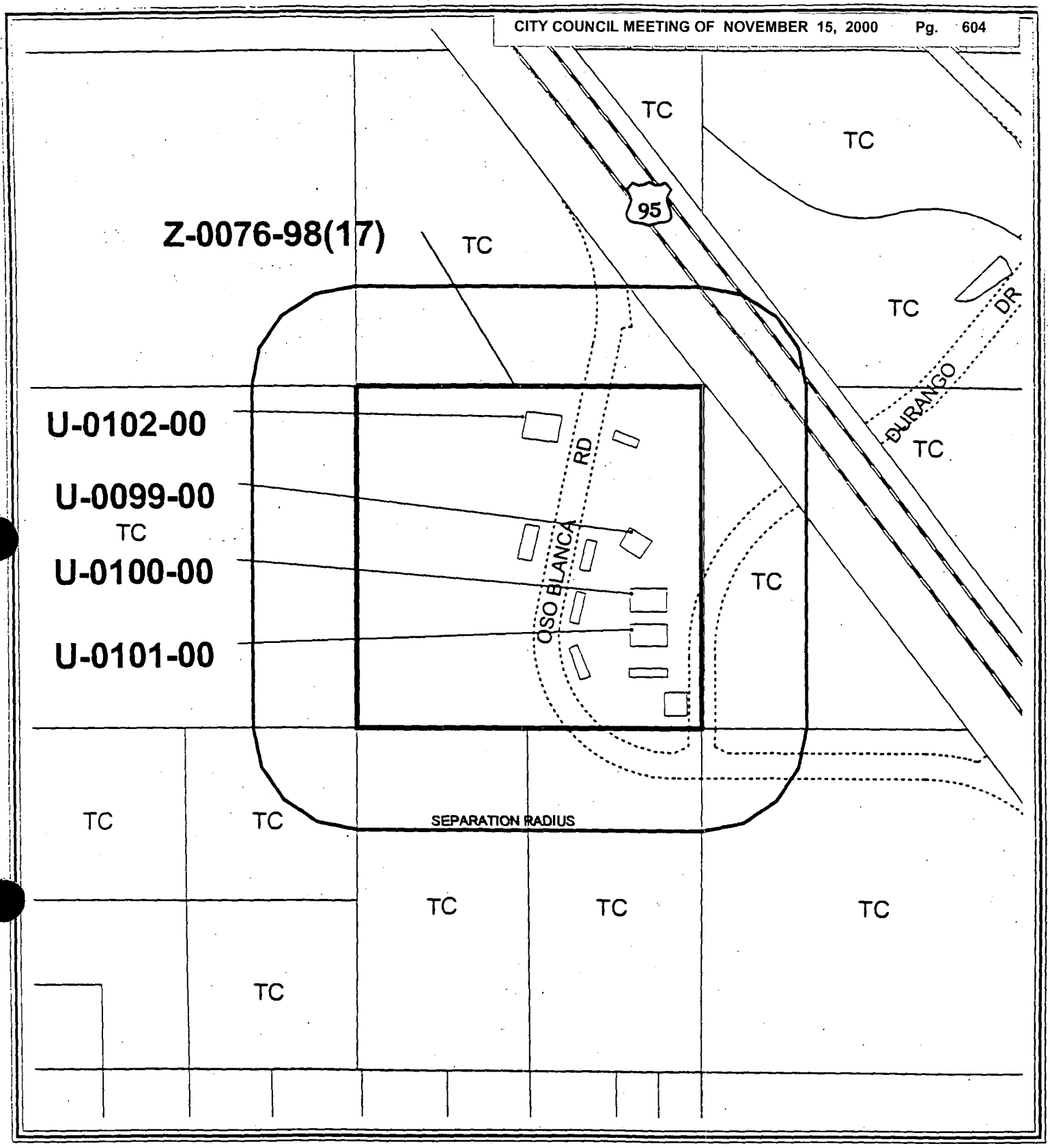
CASE: U-0099-00, U-0100-00, U-0101-00, U-0102-00
Z-0076-98(17)

0 400 800 Feet

RADIUS: 1370 FT

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

N



CASE: **U-0099-00, U-0100-00, U-0101-00, U-0102-00, Z-0076-98(17)**

0 300 600 Feet

SEPARATION RADIUS: 400 FT

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2000
DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT
ITEM DESCRIPTION: Abeyance Item - U-0100-00 - Northwest 95, Limited Liability Company

THIS ITEM WAS HELD IN ABEYANCE FROM THE OCTOBER 18, 2000 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

** CONDITIONS **

The Planning Commission (4-1-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Approval of this Special Use permit does not constitute approval of a liquor license.

2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

3. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.

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** STAFF REPORT **

APPLICATION REQUEST

This request is for a Special Use Permit for a proposed 5,300 square foot supper club located approximately 800 feet south of the Farm Road alignment and 200 feet east of the U.S. 95 Frontage Road alignment within the Town Center.

BACKGROUND DATA

12/07/98 The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) on the subject property as part of a larger request.

06/22/00 The Planning Commission approved a Tentative Map (TM-0022-00) for three lots on the subject property.

08/24/00 The Planning Commission voted to recommend approval of requests for Special Use Permits (U-0099-00 through U-0110-00) to allow four supper clubs, four restaurants with drive-ups, a convenience store with fuel pumps, sale of packaged liquor in conjunction with a convenience store, a car wash, and an auto lube facility on the subject site. The Planning Commission also voted to recommend approval of a request for a Site Development Plan Review [Z-0076-98(17)] for a conceptual site plan regarding the above-mentioned Special Use Permits.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	T-C (Town Center)	Undeveloped
South	T-C (Town Center)	Undeveloped
East	T-C (Town Center)	Undeveloped
West	T-C (Town Center)	Undeveloped

ANALYSIS & FINDINGS

ZONING

Staff finds that a supper club is an allowed use within the SC-TC (Service Commercial) land use category of the T-C (Town Center) Zoning District, with the approval of a Special Use Permit. The Town Center Development Guidelines require that a supper club not be within 400 feet of any church, synagogue, school, child care facility licensed for more than twelve children, or City park.

Currently, the separation is measured in a straight line from the front entrance of the protected use to the front entrance of the liquor use. However, staff is proposing a change to the Town Center Development Standards that will require that the distance separation be measured in a straight line from property line to property line.

Staff finds that based on the current method of measurement, none of these protected uses exist within 400 feet of the proposed supper club.

USE

Staff finds that the proposed supper club is a use that will be an appropriate element of a larger commercial development on a site near the US 95 freeway and designated Town Center SC-TC (Service Commercial). Staff finds the use can be conducted in a manner that is harmonious and compatible with future development within the Town Center planning area.

FINDINGS

In order to approve a Special Use Permit application, per Las Vegas Municipal Code Section 19A.18.060 the Planning Commission or City Council must affirm the following:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

   Staff finds that the proposed supper club is a use that will be an appropriate element of a large commercial development on a site near the US 95 freeway and designated Town Center SC-TC (Service Commercial). Staff finds the use can be conducted in a manner that is harmonious and compatible with future development within the Town Center planning area.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

   Staff finds that the subject site will be physically suitable for the type and intensity of land use as proposed by this supper club.

3. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."**

Staff finds the abutting street network will be adequate for the traffic generated by this supper club use. Farm Road is planned to be a minor (80-foot) arterial, the U.S. 95 Frontage Road is planned to be 70 to 80 feet wide, and Severance Lane is planned to be 60 feet wide.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

   Staff finds that the proposed supper club on this site will be subject to regular inspection by City and County regulatory agencies for business licensing, and will therefore not compromise the public health, safety, and welfare.

NOTICES MAILED 29 by City Clerk

APPROVALS 1

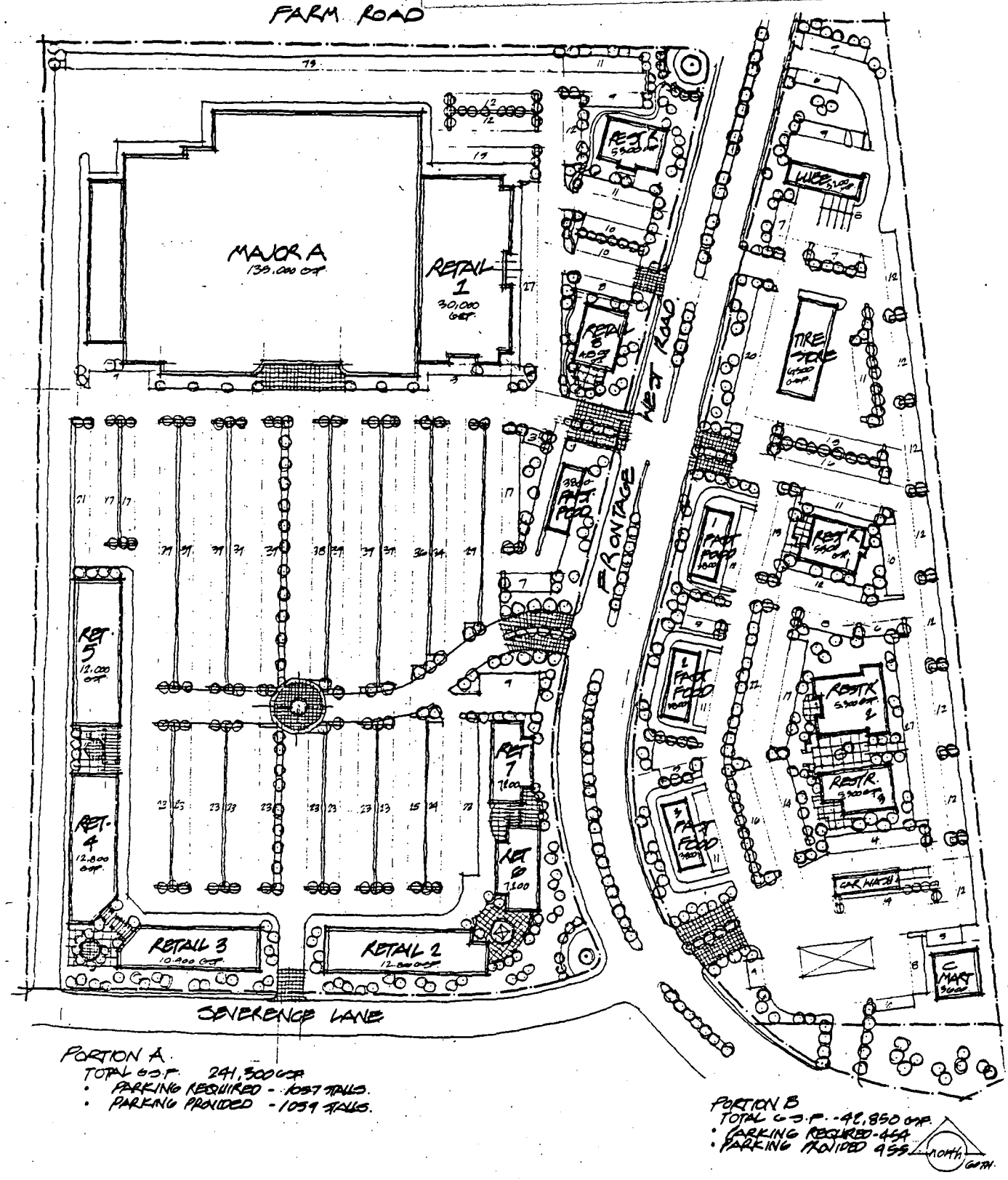
PROTESTS 3

[Notes: Three area property owners provided testimony in opposition to this request, because it is associated with the Site Development Plan Review [Z-76-98(17)] and with the Special Use Permit (U-0099-00) to which the area property owners expressed opposition.

Staff requests Condition No. 5 be revised by the City Council, to clarify that a Site Development Review application shall be reviewed at a public hearing before the Planning Commission and City Council prior to obtaining any building permits.]

AGENCY COMMENTS

Department/Agency	*Distributed to*	*Comments Received*	*Comments Incorporated into Conditions of Approval*
P&D - Comprehensive Planning	YES	NO	NO
B&S - Permits/Inspections	YES	NO	NO
PW - DEVCO	YES	NO	NO
Office of Business Development	YES	NO	NO
Fire Services - Prevention	YES	NO	NO
Metro - Crime Prevention	YES	NO	NO



Farm and I-95 Center

Farm Road and I-95 Freeway, Las Vegas, Nevada

STAFF

U-0100-00

8-24-00 PC

Perlman ARCHITECTS
PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89014



U-0100-00 - NORTHWEST 95, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF THE INTERSECTION OF THE FARM ROAD ALIGNMENT AND U.S. 95
AUGUST 24, 2000 PLANNING COMMISSION

City of Las Vegas

Agenda Item No.: 76

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: WILLARD TIM CHOW [ ] CONSENT [X] DISCUSSION

SUBJECT:

ABEYANCE ITEM - SPECIAL USE PERMIT RELATED TO Z-0076-98(17) - PUBLIC HEARING - **U-0101-00 - NORTHWEST 95, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED 5,300 SQUARE FOOT SUPPER CLUB located approximately 900 feet south of the Farm Road alignment and 200 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-002), T-C (Town Center) Zone, Ward 6 (Mack). The Planning Commission (4-1-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	3	Planning Commission Mtg.	1
Hearing Officer Meeting		Hearing Officer Meeting	
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

The Planning Commission (4-1-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

MACK - APPROVED subject to conditions, amending Condition No. 5 as follows: A Site Development Plan Review *at a public hearing* before the City Council shall be required prior to obtaining any building permits. And the following added condition:

- ***Compliance with all conditions of approval of Z-0076-98(17) and all subsequent site-related actions.***

-- UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY MARK FIORENTINO, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with the amended and added conditions.

No one appeared in opposition.

City of Las Vegas

Agenda Item No.: 76

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Planning & Development
Item 76 – U-0101-00

MINUTES – Continued:
There was no discussion.

MAYOR GOODMAN declared the Public Hearing closed.
(1:51 - 2:03)
4-773

CONDITIONS:
Planning and Development

1. Approval of this Special Use permit does not constitute approval of a liquor license.

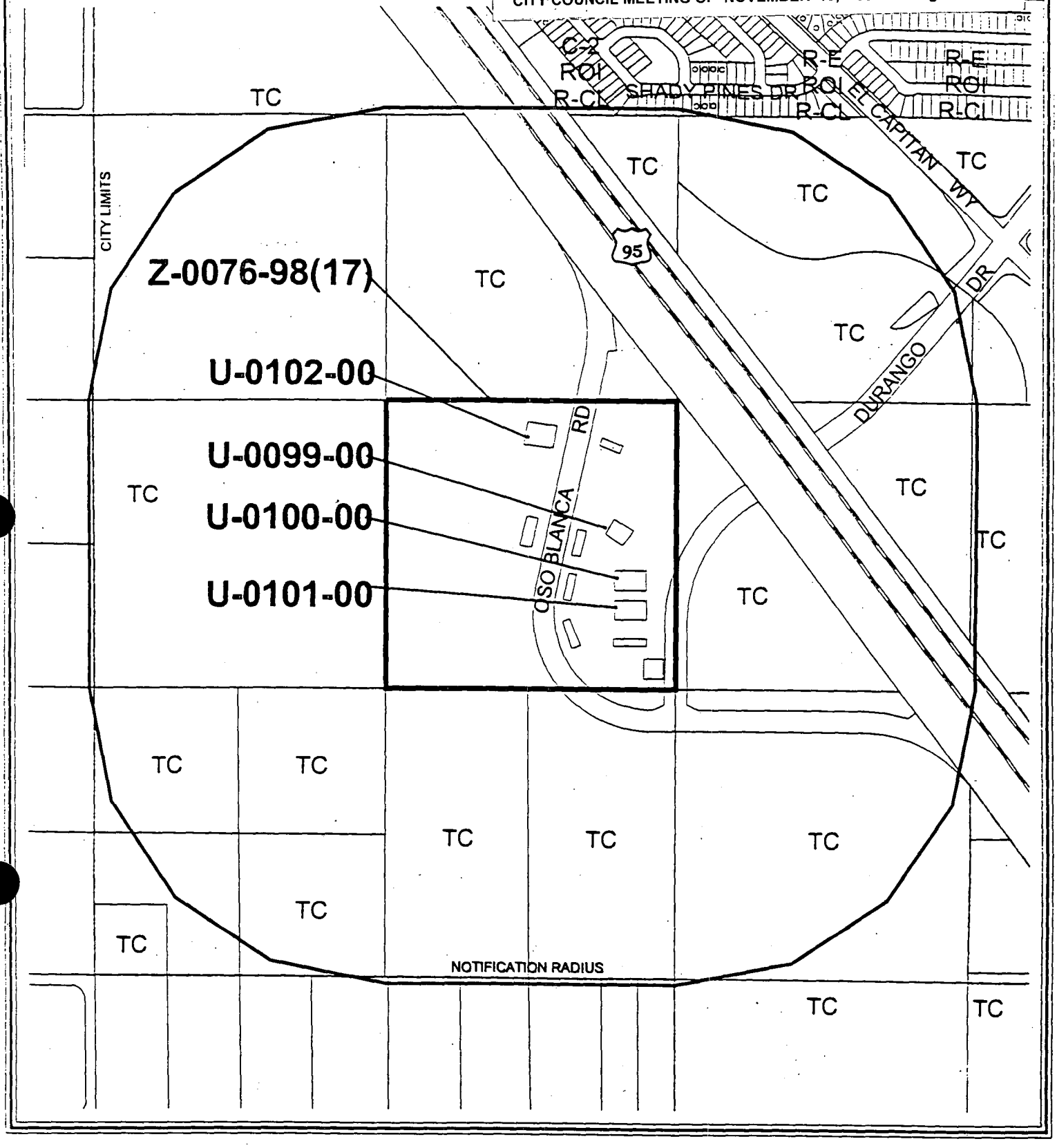
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3. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.

