

City of Las Vegas

Agenda Item No. 51

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: AUGUST 6, 2003

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Approval of an Estoppel Certificate between the City of Las Vegas (as Landlord) and TLC Casino Enterprises, Inc. (as Buyer) relating to a parking garage lease located at 222 East Carson Avenue, commonly referred to as the Carson Parking Garage - Ward 1 (Moncrief)

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

TLC Casino Enterprises, Inc. has entered into a contract with Elsinore Corporation to purchase all of the outstanding capital stock of Four Queens, Inc, dba the Four Queens Hotel and Casino. As such, TLC Casino Enterprises, Inc. will be taking over as the Lessee under the associated Indenture of Lease dated 3/28/84. By executing the Estoppel, all terms of the previous agreement will be honored by the new owner and defines TLC Casino Enterprises financial obligation as of this date.

RECOMMENDATION:

The 8/4/2003 Real Estate Committee and staff recommend approval

BACKUP DOCUMENTATION:

Estoppel Certificate

MOTION:

REESE – APPROVED Items 3-8, and 10-61 as recommended – UNANIMOUS with MACK abstaining on Item 38 because it involves Poggemeyer Design Group, a client of MK², and Item 55 because it is a part of a much larger project, which could have a significant financial impact on nearby property owned by his brother, STEVEN MACK, GOODMAN abstaining on Item 61 because of his and RITCHIE CLYNE'S potential interest in APEX

Item 9: APPROVED under separate action (see individual item)

NOTE: COUNCILWOMAN McDONALD indicated that on 7/21/2003 she was appointed to the Board of Directors for Station Casinos, which owns several properties in the City of Las Vegas that are licensed for gaming and alcohol. Based on that affiliation, she disclosed that Items 12 through 15 involve privileged licenses for alcohol, Items 13 through 18 involve privileged

City of Las Vegas

Agenda Item No. 51

CITY COUNCIL MEETING OF AUGUST 6, 2003

Consent – Real Estate

Item 51 – Approval of an Estoppel Certificate between the City of Las Vegas (as Landlord) and TLC Casino Enterprises, Inc. (as Buyer) relating to a parking garage lease located at 222 East Carson Avenue, commonly referred to as the Cason Parking Garage

MOTION – Continued:

licenses for gaming, and Item 51 pertains to an estoppel certificate, which involves the eventual assignment of the lease for City's parking garage on Carson Street from the current owner of the Four Queens to TLC Casino Enterprises. Since COUNCILWOMAN McDONALD has not discussed any of these items with Station Casinos, she did not believe that her vote would impact the company, nor would her affiliation interfere with her independent judgment on any of the aforementioned items; therefore, after consulting with the City Attorney, she would be voting on these matters.

MINUTES:

COUNCILMAN WEEKLY reported that the Real Estate Committee met to review all the Real Estate Items on the Consent Agenda and joins with the recommendation of staff that each be approved by the City Council.

There was no further discussion.

(9:34 – 9:39)

1-773



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)

LARRY BROWN

ETTE B. McDONALD

VRENCE WEEKLY

MICHAEL MACK

JANET MONCRIEF

CITY MANAGER
DOUGLAS A. SELBY

August 6, 2003

TLC Casino Enterprises
2550 S. Rainbow Blvd., Suite 200
Las Vegas, Nevada 89146
Attention: Terry L. Caudill

Four Queens, Inc.
202 Fremont Street
Las Vegas, Nevada 89101
Attention: Phil Madow

ESTOPPEL CERTIFICATE

Re: Ground Lease for a Portion of Four Queens Property

The undersigned (the "Landlord") has executed and entered into that certain lease agreement (the "Lease") attached as Exhibit A with respect to certain real property hereinafter referred to as the "Premises", which Premises are leased to Four Queens, Inc., a Nevada corporation doing business as the Four Queens Hotel and Casino, as tenant ("Tenant"), and more particularly described as follows:

That portion of Block 19 of Clark's Las Vegas Townsite, as shown by map thereof on file in Book 1 of Plats, Page 37, in the Office of the County Recorder of Clark County, Nevada, described as follows:

Beginning at the Northwestern corner of Lot 17, Block 19, of said Clark's Las Vegas Townsite; thence along the Northeasterly line of said Lot 17, the Southeasterly prolongation of said Northeasterly line and the Northeasterly line of Lot 28 of said Block 19, South 62°15'00" East, a distance of 300 feet to the Southeasterly line of said Block 19; thence along the Southeasterly line of said Block 19, South 27°45'00" West a distance of 132 feet to the Northeasterly line of the Southwesterly 18 feet of said Block 19; thence along the Northeasterly line of said Southwesterly 18 feet, North 62°15'00" West a distance of 300 feet to the Northwestern line of said Block 19; thence along the Northwestern line of said Block 19, North 27°45'00" East a distance of 132 feet to the true point of beginning.

The Landlord understands that TLC Casino Enterprises, Inc. ("Buyer"), has entered into a contract with Elsinore Corporation, to purchase all of the outstanding capital stock in Tenant (the "Stock"). The Landlord further understands that Buyer and Nevada State Bank, a Nevada corporation ("Lender"), are relying upon the information contained in this certificate in connection with Buyer's acquisition of the Stock and Lender's financing of the acquisition of the Stock.