4. All City Code Requirements and all City departments' design standards shall be met.

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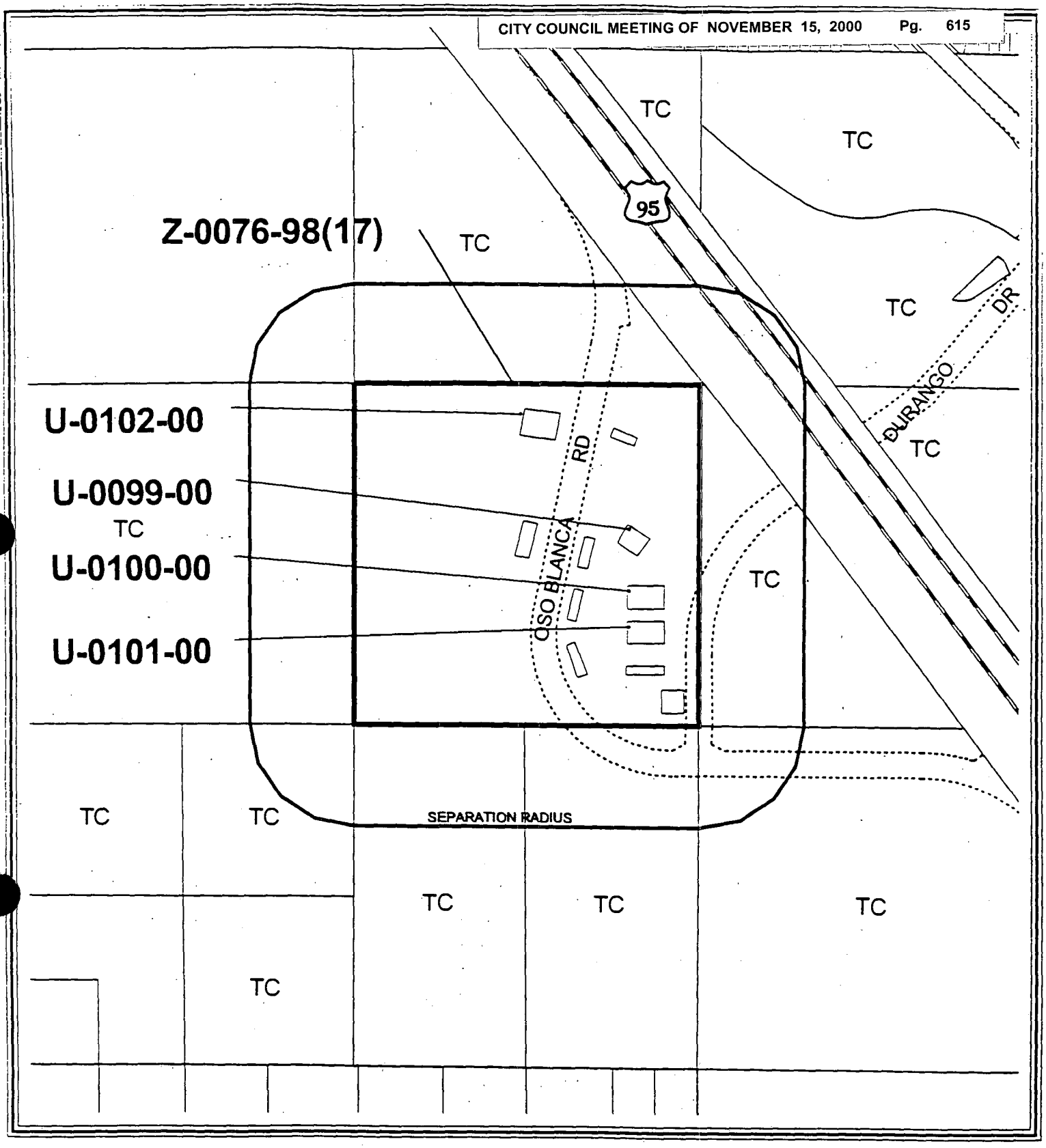


CASE: **U-0099-00, U-0100-00, U-0101-00, U-0102-00**
Z-0076-98(17)

RADIUS: 1370 FT

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

N



CASE: **U-0099-00, U-0100-00, U-0101-00, U-0102-00, Z-0076-98(17)**

0 300 600 Feet

SEPARATION RADIUS: 400 FT

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City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2000
DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT
ITEM DESCRIPTION: Abeyance Item - U-0101-00 - Northwest 95, Limited Liability Company

THIS ITEM WAS HELD IN ABEYANCE FROM THE OCTOBER 18, 2000 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

** CONDITIONS **

The Planning Commission (4-1-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

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City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2000
DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT
ITEM DESCRIPTION: Abeyance Item - U-0101-00 - Northwest 95, Limited Liability Company

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ANALYSIS & FINDINGS

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NOTICES MAILED 29 by City Clerk

APPROVALS 1

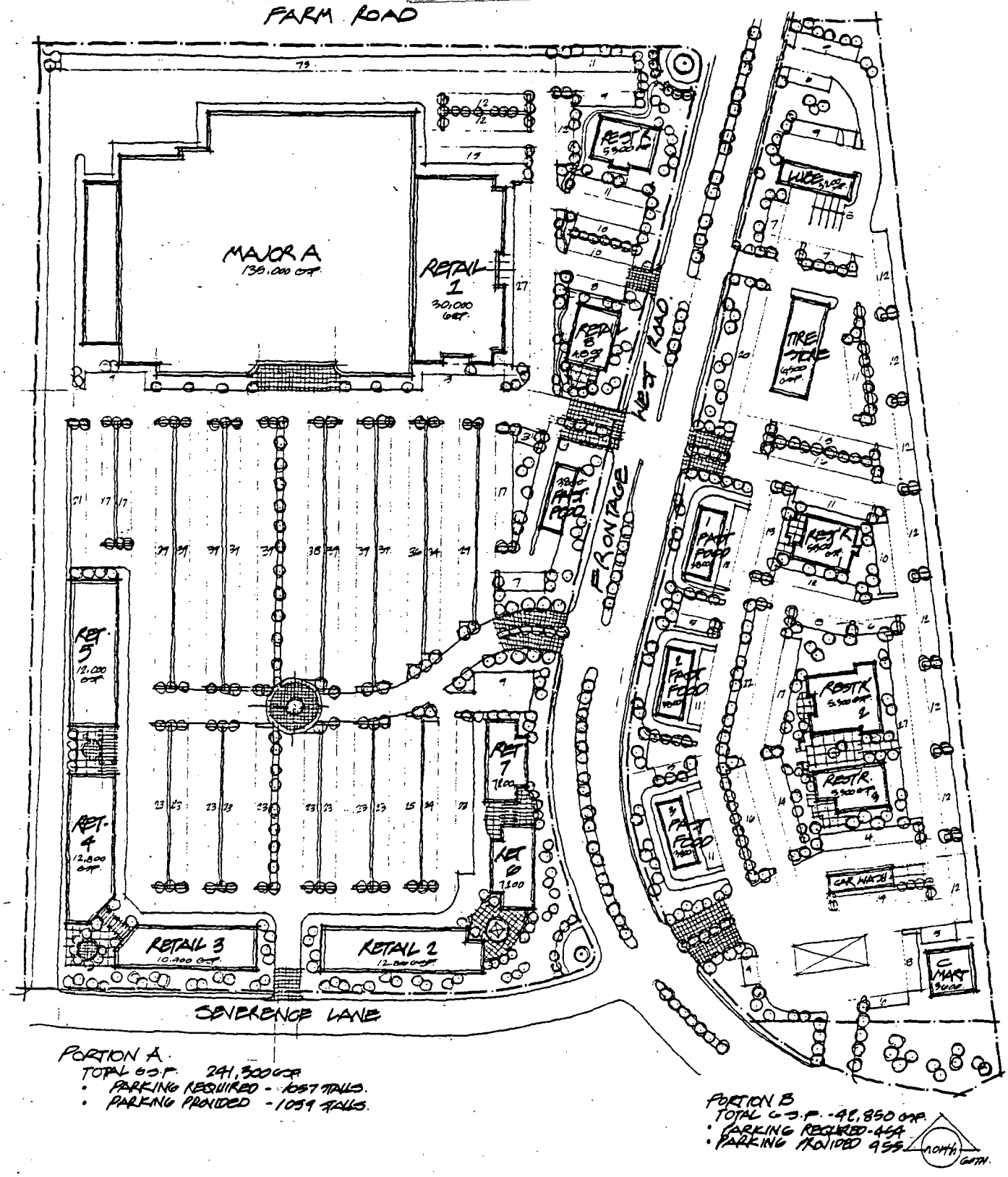
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[Notes: Three area property owners provided testimony in opposition to this request, because it is associated with the Site Development Plan Review [Z-76-98(17)] and with the Special Use Permits (U-0099-00, U-0100-00) to which the area property owners expressed opposition.

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AGENCY COMMENTS

Department/Agency	*Distributed to*	*Comments Received*	*Comments Incorporated into Conditions of Approval*
P&D - Comprehensive Planning	YES	NO	NO
B&S - Permits/Inspections	YES	NO	NO
PW - DEVCO	YES	NO	NO
Office of Business Development	YES	NO	NO
Fire Services - Prevention	YES	NO	NO
Metro - Crime Prevention	YES	NO	NO



Farm and I-95 Center

Farm Road and I-95 Freeway, Las Vegas, Nevada

STAFF

U-0101-00

8-24-00 PC

Perlman ARCHITECTS
PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89014



U-0101-00 - NORTHWEST 95, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF THE INTERSECTION OF THE FARM ROAD ALIGNMENT AND U.S. 95
AUGUST 24, 2000 PLANNING COMMISSION

City of Las Vegas

Agenda Item No.: 77

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: WILLARD TIM CHOW [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:

ABEYANCE ITEM - SPECIAL USE PERMIT RELATED TO Z-0076-98(17) - PUBLIC HEARING - **U-0102-00 - NORTHWEST 95, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED 5,300 SQUARE FOOT SUPPER CLUB located approximately 200 feet south of the Farm Road alignment and 50 feet west of the U.S. 95 Frontage Road alignment (APN: 125-17-301-002), T-C (Town Center) Zone, Ward 6 (Mack). The Planning Commission (4-1-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	3	Planning Commission Mtg.	1
Hearing Officer Meeting		Hearing Officer Meeting	
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

The Planning Commission (4-1-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

MACK - APPROVED subject to conditions, amending Condition No. 5 as follows: A Site Development Plan Review *at a public hearing* before the City Council shall be required prior to obtaining any building permits. And the following condition:

- ***Compliance with all conditions of approval of Z-0076-98(17) and all subsequent site-related actions.***

-- UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY MARK FIORENTINO, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with the amended and added conditions.

City of Las Vegas

Agenda Item No.: 77

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Planning & Development
Item 77 – U-0102-00

MINUTES – Continued:
No one appeared in opposition.

There was no discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(1:51 - 2:03)

4-773

CONDITIONS:
Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.

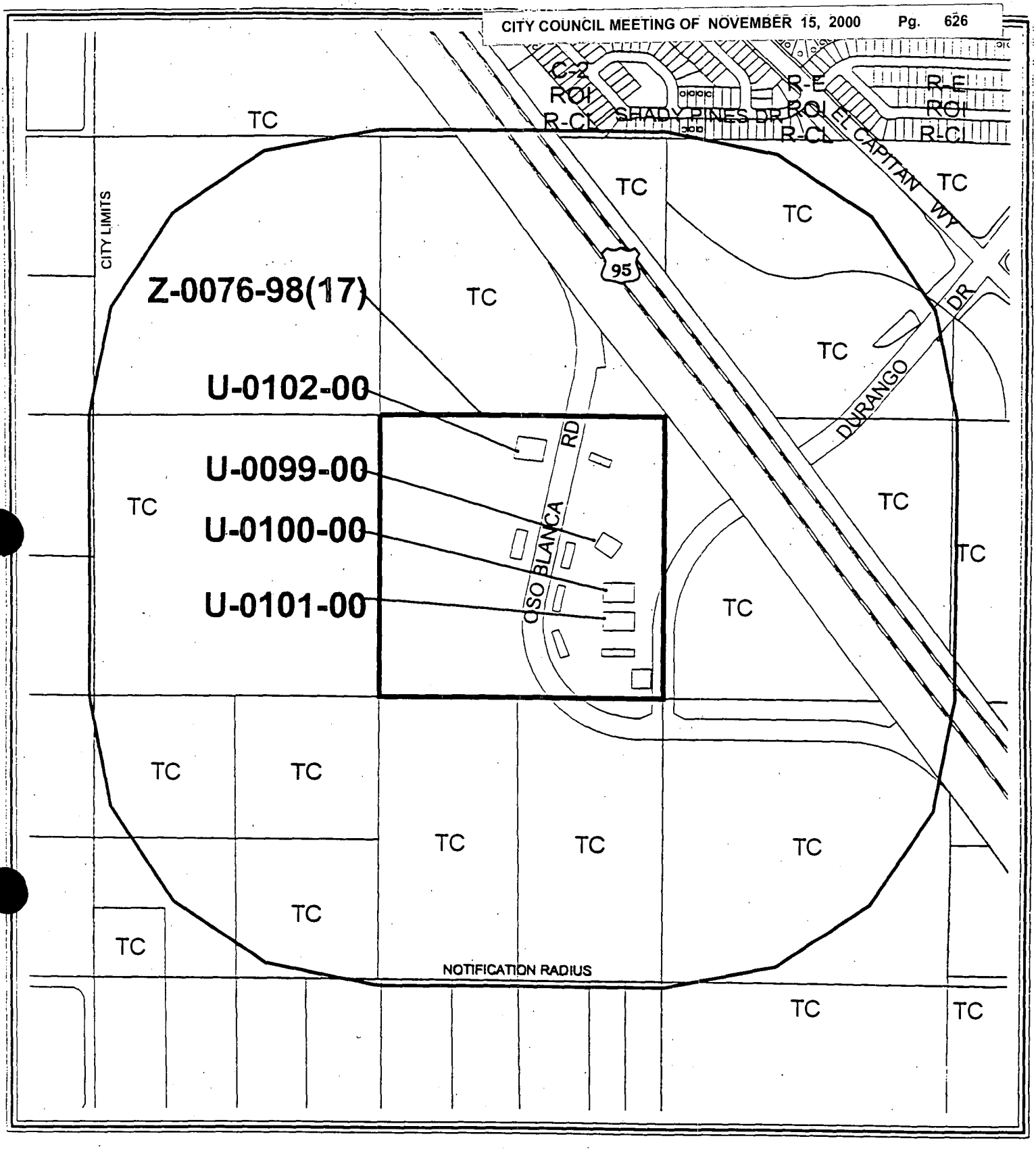
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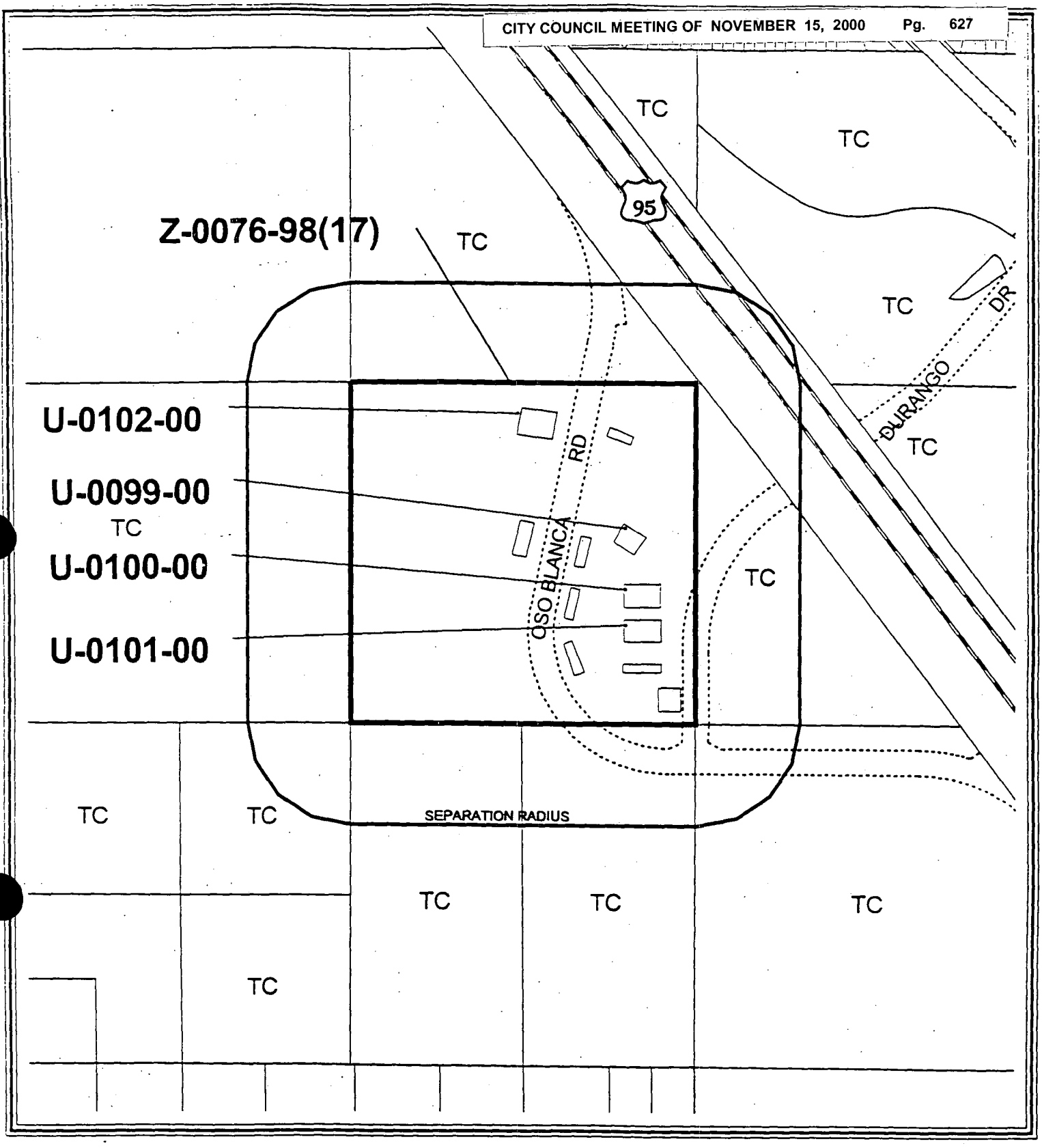
CASE: **U-0099-00, U-0100-00, U-0101-00, U-0102-00**
Z-0076-98(17)

0 400 800 Feet

RADIUS: 1370 FT

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

N



CASE: **U-0099-00, U-0100-00, U-0101-00, U-0102-00, Z-0076-98(17)**

0 300 600 Feet

SEPARATION RADIUS: 400 FT

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2000
DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT
ITEM DESCRIPTION: Abeyance Item - U-0102-00 - Northwest 95, Limited Liability Company

THIS ITEM WAS HELD IN ABEYANCE FROM THE OCTOBER 18, 2000 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

** CONDITIONS **

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Planning and Development

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ANALYSIS & FINDINGS

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2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

   Staff finds that the subject site will be physically suitable for the type and intensity of land use as proposed by this supper club.

3. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."**

   Staff finds the abutting street network will be adequate for the traffic generated by this supper club use. Farm Road is planned to be a minor (80-foot) arterial, the U.S. 95 Frontage Road is planned to be 70 to 80 feet wide, and Severance Lane is planned to be 60 feet wide.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

   Staff finds that the proposed supper club on this site will be subject to regular inspection by City and County regulatory agencies for business licensing, and will therefore not compromise the public health, safety, and welfare.

NOTICES MAILED 29 by City Clerk

APPROVALS 1

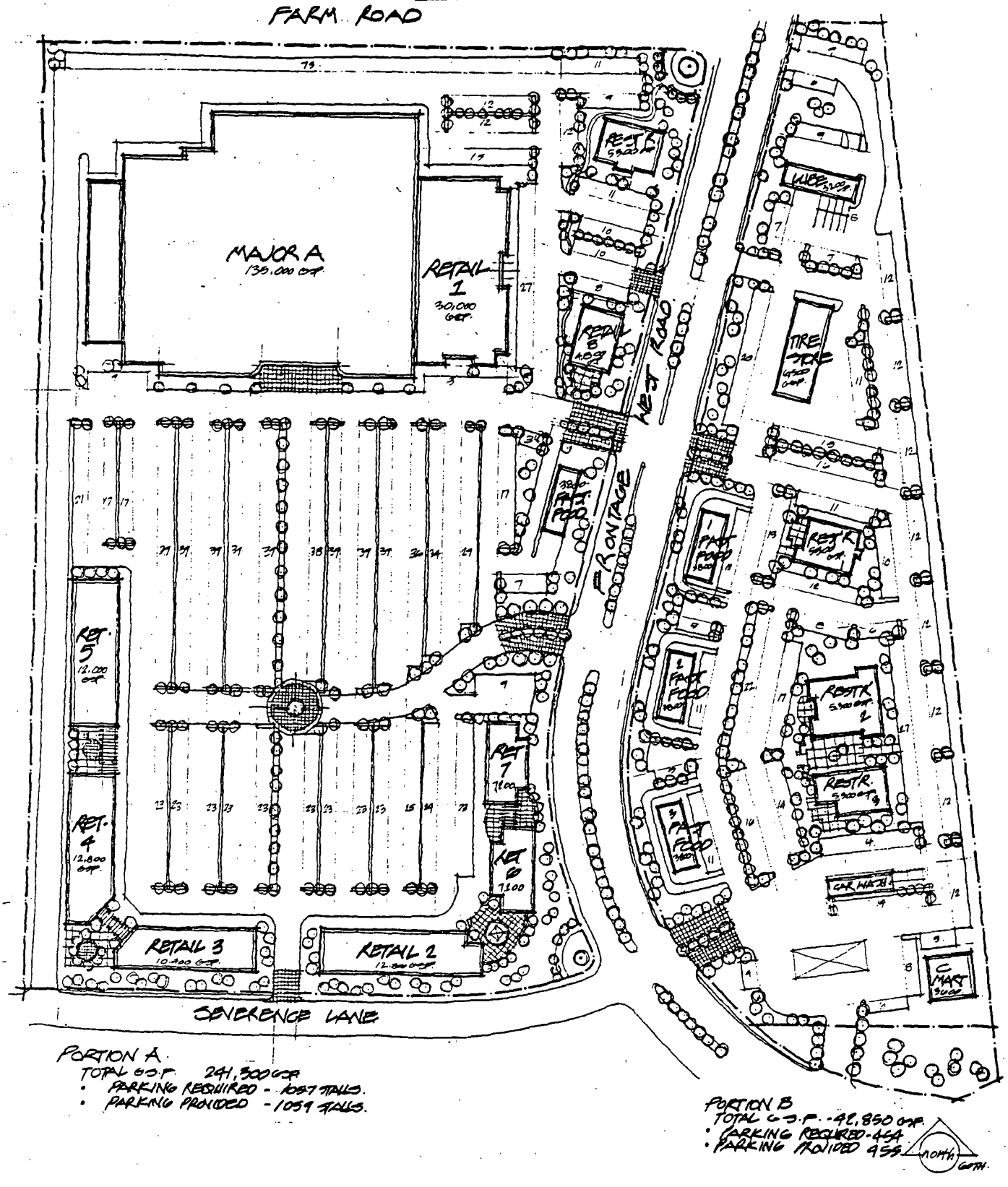
PROTESTS 3

[Notes: Three area property owners provided testimony in opposition to this request, because it is associated with the Site Development Plan Review [Z-76-98(17)] and with the Special Use Permits (U-0099-00 - U-0101-00) to which the area property owners expressed opposition.

Staff requests Condition No. 5 be revised by the City Council, to clarify that a Site Development Review application shall be reviewed at a public hearing before the Planning Commission and City Council prior to obtaining any building permits.]

AGENCY COMMENTS

Department/Agency	*Distributed to*	*Comments Received*	*Comments Incorporated into Conditions of Approval*
P&D - Comprehensive Planning	YES	NO	NO
B&S - Permits/Inspections	YES	NO	NO
PW - DEVCO	YES	NO	NO
Office of Business Development	YES	NO	NO
Fire Services - Prevention	YES	NO	NO
Metro - Crime Prevention	YES	NO	NO



Farm and I-95 Center

STAFF

Farm Road and I-95 Freeway, Las Vegas, Nevada

U-0102-00
8-24-00 PC

Perlman ARCHITECTS
PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89014



U-0102-00 - NORTHWEST 95, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF THE INTERSECTION OF THE FARM ROAD ALIGNMENT AND U.S. 95
AUGUST 24, 2000 PLANNING COMMISSION

City of Las Vegas

Agenda Item No.: 78

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: WILLARD TIM CHOW [ ] CONSENT [X] DISCUSSION

SUBJECT:

ABEYANCE ITEM - SPECIAL USE PERMIT RELATED TO Z-0076-98(17) - PUBLIC HEARING - **U-0103-00 - NORTHWEST 95, LIMITED LIABILITY COMPANY** - Request for a Special Use permit FOR A PROPOSED 3,800 SQUARE FOOT RESTAURANT WITH DRIVE-UP located 650 feet south of the Farm Road alignment and 50 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-002), T-C (Town Center) Zone, Ward 6 (Mack). The Planning Commission (4-1-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	3	Planning Commission Mtg.	1
Hearing Officer Meeting		Hearing Officer Meeting	
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

The Planning Commission (4-1-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

MACK - APPROVED subject to conditions, amending Condition No. 3 as follows: A Site Development Plan Review *at a public hearing* before the City Council shall be required prior to obtaining any building permits. And the following condition:

- ***Compliance with all conditions of approval of Z-0076-98(17) and all subsequent site-related actions.***

-- UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY MARK FIORENTINO, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with the amended and added conditions.

City of Las Vegas

Agenda Item No.: 78

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Planning & Development
Item 78 – U-0103-00

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, explained his concern with drive-up restaurants that are in close proximity to residential areas and the need for applicants to suppress sounds emitting from speakers. COUNCILMAN MACK assured him that he is committed to not having speaker boxes. He clarified that there are no residential adjacency to these projects.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(1:51 - 2:03)

4-773

CONDITIONS:

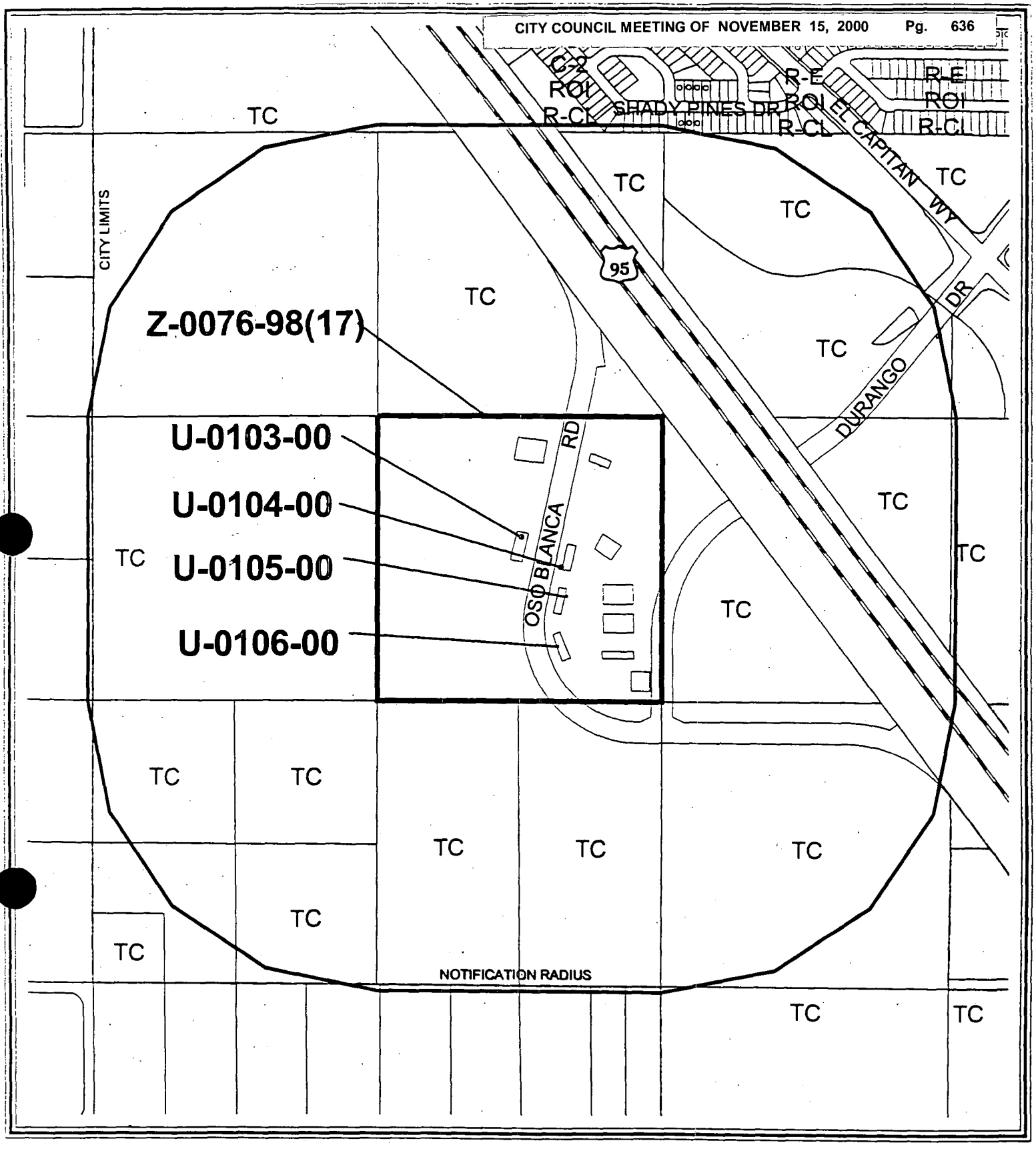
Planning and Development

1. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.

2. All City Code Requirements and all City departments' design standards shall be met.

3. A Site Development Plan Review before the City Council shall be required prior to obtaining any building permits.

4. A Master Sign Plan shall be required for this entire site prior to the issuance of any sign permits.



CASE: **U-0103-00, U-0104-00, U-0105-00, U-0106-00**
Z-0076-98(17)

0 400 800 Feet

RADIUS: 1370 FT

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2000
DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT
ITEM DESCRIPTION: Abeyance Item - U-0103-00 - Northwest 95, Limited Liability Company

THIS ITEM WAS HELD IN ABEYANCE FROM THE OCTOBER 18, 2000 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

** CONDITIONS **

The Planning Commission (4-1-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
2. All City Code Requirements and all City departments' design standards shall be met.
3. A Site Development Plan Review before the City Council shall be required prior to obtaining any building permits.
4. A Master Sign Plan shall be required for this entire site prior to the issuance of any sign permits.

** STAFF REPORT **

APPLICATION REQUEST

This is a request for a Special Use Permit for a 3,800 square foot restaurant with drive-up on property located approximately 650 feet south of the Farm Road alignment and approximately 50 feet east of the U.S. 95 Frontage Road alignment, within the Town Center.

BACKGROUND DATA

12/07/98 The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) on the subject property as part of a larger request.

06/22/00 The Planning Commission approved a Tentative Map (TM-0022-00) for three lots on the subject property.

08/24/00 The Planning Commission voted to recommend approval of requests for Special Use Permits (U-0099-00 through U-0110-00) to allow four supper clubs, four restaurants with drive-ups, a convenience store with fuel pumps, sale of packaged liquor in conjunction with a convenience store, a car wash, and an auto lube facility on the subject site. The Planning Commission also voted to recommend approval of a request for a Site Development Plan Review [Z-0076-98(17)] for a conceptual site plan regarding the above-mentioned Special Use Permits.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	T-C (Town Center)	Undeveloped
South	T-C (Town Center)	Undeveloped
East	T-C (Town Center)	Undeveloped
West	T-C (Town Center)	Undeveloped

ANALYSIS & FINDINGS

ZONING

Staff finds that a restaurant with drive-up is an allowed use within the SC-TC (Service Commercial) land use category of the T-C (Town Center) Zoning District, with the approval of a Special Use Permit.

USE

Staff finds that the proposed restaurant with drive-up is a use that will be an appropriate element of a larger commercial development on a site near the US 95 freeway and designated Town Center SC-TC (Service Commercial). Staff finds the use can be conducted in a manner that is harmonious and compatible with future development within the Town Center planning area.

FINDINGS

In order to approve a Special Use Permit application, per Las Vegas Municipal Code Section 19A.18.060 the Planning Commission or City Council must affirm the following:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

   Staff finds that the proposed restaurant with drive-up is a use typically associated with commercial development such as anticipated in the Town Center SC-TC (Service Commercial) land use category, and that the restaurant with drive-up will be harmonious and compatible with future development in the Town Center planning area.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

   Staff finds that the subject site will be physically suitable for the type and intensity of land use as proposed by this restaurant with drive-up.

3. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."**

   Staff finds the abutting street network will be adequate for the traffic generated by this restaurant with drive-up. Farm Road is planned to be a minor (80-foot) arterial, the U.S. 95 Frontage Road is planned to be 70 to 80 feet wide, and Severance Lane is planned to be 60 feet wide.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

   Staff finds that the proposed restaurant with drive-up, on this site will be subject to regular inspection by City and County regulatory agencies for business licensing, and will therefore not compromise the public health, safety, and welfare.

NOTICES MAILED 29 by City Clerk

APPROVALS 1

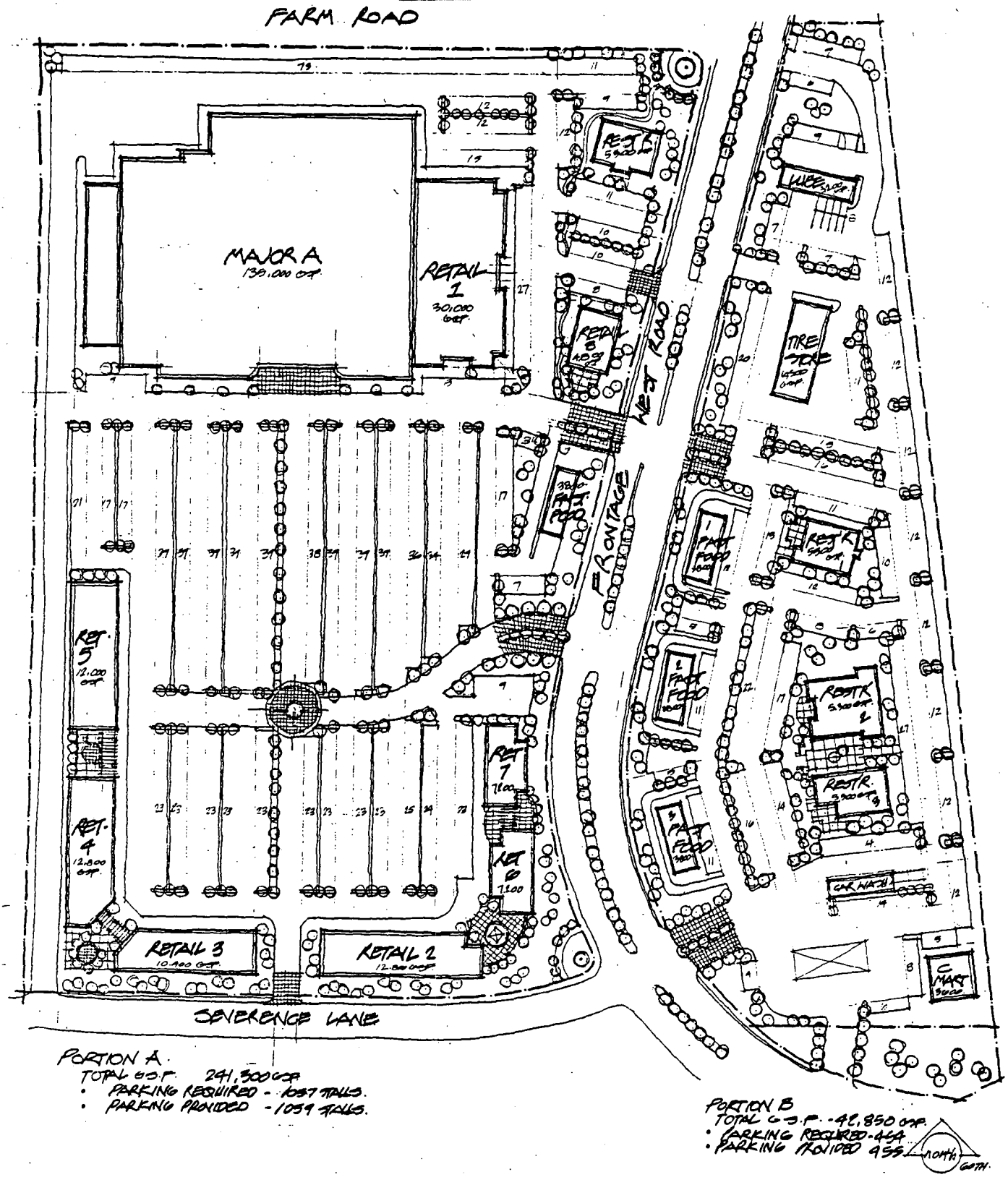
PROTESTS 3

[Notes: Three area property owners provided testimony in opposition to this request, because it is associated with the Site Development Plan Review [Z-76-98(17)] and with the Special Use Permits (U-0099-00 - U-0102-00) to which the area property owners expressed opposition.

Staff requests Condition No. 3 be revised by the City Council, to clarify that a Site Development Review application shall be reviewed at a public hearing before the Planning Commission and City Council prior to obtaining any building permits.]

AGENCY COMMENTS

Department/Agency	*Distributed to*	*Comments Received*	*Comments Incorporated into Conditions of Approval*
P&D - Comprehensive Planning	YES	NO	NO
B&S - Permits/Inspections	YES	NO	NO
PW - DEVCO	YES	NO	NO
Office of Business Development	YES	NO	NO
Fire Services - Prevention	YES	NO	NO
Metro - Crime Prevention	YES	NO	NO



PORTION A
TOTAL G.S.F. 241,300 GSF
- PARKING REQUIRED - 1037 STALLS.
- PARKING PROVIDED - 1059 STALLS.

PORTION B
TOTAL G.S.F. - 42,850 GSF.
- PARKING REQUIRED - 464
- PARKING PROVIDED 455

Farm and I-95 Center

Farm Road and I-95 Freeway, Las Vegas, Nevada

STAFF

Perlman ARCHITECTS
PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89014

U-0103-00
8-24-00 PC



U-0103-00 - NORTHWEST 95, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF THE INTERSECTION OF THE FARM ROAD ALIGNMENT AND U.S. 95
AUGUST 24, 2000 PLANNING COMMISSION

City of Las Vegas

Agenda Item No.: 79

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: WILLARD TIM CHOW [ ] CONSENT [X] DISCUSSION

SUBJECT:

ABEYANCE ITEM - SPECIAL USE PERMIT RELATED TO Z-0076-98(17) - PUBLIC HEARING - **U-0104-00 - NORTHWEST 95, LIMITED LIABILITY COMPANY** - Request for a Special Use permit FOR A PROPOSED 3,800 SQUARE FOOT RESTAURANT WITH DRIVE-UP located approximately 750 feet south of the Farm Road alignment and 50 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-002), T-C (Town Center) Zone, Ward 6 (Mack). The Planning Commission (4-1-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	3	Planning Commission Mtg.	1
Hearing Officer Meeting		Hearing Officer Meeting	
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

The Planning Commission (4-1-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

MACK - APPROVED subject to conditions, amending Condition No. 3 as follows: A Site Development Plan Review *at a public hearing* before the City Council shall be required prior to obtaining any building permits. And the following added condition:

- ***Compliance with all conditions of approval of Z-0076-98(17) and all subsequent site-related actions.***

-- UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY MARK FIORENTINO, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with the amended and added conditions.

City of Las Vegas

Agenda Item No.: 79

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Planning & Development
Item 79 – U-0104-00

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, explained his concern with drive-up restaurants that are in close proximity to residential areas and the need for applicants to suppress sounds emitting from speakers. COUNCILMAN MACK assured him that he is committed to not having speaker boxes. He clarified that there are no residential adjacency to these projects.

No one appeared in opposition.

There was no further discussion

MAYOR GOODMAN declared the Public Hearing closed.

(1:51 - 2:03)

4-773

CONDITIONS:

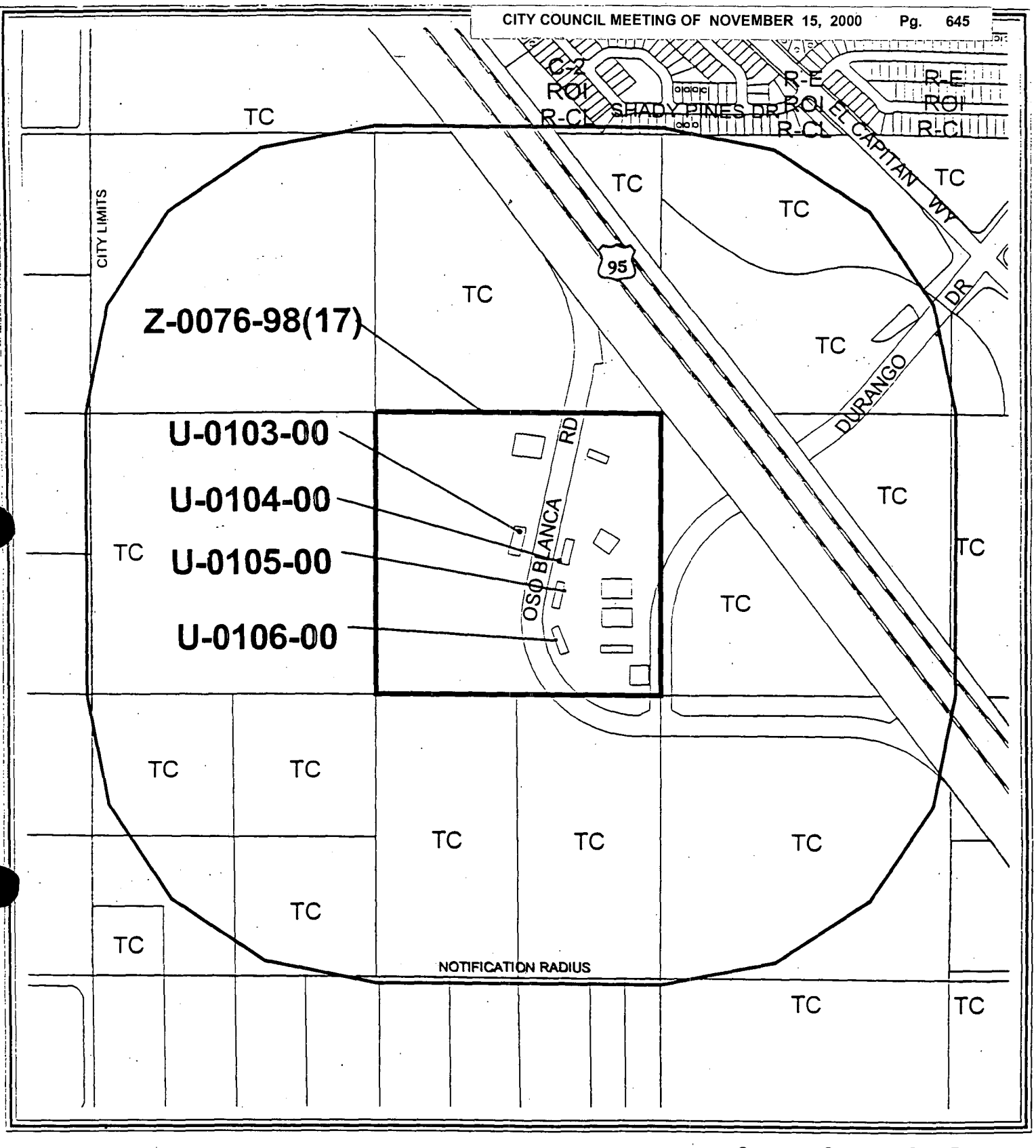
Planning and Development

1. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.

2. All City Code Requirements and all City departments' design standards shall be met.

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CASE: **U-0103-00, U-0104-00, U-0105-00, U-0106-00**
Z-0076-98(17)

0 400 800 Feet

RADIUS: 1370 FT

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2000
DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT
ITEM DESCRIPTION: Abeyance Item - U-0104-00 - Northwest 95, Limited Liability Company

THIS ITEM WAS HELD IN ABEYANCE FROM THE OCTOBER 18, 2000 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

** CONDITIONS **

The Planning Commission (4-1-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
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** STAFF REPORT **

APPLICATION REQUEST

This is a request for a Special Use Permit to allow a 3,800 square foot restaurant with drive-up on property located approximately 750 feet south of the Farm Road alignment and approximately 50 feet east of the U.S. 95 Frontage Road alignment within the Town Center.

BACKGROUND DATA

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06/22/00 The Planning Commission approved a Tentative Map (TM-0022-00) for three lots on the subject property.

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ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	T-C (Town Center)	Undeveloped
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ANALYSIS & FINDINGS

ZONING

Staff finds that a restaurant with drive-up is an allowed use within the SC-TC (Service Commercial) land use category of the T-C (Town Center) Zoning District, with the approval of a Special Use Permit.

USE

Staff finds that the proposed restaurant with drive-up is a use that will be an appropriate element of a larger commercial development on a site near the US 95 freeway and designated Town Center SC-TC (Service Commercial). Staff finds the use can be conducted in a manner that is harmonious and compatible with future development within the Town Center planning area.

FINDINGS

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APPROVALS 1

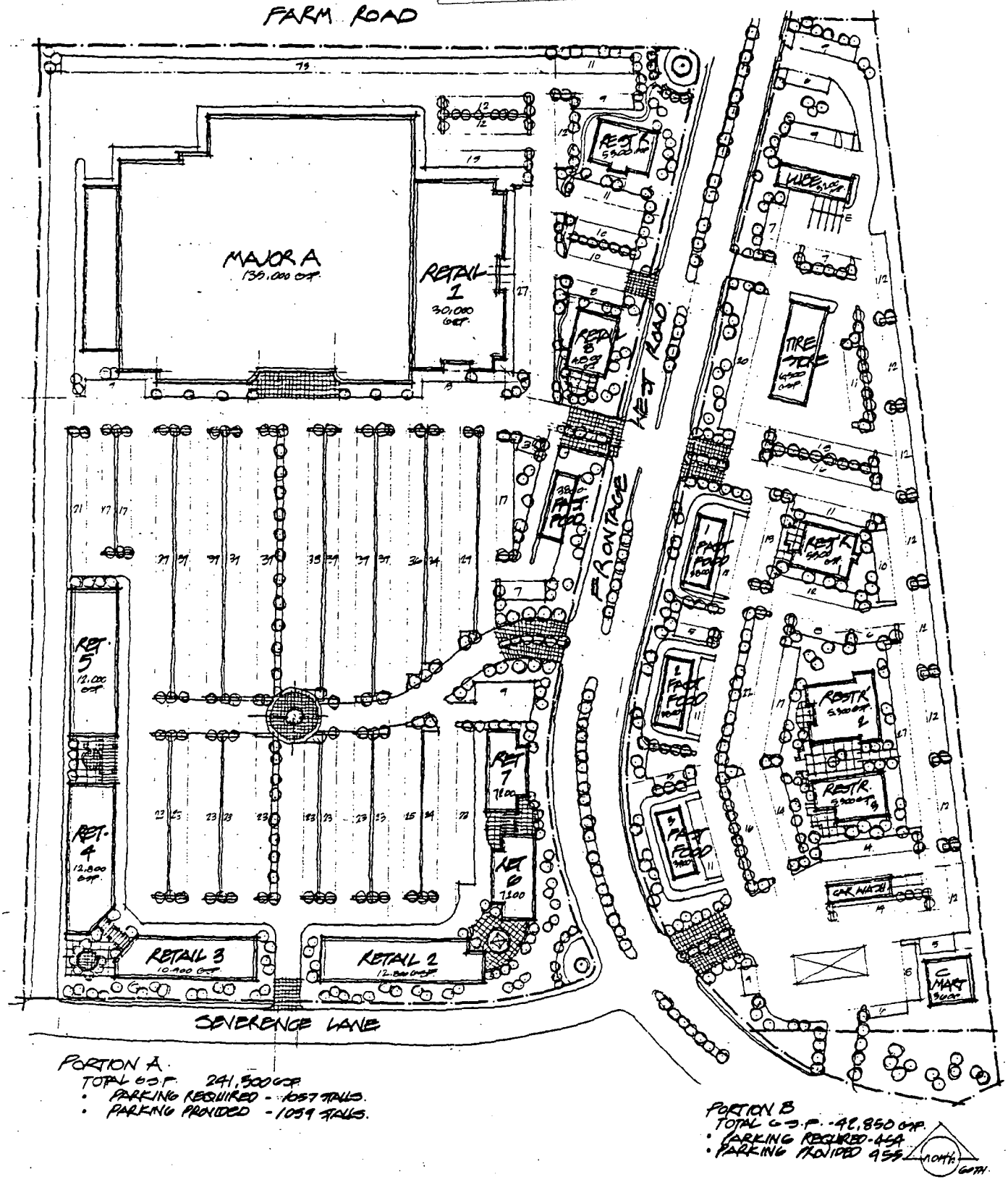
PROTESTS 3

[Notes: Three area property owners provided testimony in opposition to this request, because it is associated with the Site Development Plan Review [Z-76-98(17)] and with the Special Use Permits (U-0099-00 - U-0103-00) to which the area property owners expressed opposition.

Staff requests Condition No. 3 be revised by the City Council, to clarify that a Site Development Review application shall be reviewed at a public hearing before the Planning Commission and City Council prior to obtaining any building permits.]

AGENCY COMMENTS

Department/Agency	*Distributed to*	*Comments Received*	*Comments Incorporated into Conditions of Approval*
P&D - Comprehensive Planning	YES	NO	NO
B&S - Permits/Inspections	YES	NO	NO
PW - DEVCO	YES	NO	NO
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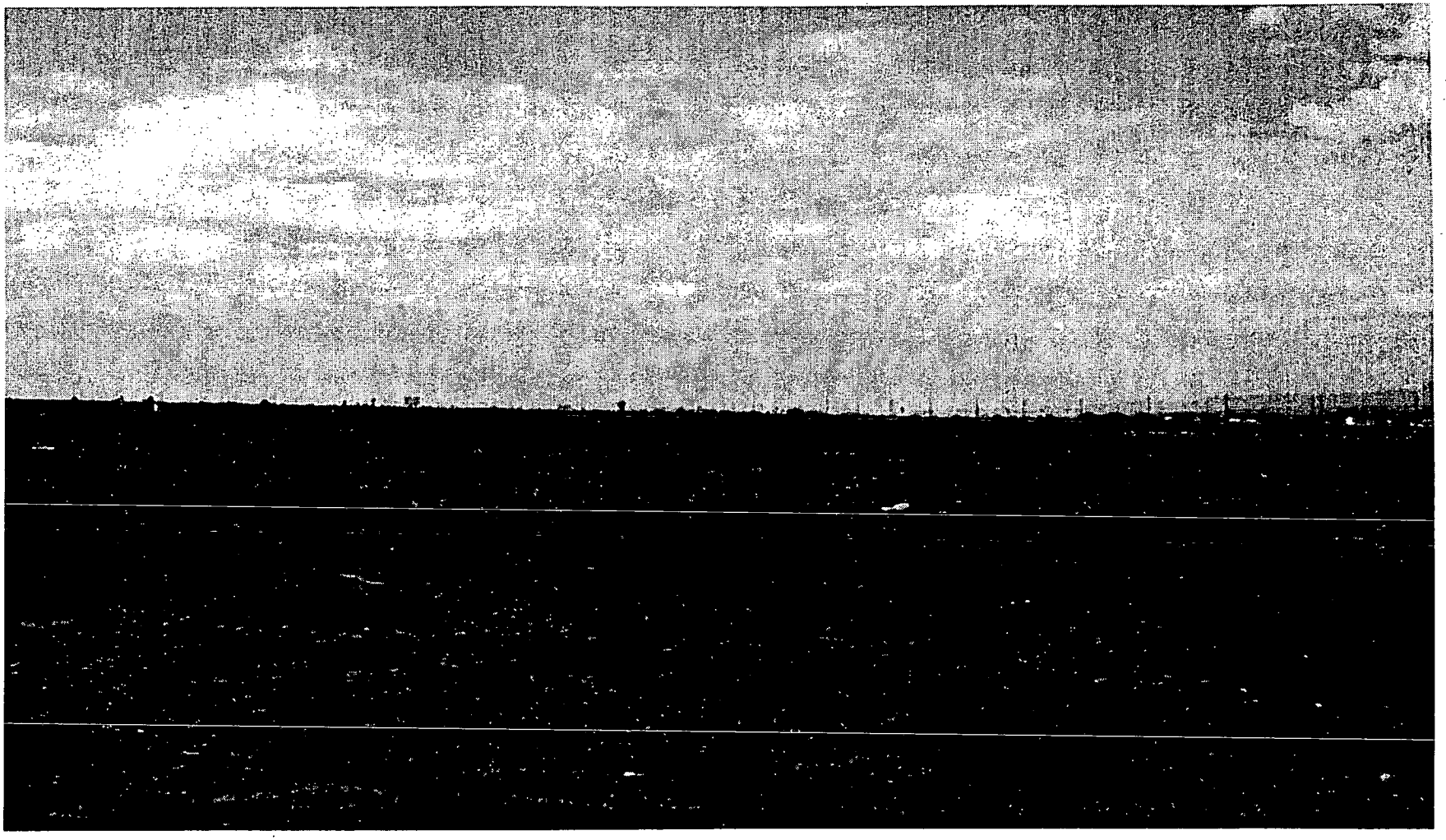


Farm and I-95 Center

Farm Road and I-95 Freeway, Las Vegas, Nevada

Perlman ARCHITECTS
PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89014

STAFF
U-0104-00
8-24-00 PC



U-0104-00 - NORTHWEST 95, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF THE INTERSECTION OF THE FARM ROAD ALIGNMENT AND U.S. 95
AUGUST 24, 2000 PLANNING COMMISSION

City of Las Vegas

Agenda Item No.: 80

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER15, 2000

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: WILLARD TIM CHOW [ ] CONSENT [X] DISCUSSION

SUBJECT:

ABEYANCE ITEM - SPECIAL USE PERMIT RELATED TO Z-0076-98(17) - PUBLIC HEARING - **U-0105-00 - NORTHWEST 95, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED 3,800 SQUARE FOOT RESTAURANT WITH DRIVE-UP located approximately 900 feet south of the Farm Road alignment and 50 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-002), T-C (Town Center) Zone, Ward 6 (Mack). The Planning Commission (4-1-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	3	Planning Commission Mtg.	1
Hearing Officer Meeting		Hearing Officer Meeting	
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

The Planning Commission (4-1-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

MACK - APPROVED subject to conditions, amending Condition No. 3 as follows: A Site Development Plan Review *at a public hearing* before the City Council shall be required prior to obtaining any building permits. And the following added condition:

- ***Compliance with all conditions of approval of Z-0076-98(17) and all subsequent site-related actions.***

-- UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY MARK FIORENTINO, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with the amended and added conditions.

City of Las Vegas

Agenda Item No.: 80

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Planning & Development
Item 80 – U-0105-00

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, explained his concern with drive-up restaurants that are in close proximity to residential areas and the need for applicants to suppress sounds emitting from speakers. COUNCILMAN MACK assured him that he is committed to not having speaker boxes. He clarified that there are no residential adjacency to these projects.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(1:51 - 2:03)

4-773

CONDITIONS:

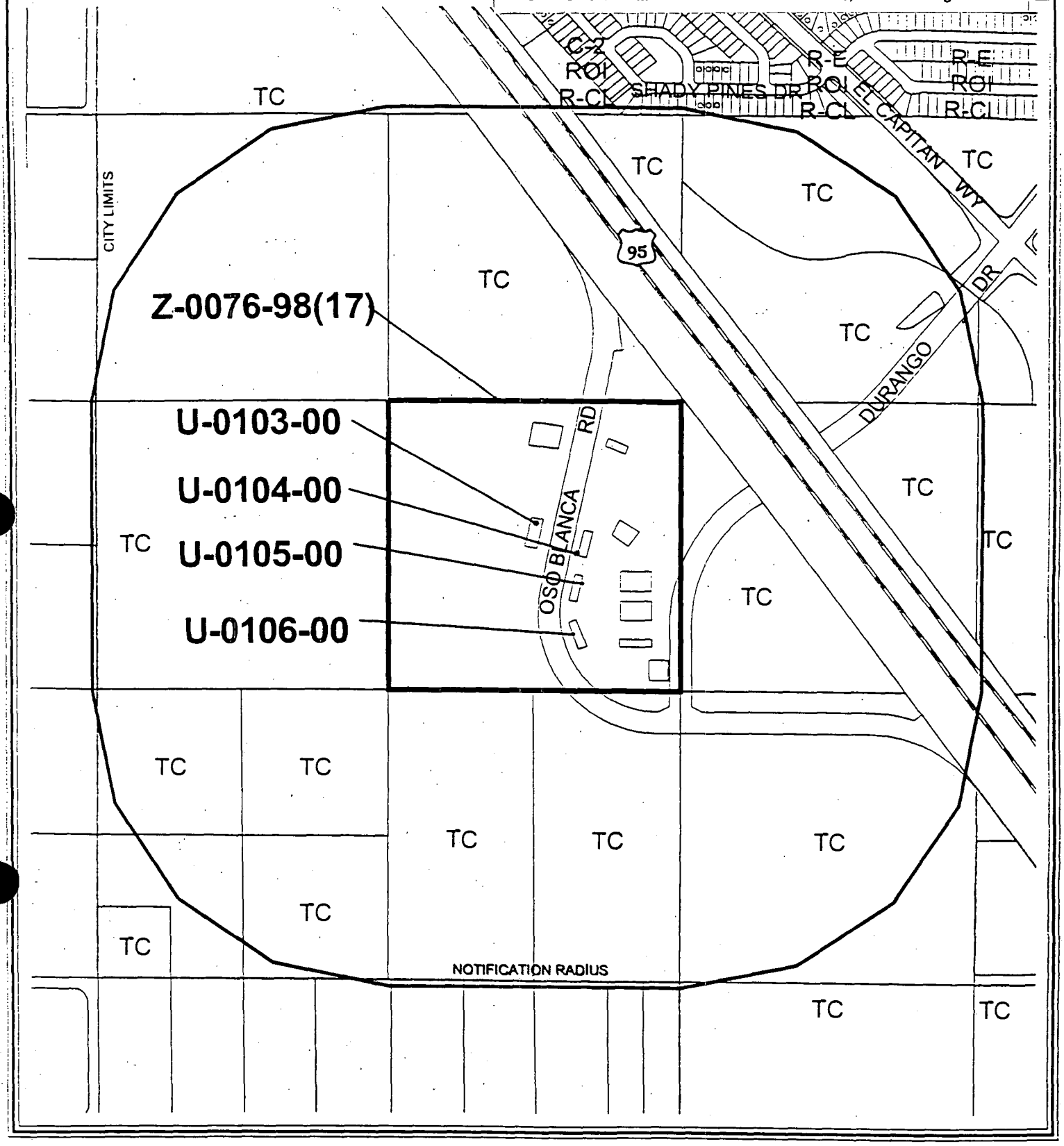
Planning and Development

1. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.

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CASE: **U-0103-00, U-0104-00, U-0105-00, U-0106-00**
Z-0076-98(17)

0 400 800 Feet

RADIUS: 1370 FT

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2000
DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT
ITEM DESCRIPTION: Abeyance Item - U-0105-00 - Northwest 95, Limited Liability Company

THIS ITEM WAS HELD IN ABEYANCE FROM THE OCTOBER 18, 2000 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

** CONDITIONS **

The Planning Commission (4-1-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

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** STAFF REPORT **

APPLICATION REQUEST

This is a request for a Special Use Permit to allow a 3,800 square foot restaurant with drive-up on property located approximately 900 feet south of the Farm Road alignment and approximately 50 feet east of the U.S. 95 Frontage Road alignment within the Town Center.

BACKGROUND DATA

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06/22/00 The Planning Commission approved a Tentative Map (TM-0022-00) for three lots on the subject property.

08/24/00 The Planning Commission voted to recommend approval of requests for Special Use Permits (U-0099-00 through U-0110-00) to allow four supper clubs, four restaurants with drive-ups, a convenience store with fuel pumps, sale of packaged liquor in conjunction with a convenience store, a car wash, and an auto lube facility on the subject site. The Planning Commission also voted to recommend approval of a request for a Site Development Plan Review [Z-0076-98(17)] for a conceptual site plan regarding the above-mentioned Special Use Permits.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	T-C (Town Center)	Undeveloped
South	T-C (Town Center)	Undeveloped
East	T-C (Town Center)	Undeveloped
West	T-C (Town Center)	Undeveloped

ANALYSIS & FINDINGS

ZONING

Staff finds that a restaurant with drive-up is an allowed use within the SC-TC (Service Commercial) land use category of the T-C (Town Center) Zoning District, with the approval of a Special Use Permit.

USE

Staff finds that the proposed restaurant with drive-up is a use that will be an appropriate element of a larger commercial development on a site near the US 95 freeway and designated Town Center SC-TC (Service Commercial). Staff finds the use can be conducted in a manner that is harmonious and compatible with future development within the Town Center planning area.

FINDINGS

In order to approve a Special Use Permit application, per Las Vegas Municipal Code Section 19A.18.060 the Planning Commission or City Council must affirm the following:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

   Staff finds that the proposed restaurant with drive-up is a use typically associated with commercial development such as anticipated in the Town Center SC-TC (Service Commercial) land use category, and that the restaurant with drive-up will be harmonious and compatible with future development in the Town Center planning area.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

   Staff finds that the subject site will be physically suitable for the type and intensity of land use as proposed by this restaurant with drive-up.

3. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."**

   Staff finds that the proposed restaurant with drive-up is a use typically associated with commercial development such as anticipated in the Town Center SC-TC (Service Commercial) land use category, and that the supper club will be harmonious and compatible with future development in the Town Center planning area.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

   Staff finds that the proposed restaurant with drive-up, on this site will be subject to regular inspection by City and County regulatory agencies for business licensing, and will therefore not compromise the public health, safety, and welfare.

NOTICES MAILED 29 by City Clerk

APPROVALS 1

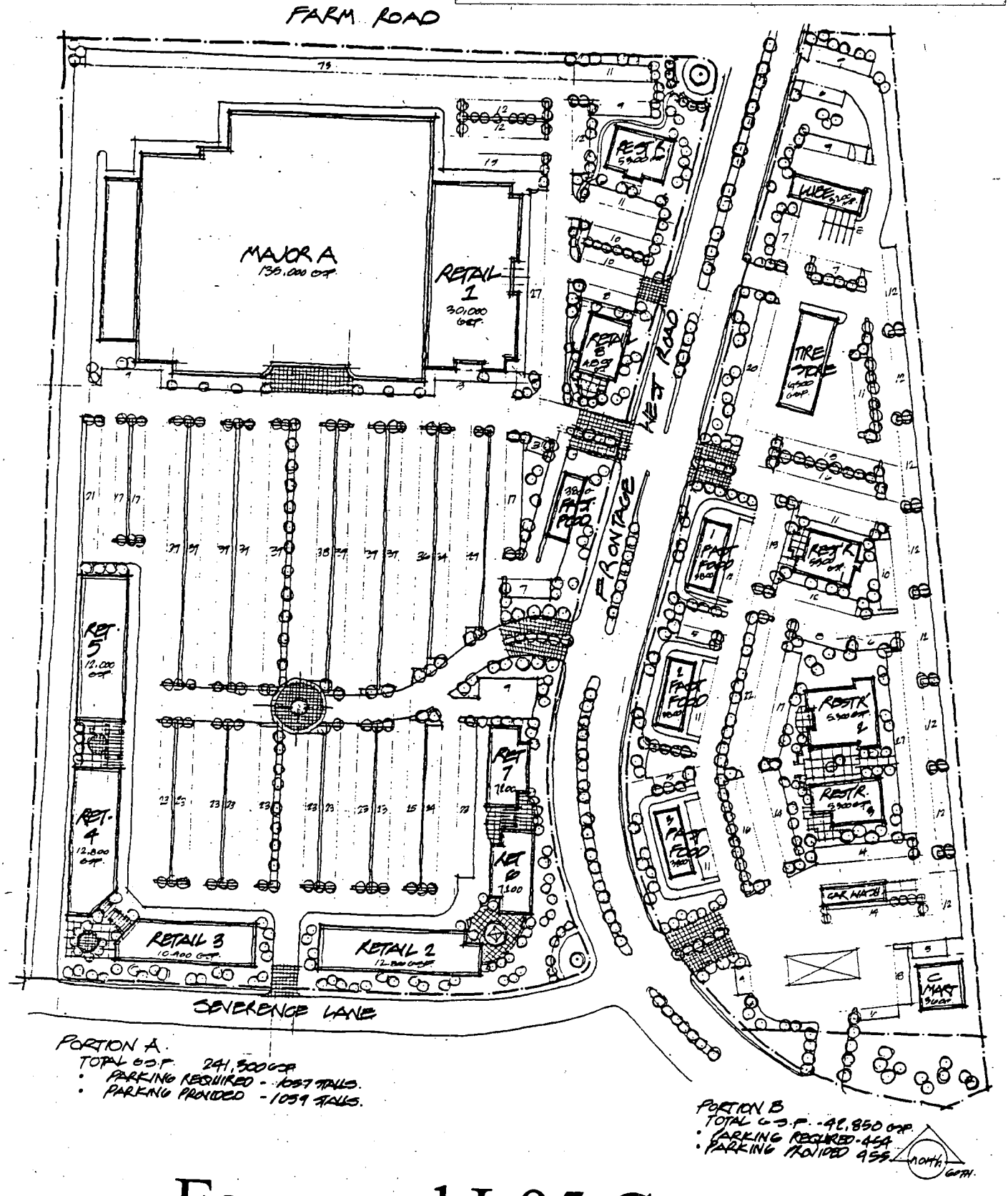
PROTESTS 3

[Notes: Three area property owners provided testimony in opposition to this request, because it is associated with the Site Development Plan Review [Z-76-98(17)] and with the Special Use Permits (U-0099-00 - U-0104-00) to which the area property owners expressed opposition.

Staff requests Condition No. 3 be revised by the City Council, to clarify that a Site Development Review application shall be reviewed at a public hearing before the Planning Commission and City Council prior to obtaining any building permits.]

AGENCY COMMENTS

Department/Agency	*Distributed to*	*Comments Received*	*Comments Incorporated into Conditions of Approval*
P&D - Comprehensive Planning	YES	NO	NO
B&S - Permits/Inspections	YES	NO	NO
PW - DEVCO	YES	YES	NO
Office of Business Development	YES	NO	NO
Fire Services - Prevention	YES	NO	NO
Metro - Crime Prevention	YES	NO	NO



Farm and I-95 Center

Farm Road and I-95 Freeway, Las Vegas, Nevada

STAFF

Perlman ARCHITECTS

PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89014

U-0105-00
8-24-00 PC



U-0105-00 - NORTHWEST 95, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF THE INTERSECTION OF THE FARM ROAD ALIGNMENT AND U.S. 95
AUGUST 24, 2000 PLANNING COMMISSION

City of Las Vegas

Agenda Item No.: 81

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: WILLARD TIM CHOW [ ] CONSENT [X] DISCUSSION

SUBJECT:

ABEYANCE ITEM - SPECIAL USE PERMIT RELATED TO Z-0076-98(17) - PUBLIC HEARING - **U-0106-00 - NORTHWEST 95, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED 3,800 SQUARE FOOT RESTAURANT WITH DRIVE-UP located approximately 650 feet south of the Farm Road alignment and 50 feet west of the U.S. 95 Frontage Road alignment (APN: 125-17-301-002), T-C (Town Center) Zone, Ward 6 (Mack). The Planning Commission (4-1-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	3	Planning Commission Mtg.	1
Hearing Officer Meeting		Hearing Officer Meeting	
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

The Planning Commission (4-1-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

MACK - APPROVED subject to conditions, amending Condition No. 3 as follows: A Site Development Plan Review *at a public hearing* before the City Council shall be required prior to obtaining any building permits. And the following added condition:

- ***Compliance with all conditions of approval of Z-0076-98(17) and all subsequent site-related actions.***

-- UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY MARK FIORENTINO, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with the amended and added conditions.

City of Las Vegas

Agenda Item No.: 81

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Planning & Development
Item 81 – U-0106-00

MINUTES - Continued:

TODD FARLOW, 240 North 19th Street, explained his concern with drive-up restaurants that are in close proximity to residential areas and the need for applicants to suppress sounds emitting from speakers. COUNCILMAN MACK assured him that he is committed to not having speaker boxes. He clarified that there are no residential adjacency to these projects.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(1:51 - 2:03)

4-773

CONDITIONS:

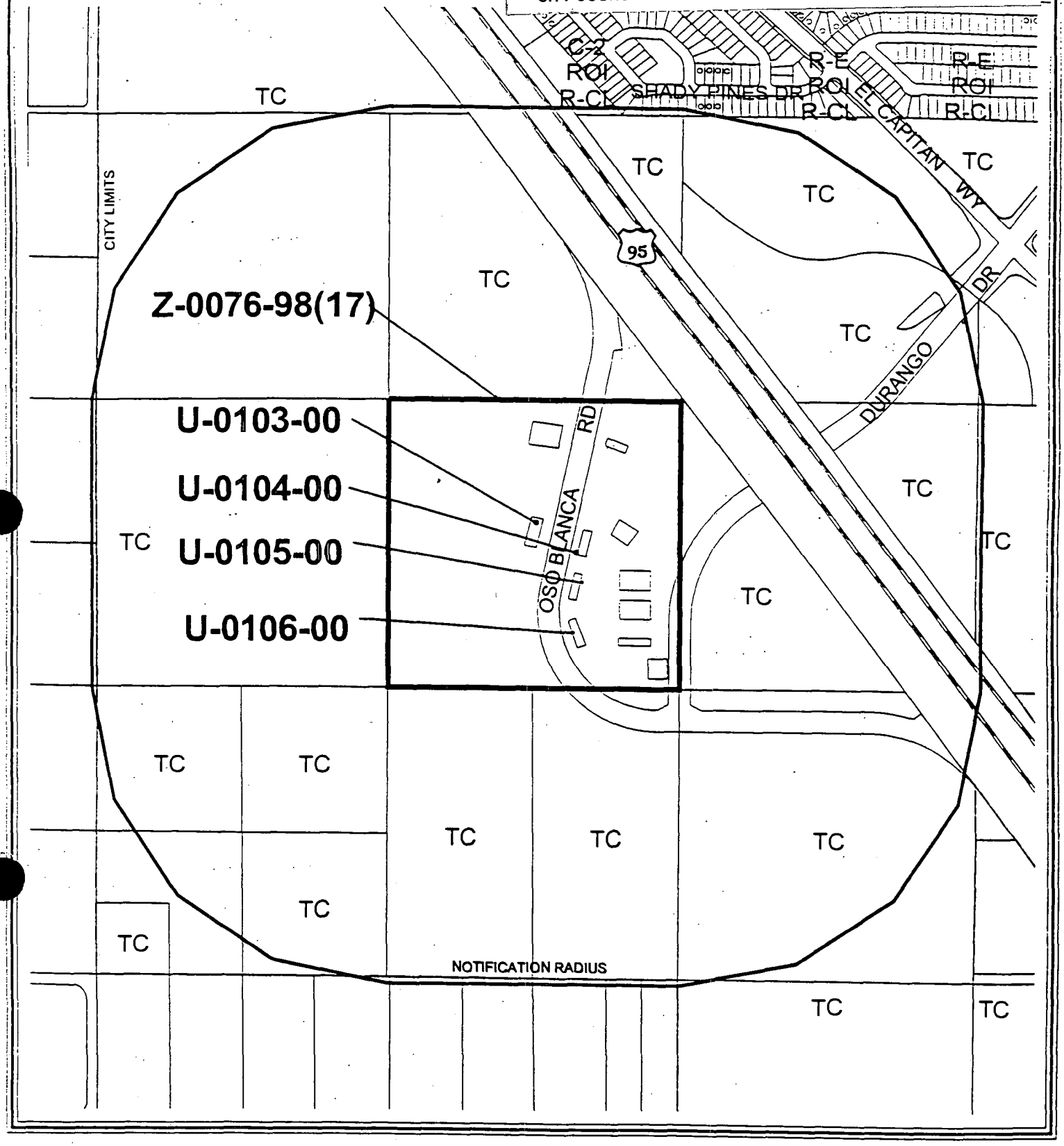
Planning and Development

1. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.

2. All City Code Requirements and all City departments' design standards shall be met.

3. A Site Development Plan Review before the City Council shall be required prior to obtaining any building permits.

4. A Master Sign Plan shall be required for this entire site prior to the issuance of any sign permits.



CASE: U-0103-00, U-0104-00, U-0105-00, U-0106-00
Z-0076-98(17)

0 400 800 Feet

RADIUS: 1370 FT

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2000
DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT
ITEM DESCRIPTION: Abeyance Item - U-0106-00 - Northwest 95, Limited Liability Company

THIS ITEM WAS HELD IN ABEYANCE FROM THE OCTOBER 18, 2000 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

** CONDITIONS **

The Planning Commission (4-1-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
2. All City Code Requirements and all City departments' design standards shall be met.
3. A Site Development Plan Review before the City Council shall be required prior to obtaining any building permits.
4. A Master Sign Plan shall be required for this entire site prior to the issuance of any sign permits.

** STAFF REPORT **

APPLICATION REQUEST

This is a request for a Special Use Permit to allow a 3,800 square foot restaurant with drive-up on property located approximately 650 feet south of the Farm Road alignment and approximately 50 feet west of the U.S. 95 Frontage Road alignment within the Town Center.

BACKGROUND DATA

12/07/98 The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) on the subject property as part of a larger request.

06/22/00 The Planning Commission approved a Tentative Map (TM-0022-00) for three lots on the subject property.

08/24/00 The Planning Commission voted to recommend approval of requests for Special Use Permits (U-0099-00 through U-0110-00) to allow four supper clubs, four restaurants with drive-ups, a convenience store with fuel pumps, sale of packaged liquor in conjunction with a convenience store, a car wash, and an auto lube facility on the subject site. The Planning Commission also voted to recommend approval of a request for a Site Development Plan Review [Z-0076-98(17)] for a conceptual site plan regarding the above-mentioned Special Use Permits.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	T-C (Town Center)	Undeveloped
South	T-C (Town Center)	Undeveloped
East	T-C (Town Center)	Undeveloped
West	T-C (Town Center)	Undeveloped

ANALYSIS & FINDINGS

ZONING

Staff finds that a restaurant with drive-up is an allowed use within the SC-TC (Service Commercial) land use category of the T-C (Town Center) Zoning District, with the approval of a Special Use Permit.

USE

Staff finds that the proposed restaurant with drive-up is a use that will be an appropriate element of a larger commercial development on a site near the US 95 freeway and designated Town Center SC-TC (Service Commercial). Staff finds the use can be conducted in a manner that is harmonious and compatible with future development within the Town Center planning area.

FINDINGS

In order to approve a Special Use Permit application, per Las Vegas Municipal Code Section 19A.18.060 the Planning Commission or City Council must affirm the following:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

   Staff finds that the proposed restaurant with drive-up is a use that will be an appropriate element of a larger commercial development on a site near the US 95 freeway and designated Town Center SC-TC (Service Commercial). Staff finds the restaurant with drive-up use can be conducted in a manner that is harmonious and compatible with future development within the Town Center planning area.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

   Staff finds that the subject site will be physically suitable for the type and intensity of land use as proposed by this restaurant with drive-up.

3. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."**

   Staff finds the abutting street network will be adequate for the traffic generated by this restaurant with drive-up. Farm Road is planned to be a minor (80-foot) arterial, the U.S. 95 Frontage Road is planned to be 70 to 80 feet wide, and Severance Lane is planned to be 60 feet wide.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

   Staff finds that the proposed restaurant with drive-up, on this site will be subject to regular inspection by City and County regulatory agencies for business licensing, and will therefore not compromise the public health, safety, and welfare.

NOTICES MAILED 29 by City Clerk

APPROVALS 1

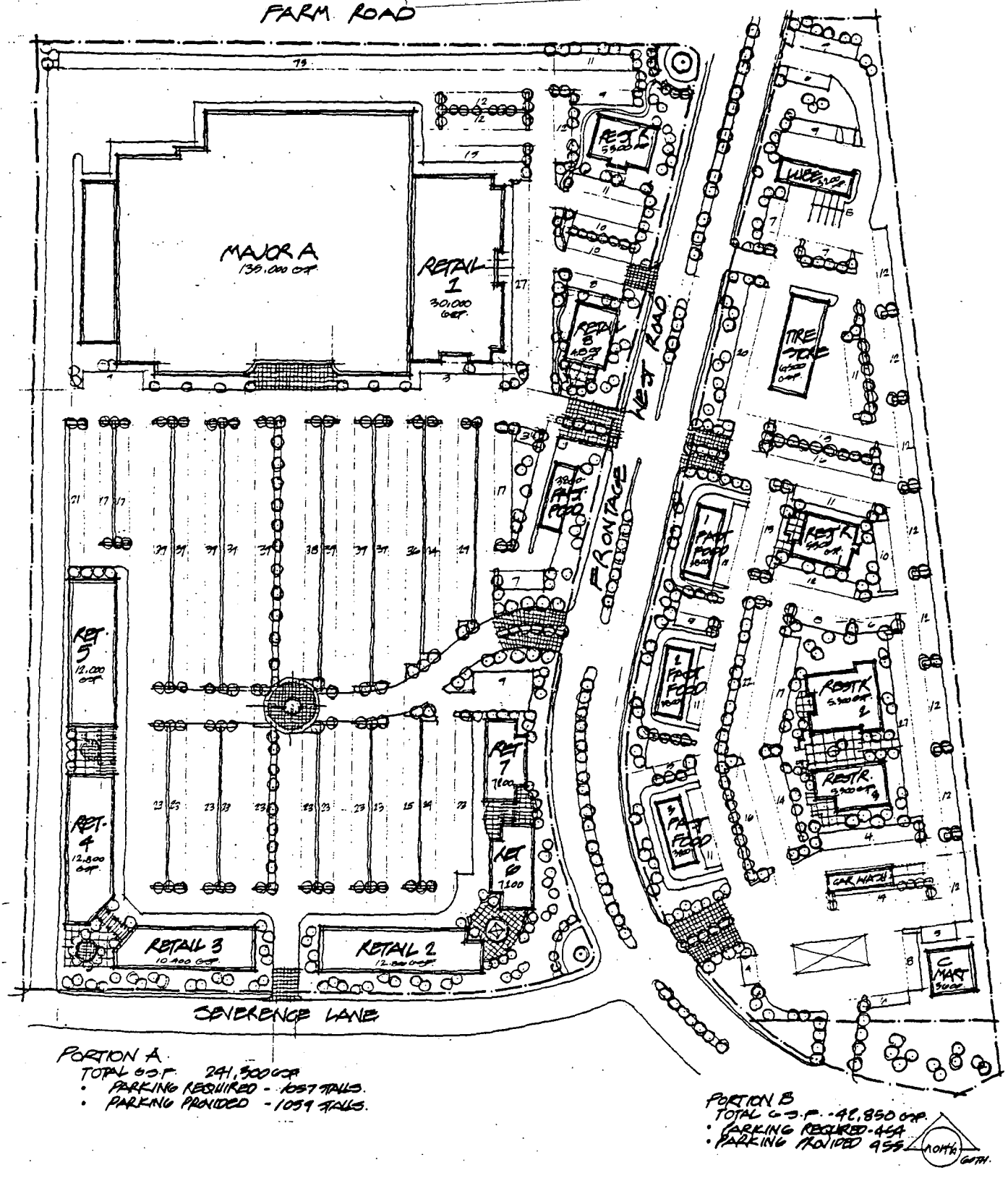
PROTESTS 3

[Notes: Three area property owners provided testimony in opposition to this request, because it is associated with the Site Development Plan Review [Z-76-98(17)] and with the Special Use Permits (U-0099-00 - U-0105-00) to which the area property owners expressed opposition.

Staff requests Condition No. 3 be revised by the City Council, to clarify that a Site Development Review application shall be reviewed at a public hearing before the Planning Commission and City Council prior to obtaining any building permits.]

AGENCY COMMENTS

Department/Agency	*Distributed to*	*Comments Received*	***Comments Incorporated into Conditions of Approval***
P&D - Comprehensive Planning	YES	NO	NO
B&S - Permits/Inspections	YES	NO	NO
PW - DEVCO	YES	NO	NO
Office of Business Development	YES	NO	NO
Fire Services - Prevention	YES	NO	NO
Metro - Crime Prevention	YES	NO	NO



Farm and I-95 Center STAFF

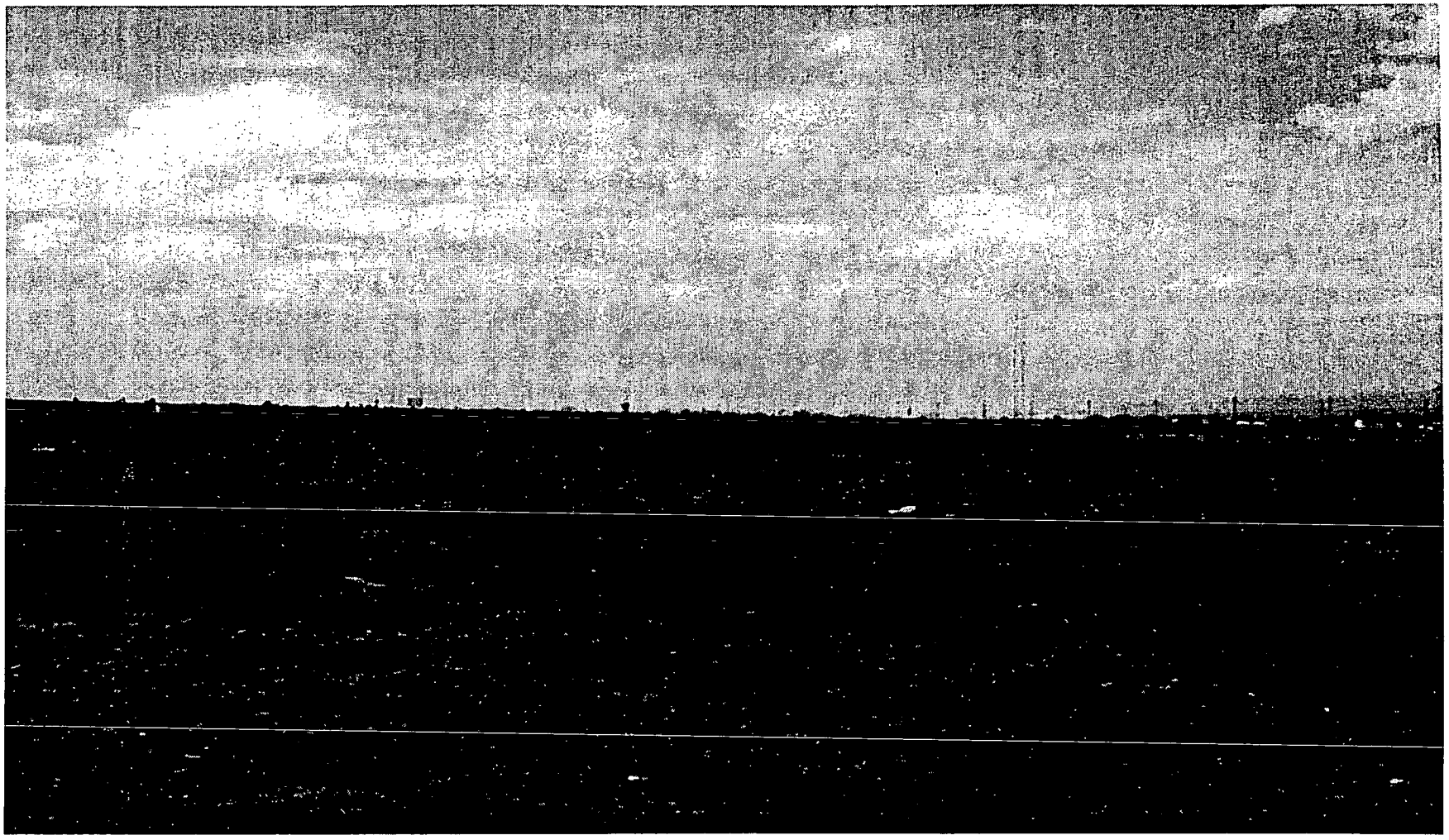
Farm Road and I-95 Freeway, Las Vegas, Nevada

U-0106-00

8-24-00 PC

Perlman ARCHITECTS

PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89014



U-0106-00 - NORTHWEST 95, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF THE INTERSECTION OF THE FARM ROAD ALIGNMENT AND U.S. 95
AUGUST 24, 2000 PLANNING COMMISSION

City of Las Vegas

Agenda Item No.: 82

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: WILLARD TIM CHOW [ ] CONSENT [X] DISCUSSION

SUBJECT:

ABEYANCE ITEM - SPECIAL USE PERMIT RELATED TO Z-0076-98(17) - PUBLIC HEARING - **U-0107-00 - NORTHWEST 95, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED CONVENIENCE STORE WITH FUEL PUMPS located approximately 1,100 feet south of the Farm Road alignment and 300 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-002), T-C (Town Center) Zone, Ward 6 (Mack). The Planning Commission (4-1-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	3	Planning Commission Mtg.	1
Hearing Officer Meeting		Hearing Officer Meeting	
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

The Planning Commission (4-1-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

MACK - APPROVED subject to conditions, amending Condition No. 3 as follows: A Site Development Plan Review *at a public hearing* before the City Council shall be required prior to obtaining any building permits. And the following added conditions:

- ***Compliance with all conditions of approval of Z-0076-98(17) and all subsequent site-related actions.***
- ***Applicant will be required to provide a leak detector and double wall tanks and fittings.***

-- UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY MARK FIORENTINO, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with the amended and added conditions.

City of Las Vegas

Agenda Item No.: 82

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Planning & Development
Item 82 -- U-0107-00

MINUTES – Continued:
No one appeared in opposition.

There was no discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(1:51 - 2:03)

4-773

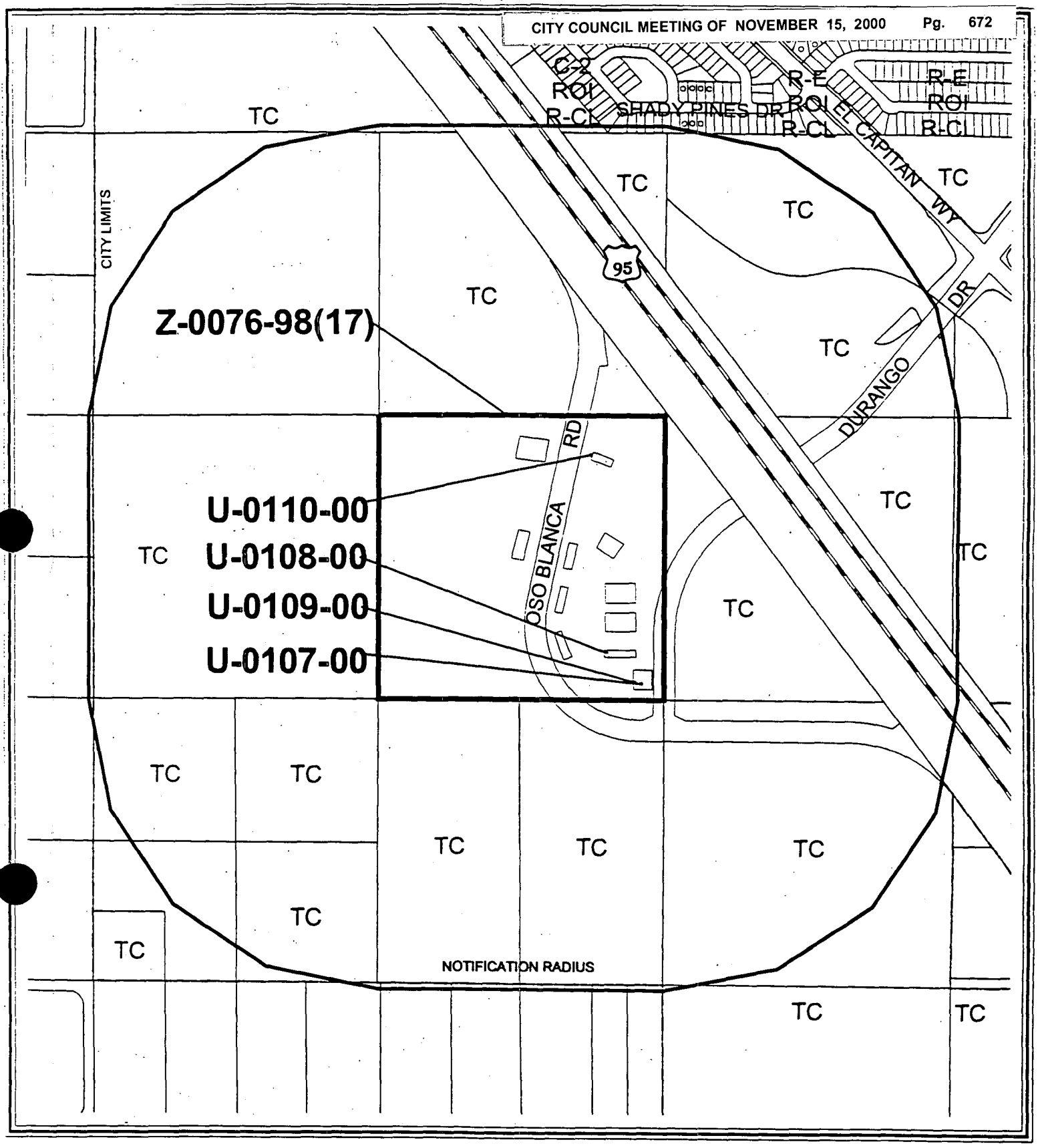
CONDITIONS:
Planning and Development

1. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.

2. All City Code Requirements and all City departments' design standards shall be met.

3. A Site Development Plan Review before the City Council shall be required prior to obtaining any building permits.

4. A Master Sign Plan shall be required for this entire site prior to the issuance of any sign permits.



CASE: **U-0107-00, U-0108-00, U-0109-00, U-0110-00**
Z-0076-98(17)

0 400 800 Feet

RADIUS: 1370 FT

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2000
DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT
ITEM DESCRIPTION: Abeyance Item - U-0107-00 - Northwest 95, Limited Liability Company

THIS ITEM WAS HELD IN ABEYANCE FROM THE OCTOBER 18, 2000 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

** CONDITIONS **

The Planning Commission (4-1-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.

2. All City Code Requirements and all City departments' design standards shall be met.

3. A Site Development Plan Review before the City Council shall be required prior to obtaining any building permits.

4. A Master Sign Plan shall be required for this entire site prior to the issuance of any sign permits.

** STAFF REPORT **

APPLICATION REQUEST

This request is for a Special Use Permit for a proposed 3,600 square foot convenience store with gasoline sales located approximately 1,100 feet south of the Farm Road alignment and 300 feet east of the U.S. 95 Frontage Road alignment within the Town Center.

BACKGROUND DATA

12/07/98 The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) on the subject property as part of a larger request.

06/22/00 The Planning Commission approved a Tentative Map (TM-0022-00) for three lots on the subject property.

08/24/00 The Planning Commission voted to recommend approval of requests for Special Use Permits (U-0099-00 through U-0110-00) to allow four supper clubs, four restaurants with drive-ups, a convenience store with fuel pumps, sale of packaged liquor in conjunction with a convenience store, a car wash, and an auto lube facility on the subject site. The Planning Commission also voted to recommend approval of a request for a Site Development Plan Review [Z-0076-98(17)] for a conceptual site plan regarding the above-mentioned Special Use Permits.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	T-C (Town Center)	Undeveloped
South	T-C (Town Center)	Undeveloped
East	T-C (Town Center)	Undeveloped
West	T-C (Town Center)	Undeveloped

ANALYSIS & FINDINGS

ZONING

Staff finds that a convenience store with gasoline sales is an allowed use within the SC-TC (Service Commercial) land use category of the T-C (Town Center) Zoning District, with the approval of a Special Use Permit.

The Town Center Development Standards have separate requirements for a convenience store without gasoline sales and a store with gasoline sales. A store without gasoline can be approved as a conditional use permit, with no public hearing required, with one required condition being that it must be at least 330 feet from residential development. A store with gasoline requires a Special Use Permit to be approved at a public hearing. There are no required conditions associated with this Special Use Permit; therefore, they are to be reviewed on a case-by-case basis.

USE

Staff finds that the proposed convenience store with gasoline sales is a use that will be an appropriate element of a larger commercial development on a site near the US 95 freeway and designated Town Center SC-TC (Service Commercial). Staff finds the use can be conducted in a manner that is harmonious and compatible with future development within the Town Center planning area.

FINDINGS

In order to approve a Special Use Permit application, per Las Vegas Municipal Code Section 19A.18.060 the Planning Commission or City Council must affirm the following:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

   Staff finds that the proposed convenience store with gasoline sales is a use typically associated with commercial development such as anticipated in the Town Center SC-TC (Service Commercial) land use category, and that the convenience store with gasoline sales will be harmonious and compatible with future development in the Town Center planning area.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

   Staff finds that the subject site will be physically suitable for the type and intensity of land use as proposed by this convenience store with gasoline sales.

3. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."**

   Staff finds the abutting street network will be adequate for the traffic generated by this convenience store with gasoline sales. Farm Road is planned to be a minor (80-foot) arterial, the U.S. 95 Frontage Road is planned to be 70 to 80 feet wide, and Severance Lane is planned to be 60 feet wide.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

   Staff finds that the proposed convenience store with gasoline sales on this site will be subject to regular inspection by City and County regulatory agencies for business licensing, and will therefore not compromise the public health, safety, and welfare.

NOTICES MAILED 29 by City Clerk

APPROVALS 1

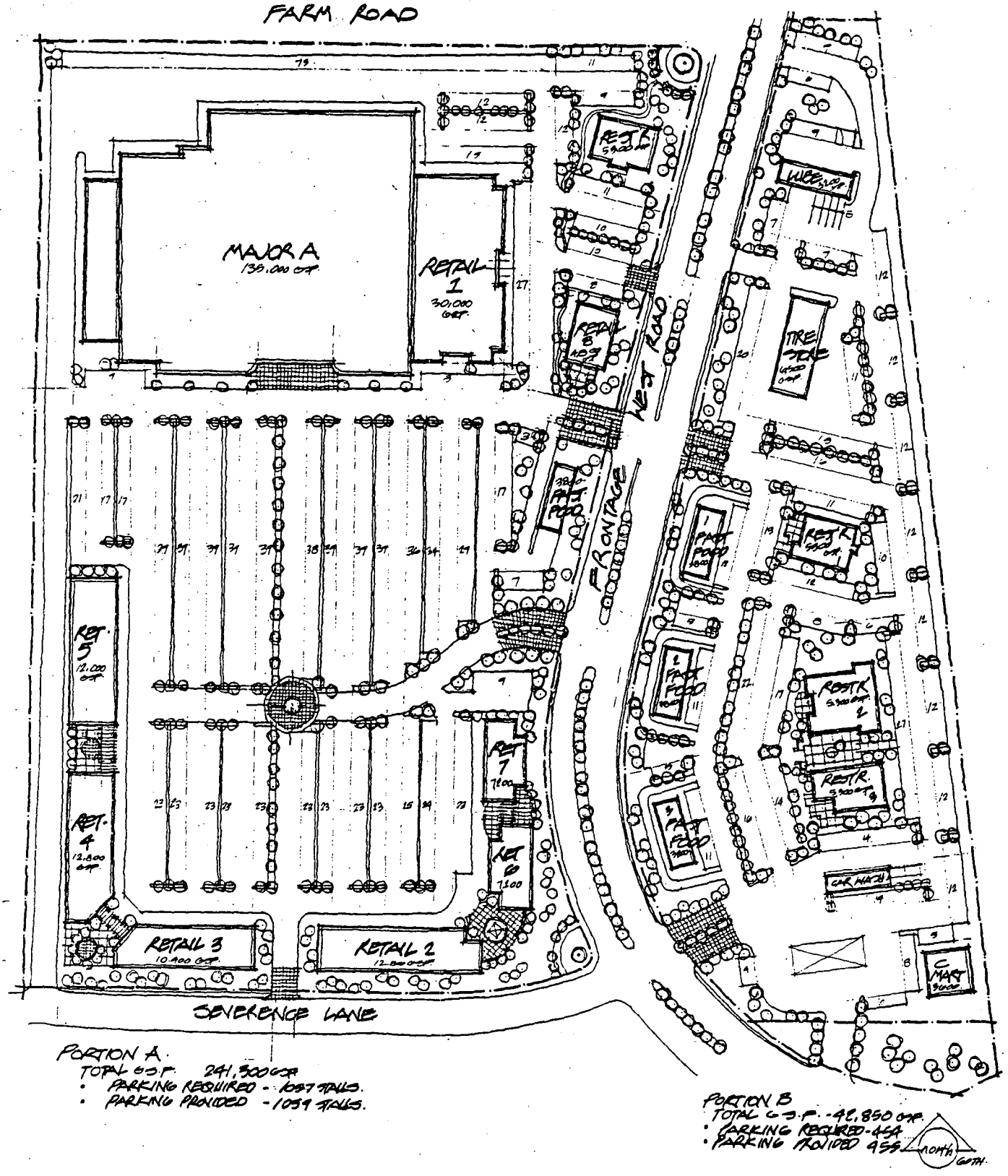
PROTESTS 3

[Notes: Three area property owners provided testimony in opposition to this request, because it is associated with the Site Development Plan Review [Z-76-98(17)] and with the Special Use Permits (U-0099-00 - U-0106-00) to which the area property owners expressed opposition.

Staff requests Condition No. 3 be revised by the City Council, to clarify that a Site Development Review application shall be reviewed at a public hearing before the Planning Commission and City Council prior to obtaining any building permits.]

AGENCY COMMENTS

Department/Agency	*Distributed to*	*Comments Received*	*Comments Incorporated into Conditions of Approval*
P&D - Comprehensive Planning	YES	NO	NO
B&S - Permits/Inspections	YES	NO	NO
PW - DEVCO	YES	NO	NO
Office of Business Development	YES	NO	NO
Fire Services - Prevention	YES	NO	NO
Metro - Crime Prevention	YES	NO	NO



Farm and I-95 Center

Farm Road and I-95 Freeway, Las Vegas, Nevada

Perlman ARCHITECTS
PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89014

STAFF
U-0107-00
8-24-00 PC



U-0107-00 - NORTHWEST 95, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF THE INTERSECTION OF THE FARM ROAD ALIGNMENT AND U.S. 95
AUGUST 24, 2000 PLANNING COMMISSION

City of Las Vegas

Agenda Item No.: 83

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: WILLARD TIM CHOW [ ] CONSENT [X] DISCUSSION

SUBJECT:

ABEYANCE ITEM - SPECIAL USE PERMIT RELATED TO Z-0076-98(17) - PUBLIC HEARING - **U-0108-00 - NORTHWEST 95, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED CARWASH located approximately 1,100 feet south of the Farm Road alignment and 300 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-002), T-C (Town Center) Zone, Ward 6 (Mack). The Planning Commission (4-1-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	3	Planning Commission Mtg.	1
Hearing Officer Meeting		Hearing Officer Meeting	
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

The Planning Commission (4-1-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

MACK - APPROVED subject to conditions, amending Condition No. 3 as follows: A Site Development Plan Review *at a public hearing* before the City Council shall be required prior to obtaining any building permits. And the following added condition:

- ***Compliance with all conditions of approval of Z-0076-98(17) and all subsequent site-related actions.***

-- UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY MARK FIORENTINO, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with the amended and added conditions.

City of Las Vegas

Agenda Item No.: 83

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Planning & Development
Item 83 – U-0108-00

MINUTES – Continued:
No one appeared in opposition.

There was no discussion.

MAYOR GOODMAN declared the Public Hearing closed.
(1:51 - 2:03)
4-773

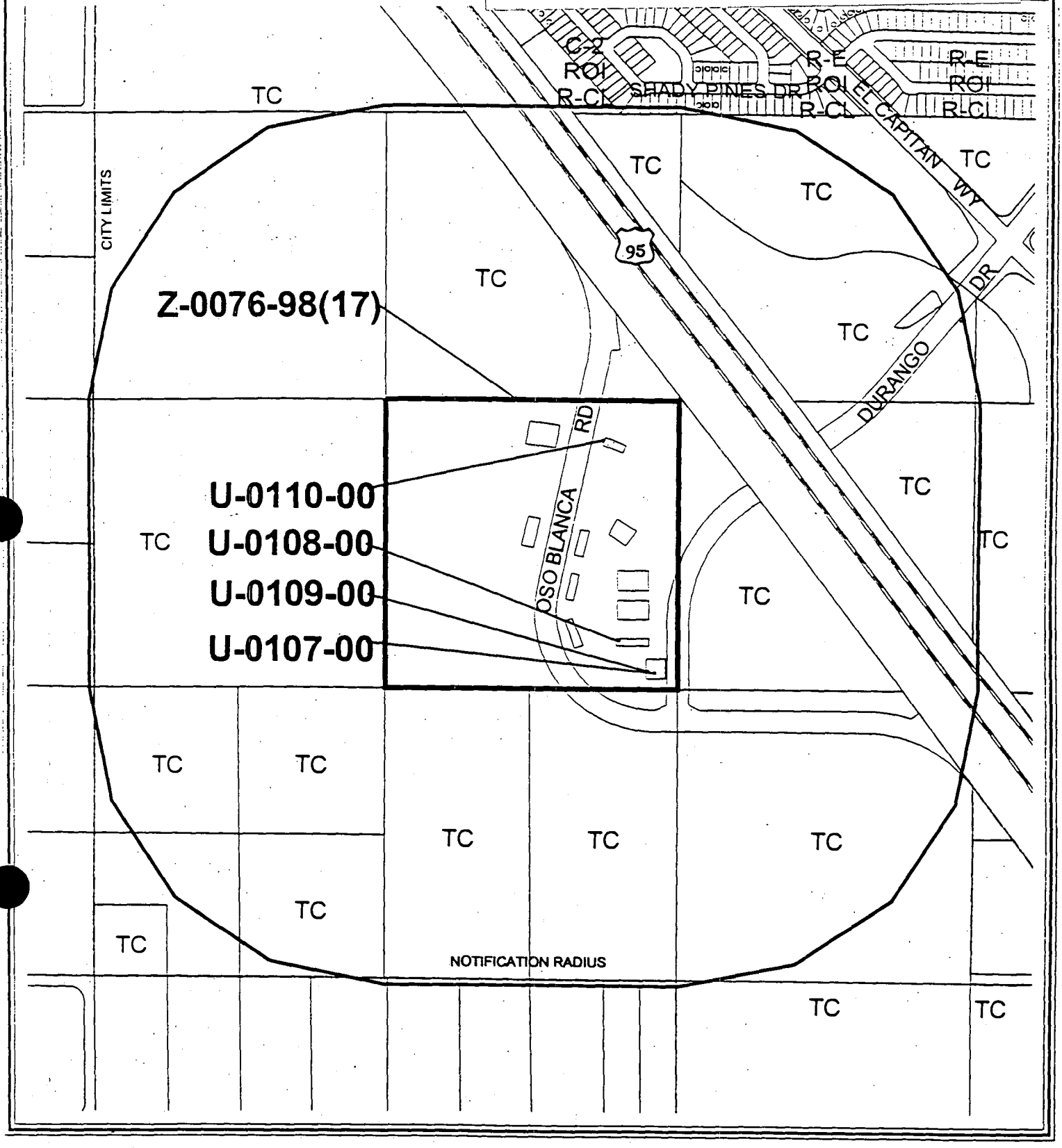
CONDITIONS:
Planning and Development

1. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.

2. All City Code Requirements and all City departments' design standards shall be met.

3. A Site Development Plan Review before the City Council shall be required prior to obtaining any building permits.

4. A Master Sign Plan shall be required for this entire site prior to the issuance of any sign permits.



CASE: U-0107-00, U-0108-00, U-0109-00, U-0110-00
Z-0076-98(17)

0 400 800 Feet

RADIUS: 1370 FT

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2000
DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT
ITEM DESCRIPTION: Abeyance Item - U-0108-00 - Northwest 95, Limited Liability Company

THIS ITEM WAS HELD IN ABEYANCE FROM THE OCTOBER 18, 2000 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

** CONDITIONS **

The Planning Commission (4-1-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.

2. All City Code Requirements and all City departments' design standards shall be met.

3. A Site Development Plan Review before the City Council shall be required prior to obtaining any building permits.

4. A Master Sign Plan shall be required for this entire site prior to the issuance of any sign permits.

** STAFF REPORT **

APPLICATION REQUEST

This request is for a Special Use Permit for a proposed full-service car wash located approximately 1,100 feet south of the Farm Road alignment and 300 feet east of the U.S. 95 Frontage Road alignment within the Town Center.

BACKGROUND DATA

12/07/98 The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) on the subject property as part of a larger request.

06/22/00 The Planning Commission approved a Tentative Map (TM-0022-00) for three lots on the subject property.

08/24/00 The Planning Commission voted to recommend approval of requests for Special Use Permits (U-0099-00 through U-0110-00) to allow four supper clubs, four restaurants with drive-ups, a convenience store with fuel pumps, sale of packaged liquor in conjunction with a convenience store, a car wash, and an auto lube facility on the subject site. The Planning Commission also voted to recommend approval of a request for a Site Development Plan Review [Z-0076-98(17)] for a conceptual site plan regarding the above-mentioned Special Use Permits.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	T-C (Town Center)	Undeveloped
South	T-C (Town Center)	Undeveloped
East	T-C (Town Center)	Undeveloped
West	T-C (Town Center)	Undeveloped

ANALYSIS & FINDINGS

ZONING

Staff finds that a full-service car wash is an allowed use within the SC-TC (Service Commercial) land use category of the T-C (Town Center) Zoning District, with the approval of a Special Use Permit.

USE

Staff finds that the proposed full-service car wash is a use that will be an appropriate element of a larger commercial development on a site near the US 95 freeway and designated Town Center SC-TC (Service Commercial). Staff finds the use can be conducted in a manner that is harmonious and compatible with future development within the Town Center planning area.

FINDINGS

In order to approve a Special Use Permit application, per Las Vegas Municipal Code Section 19A.18.060 the Planning Commission or City Council must affirm the following:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

   Staff finds that the proposed full-service car wash is a use typically associated with development in the Service Commercial land use category, and that the use will be harmonious and compatible with future development in the Town Center planning area.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

   Staff finds that the subject site will be physically suitable for the type and intensity of land use as proposed by this full-service car wash.

3. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."**

   Staff finds the abutting street network will be adequate for the traffic generated by this full-service car wash. Farm Road is planned to be a minor (80-foot) arterial, the U.S. 95 Frontage Road is planned to be 70 to 80 feet wide, and Severance Lane is planned to be 60 feet wide.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

   Staff finds that the proposed full-service car wash on this site will be subject to regular inspection by City and County regulatory agencies for business licensing, and will therefore not compromise the public health, safety, and welfare.

NOTICES MAILED 29 by City Clerk

APPROVALS 1

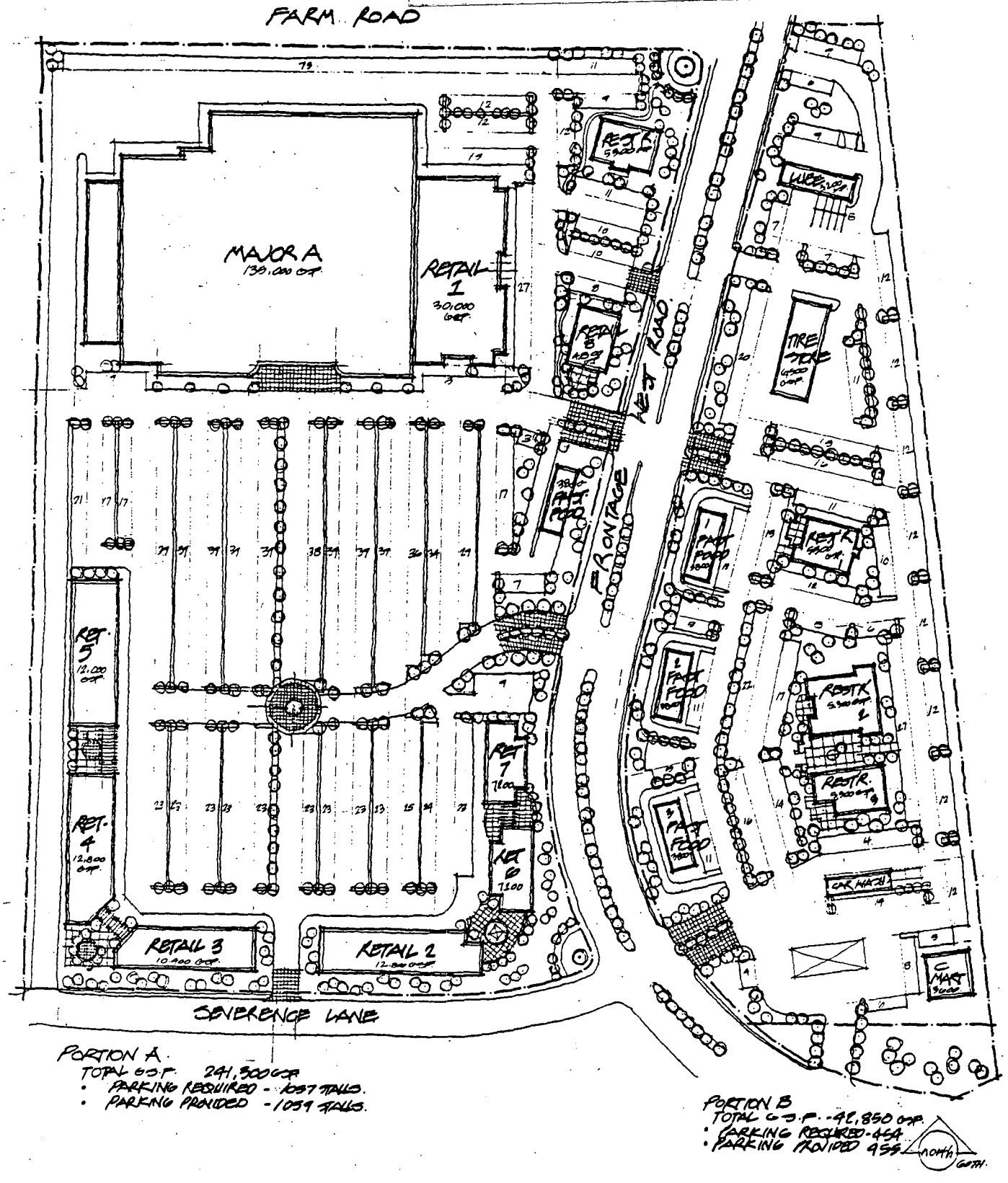
PROTESTS 3

[Notes: Three area property owners provided testimony in opposition to this request, because it is associated with the Site Development Plan Review [Z-76-98(17)] and with the Special Use Permits (U-0099-00 - U-0107-00) to which the area property owners expressed opposition.

Staff requests Condition No. 3 be revised by the City Council, to clarify that a Site Development Review application shall be reviewed at a public hearing before the Planning Commission and City Council prior to obtaining any building permits.]

AGENCY COMMENTS

Department/Agency	*Distributed to*	*Comments Received*	***Comments Incorporated into Conditions of Approval***
P&D - Comprehensive Planning	YES	NO	NO
B&S - Permits/Inspections	YES	NO	NO
PW - DEVCO	YES	NO	NO
Office of Business Development	YES	NO	NO
Fire Services - Prevention	YES	NO	NO
Metro - Crime Prevention	YES	NO	NO



Farm and I-95 Center

Farm Road and I-95 Freeway, Las Vegas, Nevada

Perlman ARCHITECTS
PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89014

STAFF
U-0108-00
8-24-00 PC



U-0108-00 - NORTHWEST 95, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF THE INTERSECTION OF THE FARM ROAD ALIGNMENT AND U.S. 95
AUGUST 24, 2000 PLANNING COMMISSION

City of Las Vegas

Agenda Item No.: 84

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: WILLARD TIM CHOW [ ] CONSENT [X] DISCUSSION

SUBJECT:

ABEYANCE ITEM - SPECIAL USE PERMIT RELATED TO Z-0076-98(17) - PUBLIC HEARING - **U-0109-00 - NORTHWEST 95, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR THE SALE OF PACKAGED LIQUOR IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE located 1,100 feet south of the Farm Road alignment and 300 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-002), T-C (Town Center) Zone, Ward 6 (Mack). The Planning Commission (4-1-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	3	Planning Commission Mtg.	1
Hearing Officer Meeting		Hearing Officer Meeting	
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

The Planning Commission (4-1-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

MACK - APPROVED subject to conditions, amending Condition No. 6 as follows: A Site Development Plan Review *at a public hearing* before the City Council shall be required prior to obtaining any building permits. And the following added condition:

- ***Compliance with all conditions of approval of Z-0076-98(17) and all subsequent site-related actions.***

-- UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY MARK FIORENTINO, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with the amended and added conditions.

City of Las Vegas

Agenda Item No.: 84

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Planning & Development
Item 84 – U-0109-00

MINUTES – Continued:

COUNCILMAN MACK questioned ATTORNEY FIORENTINO as to how packaged liquor appeared on this item. ATTORNEY FIORENTINO explained that it was a typographical error, and they meant only to apply for beer and wine, as referenced in Condition No. 2.

No one appeared in opposition

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(1:51 - 2:03)

4-773

CONDITIONS:

Planning and Development

1. Approval of this Special Use permit does not constitute approval of a liquor license.

2. This approval is limited to the sale of beer and wine only.

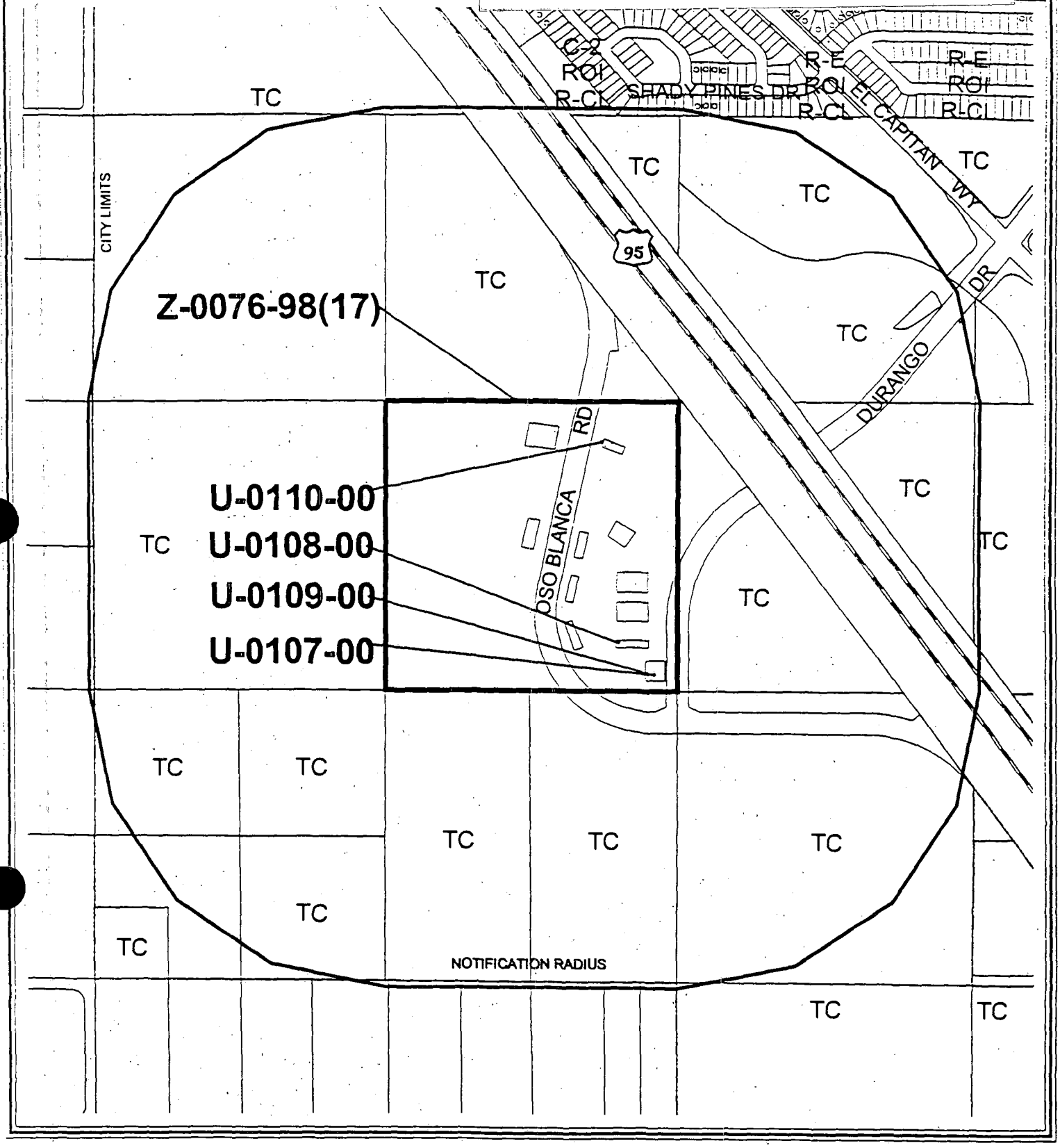
3. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

4. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.

5. All City Code Requirements and all City departments' design standards shall be met.

6. A Site Development Plan Review before the City Council shall be required prior to obtaining any building permits.

7. A Master Sign Plan shall be required for this entire site prior to the issuance of any sign permits.



CASE: U-0107-00, U-0108-00, U-0109-00, U-0110-00
Z-0076-98(17)

0 400 800 Feet

RADIUS: 1370 FT

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2000
DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT
ITEM DESCRIPTION: Abeyance Item - U-0109-00 - Northwest 95, Limited Liability Company

THIS ITEM WAS HELD IN ABEYANCE FROM THE OCTOBER 18, 2000 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

** CONDITIONS **

The Planning Commission (4-1-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Approval of this Special Use permit does not constitute approval of a liquor license.
2. This approval is limited to the sale of beer and wine only.
3. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
4. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
5. All City Code Requirements and all City departments' design standards shall be met.
6. A Site Development Plan Review before the City Council shall be required prior to obtaining any building permits.
7. A Master Sign Plan shall be required for this entire site prior to the issuance of any sign permits.

** STAFF REPORT **

APPLICATION REQUEST

This request is for a Special Use Permit to allow the sale of packaged liquor in conjunction with a convenience store located approximately 1,100 feet south of the Farm Road alignment and 300 feet east of the U.S. 95 Frontage Road alignment within the Town Center.

BACKGROUND DATA

12/07/98 The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) on the subject property as part of a larger request.

06/22/00 The Planning Commission approved a Tentative Map (TM-0022-00) for three lots on the subject property.

08/24/00 The Planning Commission voted to recommend approval of requests for Special Use Permits (U-0099-00 through U-0110-00) to allow four supper clubs, four restaurants with drive-ups, a convenience store with fuel pumps, sale of packaged liquor in conjunction with a convenience store, a car wash, and an auto lube facility on the subject site. The Planning Commission also voted to recommend approval of a request for a Site Development Plan Review [Z-0076-98(17)] for a conceptual site plan regarding the above-mentioned Special Use Permits.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	T-C (Town Center)	Undeveloped
South	T-C (Town Center)	Undeveloped
East	T-C (Town Center)	Undeveloped
West	T-C (Town Center)	Undeveloped

ANALYSIS & FINDINGS

ZONING

Staff finds that the sale of packaged liquor is an allowed use within the SC-TC (Service Commercial) land use category of the T-C (Town Center) Zoning District, with the approval of a Special Use Permit. The Town Center Development Guidelines require that the sale of packaged liquor not be within 400 feet of any church, synagogue, school, child care facility licensed for more than twelve children, or City park. The separation is measured in a straight line from property line to property line.

Staff finds that based on the current method of measurement, none of these protected uses exist within 400 feet of the proposed liquor use.

USE

Staff finds that the proposed convenience store with packaged liquor sales is a use that will be an appropriate element of a larger commercial development on a site near the U.S. 95 freeway and designated Town Center SC-TC (Service Commercial). Staff finds the use can be conducted in a manner that is harmonious and compatible with future development within the Town Center planning area.

FINDINGS

In order to approve a Special Use Permit application, per Las Vegas Municipal Code Section 19A.18.060 the Planning Commission or City Council must affirm the following:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

   Staff finds that the proposed convenience store with packaged liquor sales is a use typically associated with development in the Service Commercial land use category, and that the liquor use will be harmonious and compatible with future development in the Town Center planning area.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

   Staff finds that the subject site to be physically suitable for the type and intensity of land use as proposed by this convenience store.

3. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."**

   Staff finds the abutting street network will be adequate for the traffic generated by this convenience store with packaged liquor sales. Farm Road is planned to be a minor (80-foot) arterial, the U.S. 95 Frontage Road is planned to be 70 to 80 feet wide, and Severance Lane is planned to be 60 feet wide.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

   Staff finds that the proposed convenience store selling packaged liquor on this site will be subject to regular inspection by City and County regulatory agencies for business licensing, and will therefore not compromise the public health, safety, and welfare.

NOTICES MAILED 29 by City Clerk

APPROVALS 1

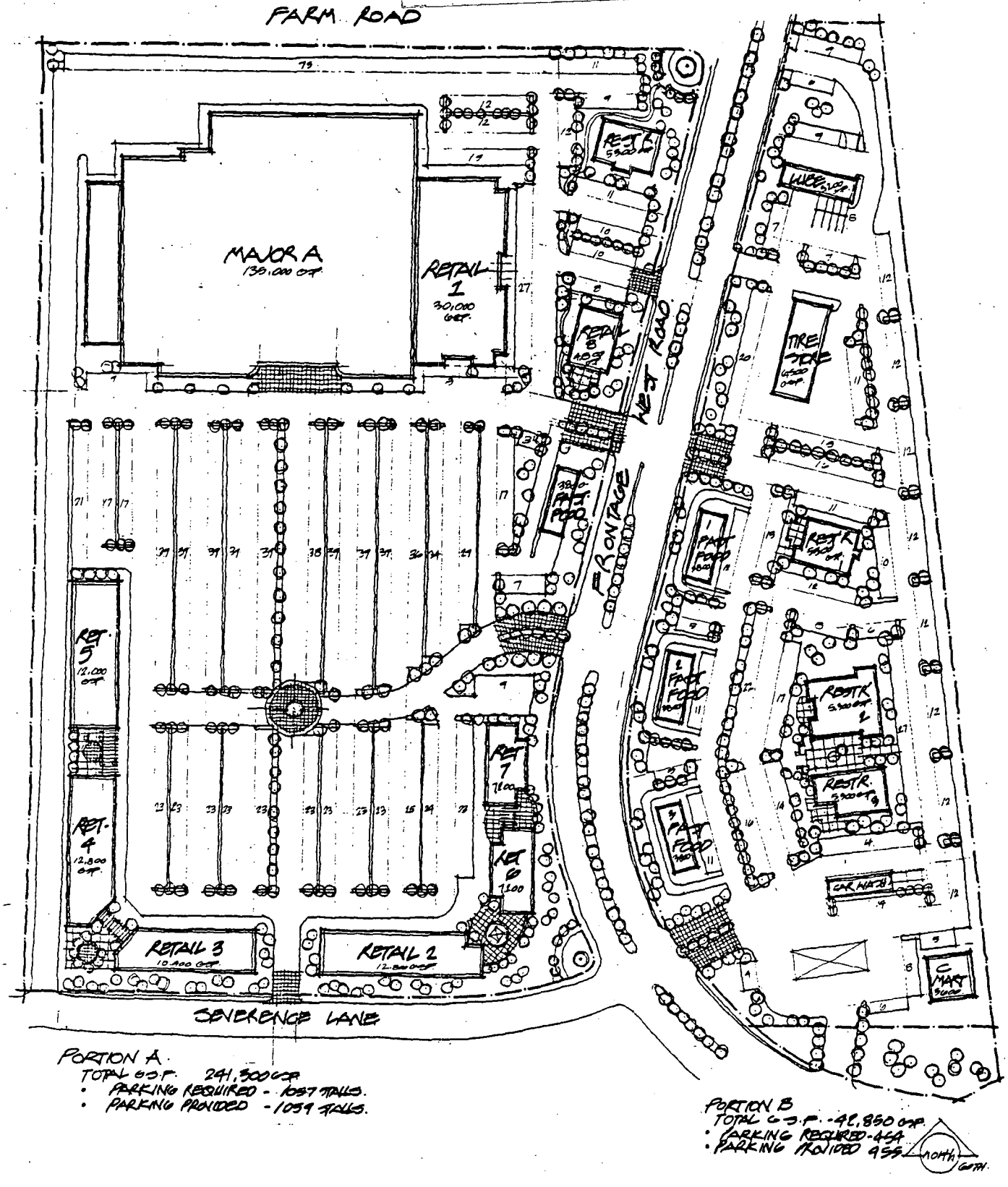
PROTESTS 3

[Notes: Three area property owners provided testimony in opposition to this request, because it is associated with the Site Development Plan Review [Z-76-98(17)] and with the Special Use Permits (U-0099-00 - U-0108-00) to which the area property owners expressed opposition.

Staff requests Condition No. 6 be revised by the City Council, to clarify that a Site Development Review application shall be reviewed at a public hearing before the Planning Commission and City Council prior to obtaining any building permits.]

AGENCY COMMENTS

Department/Agency	*Distributed to*	*Comments Received*	*Comments Incorporated into Conditions of Approval*
P&D - Comprehensive Planning	YES	NO	NO
B&S - Permits/Inspections	YES	NO	NO
PW - DEVCO	YES	NO	NO
Office of Business Development	YES	NO	NO
Fire Services - Prevention	YES	NO	NO
Metro - Crime Prevention	YES	NO	NO

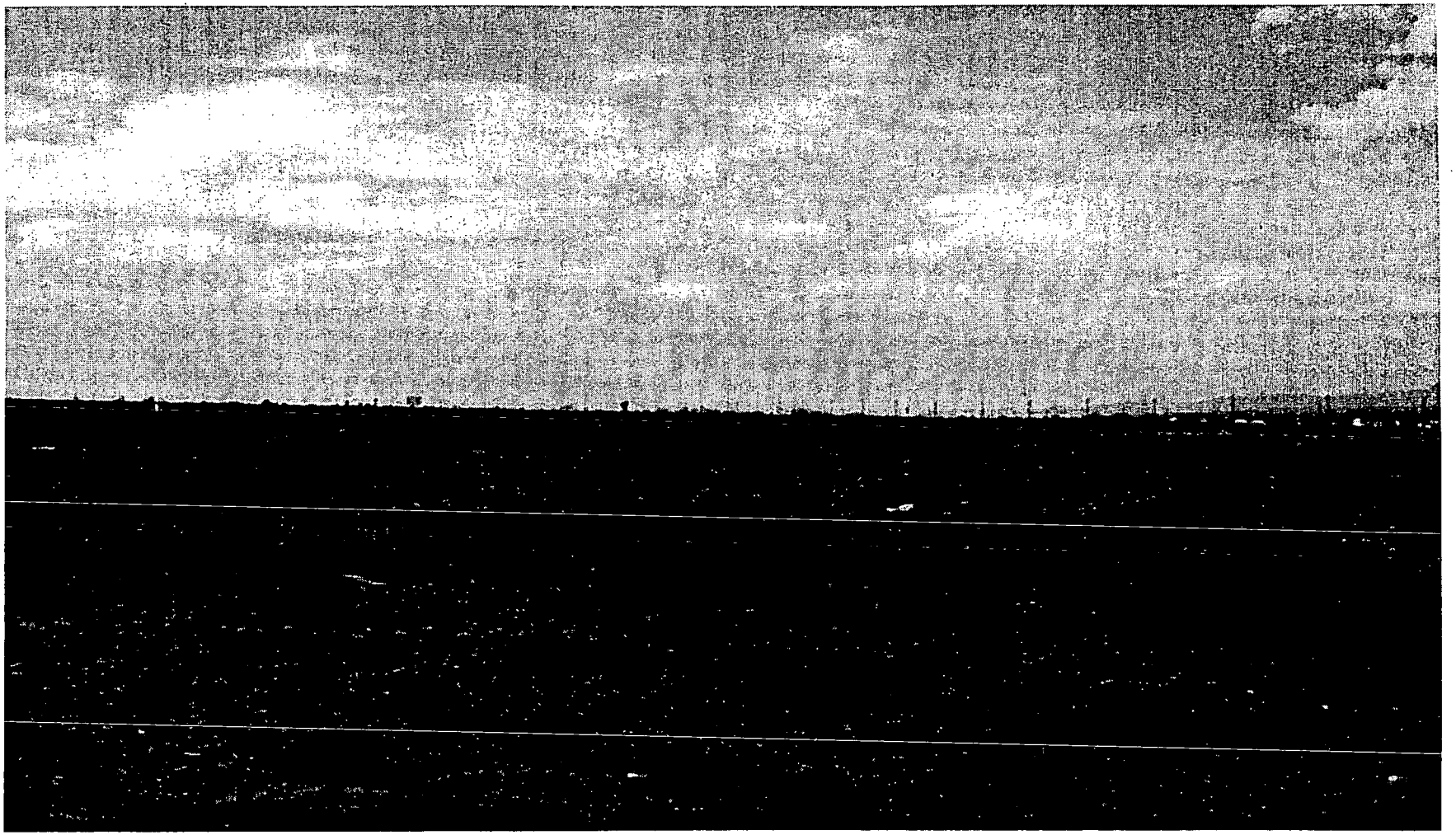


Farm and I-95 Center

Farm Road and I-95 Freeway, Las Vegas, Nevada

Perlman ARCHITECTS
PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89014

STAFF
U-0109-00
8-24-00 PC



U-0109-00 - NORTHWEST 95, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF THE INTERSECTION OF THE FARM ROAD ALIGNMENT AND U.S. 95
AUGUST 24, 2000 PLANNING COMMISSION

City of Las Vegas

Agenda Item No.: 85

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 15, 2000

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: WILLARD TIM CHOW [ ] CONSENT [X] DISCUSSION

SUBJECT:

ABEYANCE ITEM - SPECIAL USE PERMIT RELATED TO Z-0076-98(17) - PUBLIC HEARING - **U-0110-00 - NORTHWEST 95, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED AUTO LUBE FACILITY located approximately 150 feet south of the Farm Road alignment and 50 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-002), T-C (Town Center) Zone, Ward 6 (Mack). The Planning Commission (4-1-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	3	Planning Commission Mtg.	1
Hearing Officer Meeting		Hearing Officer Meeting	
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

The Planning Commission (4-1-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

MACK - APPROVED subject to conditions and the following added condition:

- ***Compliance with all conditions of approval of Z-0076-98(17) and all subsequent site-related actions.***

-- UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY MARK FIORENTINO, Kummer, Kaempfer, Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with the amended and added conditions.

No one appeared in opposition.

City of Las Vegas

Agenda Item No.: 85

CITY COUNCIL MEETING OF NOVEMBER 15, 2000
Planning & Development
Item 85 – U-0110-00

MINUTES – Continued:
There was no discussion.

MAYOR GOODMAN declared the Public Hearing closed.
(1:51 - 2:03)
4-773

CONDITIONS:
Planning and Development

1. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.

2. No repairs to automobiles will be performed. Work will be limited to the replacement of oil and filter; lubrication of the automobile chassis; and, replacement of windshield wiper fluids.

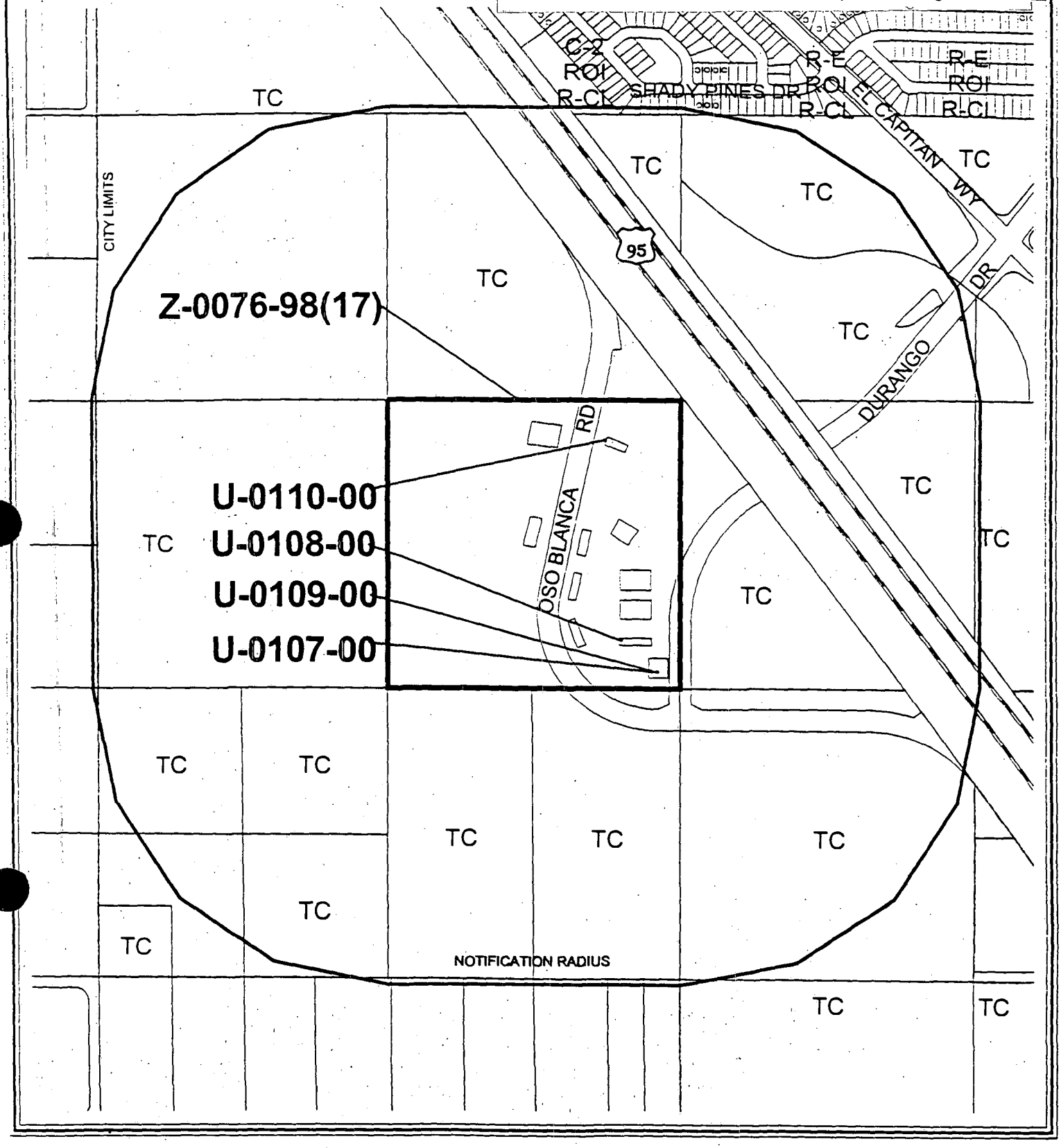
3. All work shall be performed within a completely enclosed building.

4. There shall be no outside storage of stock, equipment, or residual used equipment.

5. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.

6. Conformance to the Conditions of Approval of Z-76-98(11).

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



CASE: **U-0107-00, U-0108-00, U-0109-00, U-0110-00**
Z-0076-98(17)

0 400 800 Feet

RADIUS: 1370 FT

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 15, 2000
DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT
ITEM DESCRIPTION: Abeyance Item - U-0110-00 - Northwest 95, Limited Liability Company

THIS ITEM WAS HELD IN ABEYANCE FROM THE OCTOBER 18, 2000 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

** CONDITIONS **

The Planning Commission (4-1-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.

2. No repairs to automobiles will be performed. Work will be limited to the replacement of oil and filter; lubrication of the automobile chassis; and, replacement of windshield wiper fluids.

3. All work shall be performed within a completely enclosed building.

4. There shall be no outside storage of stock, equipment, or residual used equipment.

5. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.

6. Conformance to the Conditions of Approval of Z-76-98(11).

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

** STAFF REPORT **

APPLICATION REQUEST

This request is for a Special Use Permit for a proposed 3,200 square foot auto lube facility located approximately 150 feet south of the Farm Road alignment and 50 feet east of the U.S. 95 Frontage Road alignment within the SC-TC land use category of the Town Center Zoning District.

BACKGROUND DATA

12/07/98 The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) on the subject property as part of a larger request.

06/22/00 The Planning Commission approved a Tentative Map (TM-0022-00) for three lots on the subject property.

08/24/00 The Planning Commission voted to recommend approval of requests for Special Use Permits (U-0099-00 through U-0110-00) to allow four supper clubs, four restaurants with drive-ups, a convenience store with fuel pumps, sale of packaged liquor in conjunction with a convenience store, a car wash, and an auto lube facility on the subject site. The Planning Commission also voted to recommend approval of a request for a Site Development Plan Review [Z-0076-98(17)] for a conceptual site plan regarding the above-mentioned Special Use Permits.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	T-C (Town Center)	Undeveloped
South	T-C (Town Center)	Undeveloped
East	T-C (Town Center)	Undeveloped
West	T-C (Town Center)	Undeveloped

ANALYSIS & FINDINGS

ZONING

Staff finds that an auto lube facility is an allowed use within the SC-TC (Service Commercial) land use category of the T-C (Town Center) Zoning District, with the approval of a Special Use Permit.

USE

Staff finds that the proposed auto lube facility is a use is a use that will be an appropriate element of a larger commercial development on a site near the US 95 freeway and designated Town Center SC-TC (Service Commercial). Staff finds the use can be conducted in a manner that is harmonious and compatible with future development within the Town Center planning area.

FINDINGS

In order to approve a Special Use Permit application, per Las Vegas Municipal Code Section 19A.18.060 the Planning Commission or City Council must affirm the following:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

   Staff finds that the proposed auto lube facility is a use typically associated with commercial development such as anticipated in the Town Center SC-TC (Service Commercial) land use category, and that the auto lube facility will be harmonious and compatible with future development in the Town Center planning area.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

   Staff finds that the subject site will be physically suitable for the type and intensity of land use as proposed by this minor auto facility.

3. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."**

   Staff finds the abutting street network will be adequate for the traffic generated by this minor auto facility. Farm Road is planned to be a minor (80-foot) arterial, the U.S. 95 Frontage Road is planned to be 70 to 80 feet wide, and Severance Lane is planned to be 60 feet wide.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

   Staff finds that the proposed auto lube facility on this site will be subject to regular inspection by City and County regulatory agencies for business licensing, and will therefore not compromise the public health, safety, and welfare.

NOTICES MAILED 29 by City Clerk

APPROVALS 1

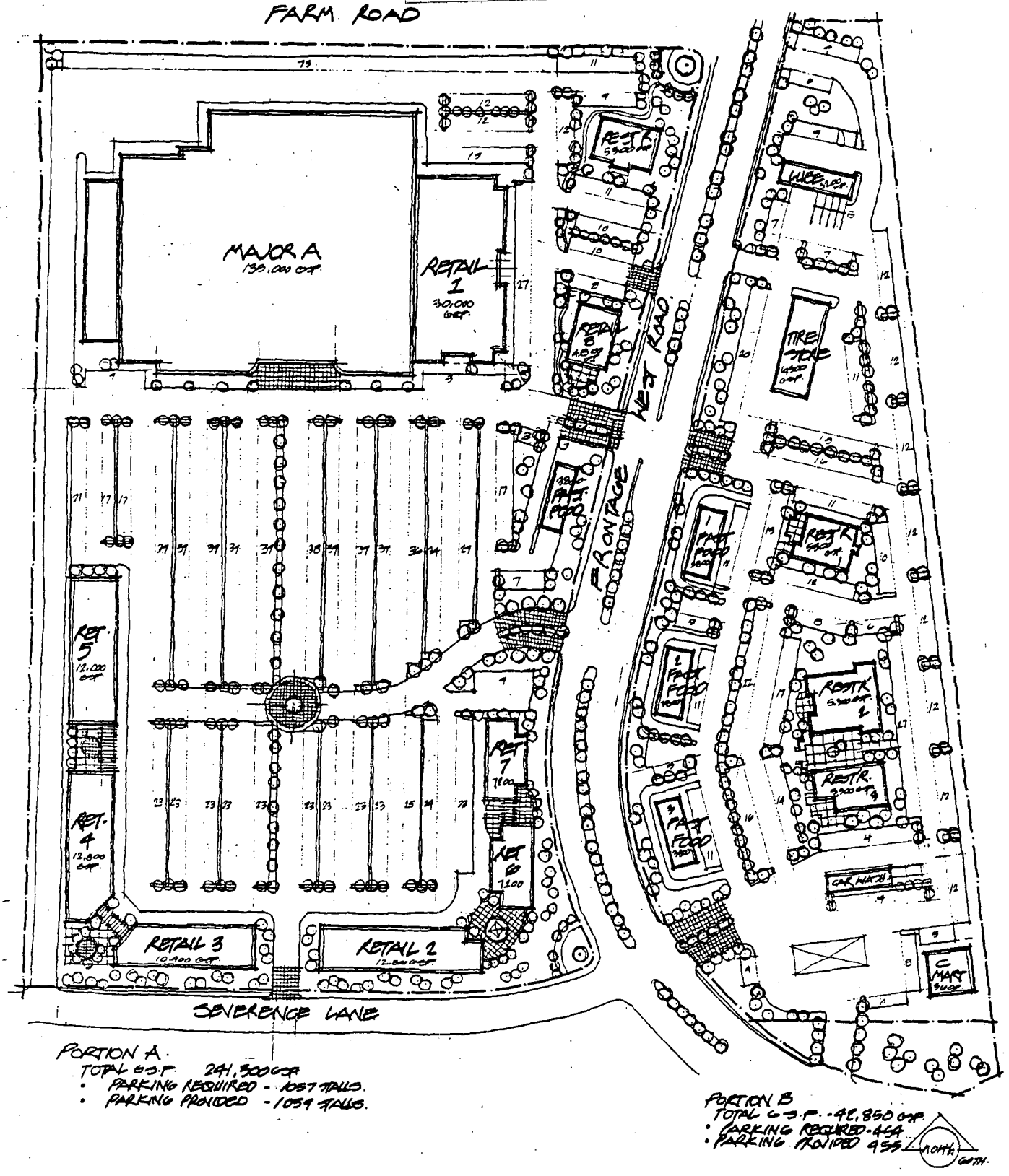
PROTESTS 3

[Notes: Three area property owners provided testimony in opposition to this request, because it is associated with the Site Development Plan Review [Z-76-98(17)] and with the Special Use Permits (U-0099-00 - U-0109-00) to which the area property owners expressed opposition.

Staff requests a condition be added by the City Council, to require a Site Development Review application be reviewed at a public hearing before the Planning Commission and City Council prior to obtaining any building permits.]

AGENCY COMMENTS

Department/Agency	*Distributed to*	*Comments Received*	*Comments Incorporated into Conditions of Approval*
P&D - Comprehensive Planning	YES	NO	NO
B&S - Permits/Inspections	YES	NO	NO
PW - DEVCO	YES	NO	NO
Office of Business Development	YES	NO	NO
Fire Services - Prevention	YES	NO	NO
Metro - Crime Prevention	YES	NO	NO



Farm and I-95 Center

STAFF

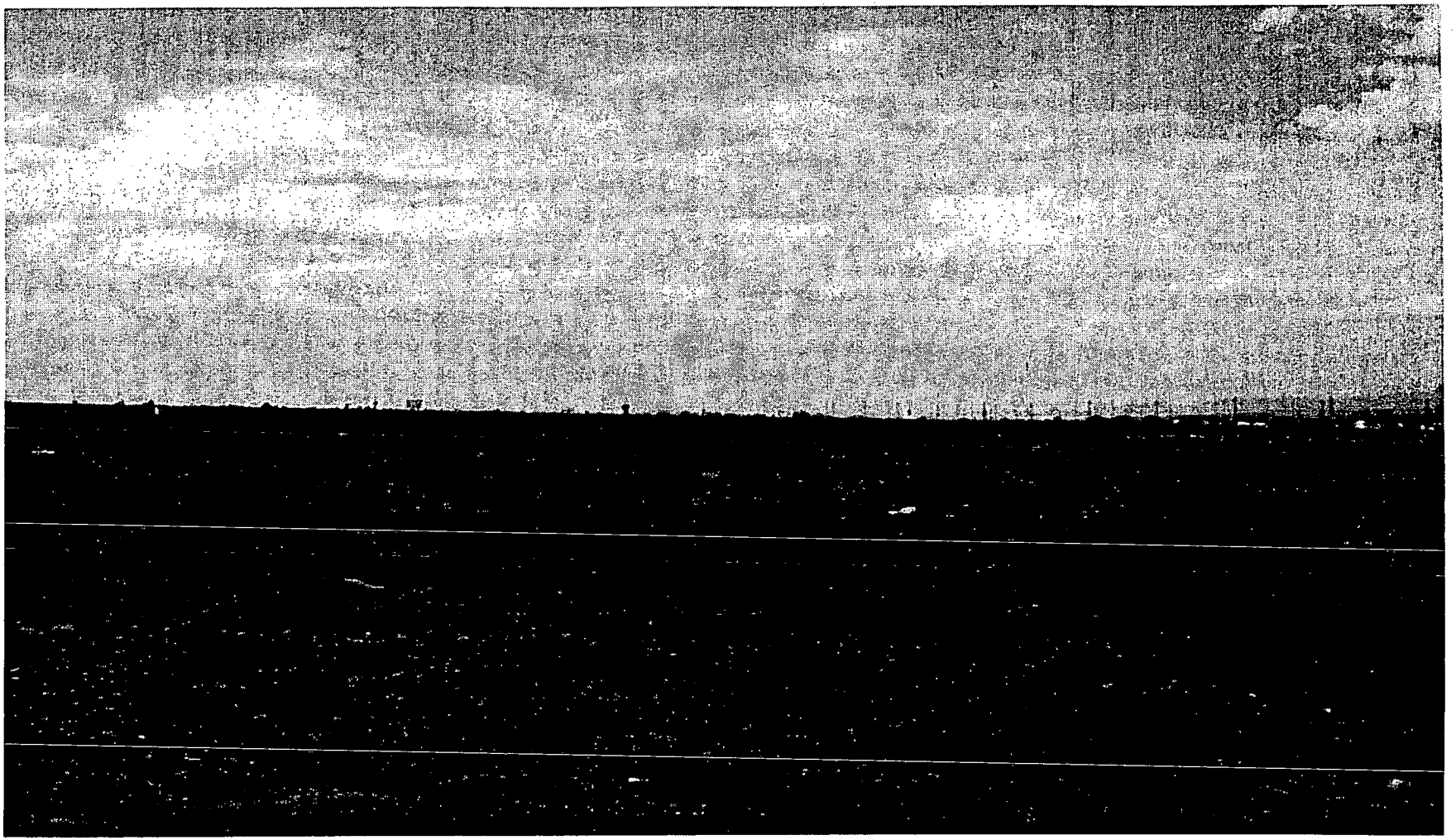
Farm Road and I-95 Freeway, Las Vegas, Nevada

U-0110-00

8-24-00 PC

Perlman ARCHITECTS

PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89014



U-0110-00 - NORTHWEST 95, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF THE INTERSECTION OF THE FARM ROAD ALIGNMENT AND U.S. 95
AUGUST 24, 2000 PLANNING COMMISSION