Landlord hereby represents and warrants to Tenant, Buyer and Lender as follows:

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

VOICE 702.229.6011

TTY 702.386.9108

www.ci.las-vegas.nv.us



TLC Casino Enterprises
Four Queens, Inc.
August 6, 2003
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1. Exhibit A is a true and correct copy of the Lease and is the only agreement regarding the Premises, written or otherwise, between Landlord and Tenant, and has not been amended, modified or supplemented, except as shown on Exhibit A. Landlord is the current landlord under the Lease and has not assigned its interest as landlord under the Lease to any other person as of the date of this letter.
2. Current rent for the Premises is Forty Seven Thousand Four Hundred Thirty Four Dollars and 00/100 (\$47,434.44) per month. Rent and all other charges imposed by the Lease have been paid through the end of the month in which this letter is dated and no sums payable under the Lease are past due.
3. Landlord currently holds a security deposit in the amount of One Hundred Forty Two Thousand Three Hundred Four Dollars and 58/100 (\$142,304.58) under the Lease.
4. All obligations of Tenant to be performed or complied with by Tenant under the Lease through the date of this letter have been fully performed and complied with and there exists no default or condition, state of facts or event that, with the passing of time or the giving of notice, or both, would constitute a default by Tenant in the performance of its obligations under the Lease.
5. Landlord has no charge, lien or claim of offset under the Lease against Tenant or any of Tenant's property on the Premises.
6. The term of the Lease shall expire on March 31, 2034, unless sooner terminated in accordance with the terms of the Lease.

In connection with obtaining a loan for the purchase of the Stock, Landlord understands that Tenant will, subject to the terms of the Lease, encumber its interest in the Lease as partial security for the loan. In connection with that encumbrance, Landlord agrees to the following:

7. Landlord consents to the execution and delivery by Tenant from time to time of deeds of trust and related documents (collectively, the "Security Instrument"), covering Tenant's leasehold interest in and to the Premises and the recording of the Security Instrument in the applicable real property records. The Security Instrument, but not Landlord's consent to encumbrance, shall be subject to the terms of the Lease. Landlord also consents to the execution and delivery by Tenant, and the filing and/or recording in the appropriate public records, of such additional documents and instruments, all subject to the terms of the Lease, as the beneficiary under any Security Instrument ("Beneficiary") may deem necessary or desirable to establish, perfect and maintain a lien upon and against Tenant's leasehold interests, including, but not limited to, Uniform Commercial Code financing statements and such other documents, instruments and agreements as Beneficiary may hereafter deem necessary or desirable in connection with the creation, grant, maintenance or enforcement of said lien, including, but not limited to, any such documents and instruments executed in connection with any renewal, extension and/or modification of such lien.
8. In the event of any default or event of default by Tenant, or in the event Tenant shall fail to perform or observe any of the terms, conditions or agreements in the Lease, Landlord shall give written notice thereof to Beneficiary at Nevada State Bank, Corporate Banking

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Four Queens, Inc.
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Department, 750 E. Warm Springs Road, 4th Floor, Las Vegas, Nevada 89119, Attention Steven A. Strunk, or at such other address indicated in writing to Landlord by Beneficiary, and Beneficiary shall have the same right as Tenant (but not the obligation) to cure such default or failure within any cure period granted to Tenant under the terms of the Lease; and Landlord shall not take any action with respect to such failure under the Lease, including without limitation any action intended to terminate, rescind or avoid the Lease or Tenant's tenancy or possession thereunder, for such period. In the case of a non-monetary default that cannot reasonably be cured by Beneficiary, Landlord shall not take any action with respect to such default, including without limitation any action intended to terminate, rescind or avoid the Lease or Tenant's tenancy or possession under the Lease, unless Landlord first contacts Beneficiary and attempts to reach an agreement as to a resolution of the default satisfactory to Landlord.

9. Upon any termination of the Lease before its natural expiration, Landlord shall notify Beneficiary of such termination in writing. Upon written request of Beneficiary given within thirty (30) days of receipt of Landlord's notice, Landlord and Beneficiary shall enter into a new lease under the same terms, conditions and remaining term as the Lease, provided that Beneficiary shall cure any defaults by the prior tenant other than defaults set forth in Section 21 of the Lease.

10. The entering into of any Security Instrument shall not be deemed to constitute an assignment or transfer of Tenant's interest under the Lease or otherwise be deemed to require any consent by Landlord, nor shall any Beneficiary, as such, be deemed to be an assignee or transferee of Tenant's interest under the Lease so as to require Beneficiary, as such, to assume the performance of any of the terms, covenants or conditions on the part of Tenant to be performed under the Lease, unless and until the Beneficiary or its wholly-owned subsidiary acquires Tenant's interest in the Lease by foreclosure or otherwise, in which event Beneficiary or its wholly-owned subsidiary, but no other person taking title at a foreclosure sale or pursuant to a deed in lieu of foreclosure, shall be deemed to be an approved assignee or transferee within the meaning of the Lease, and shall be deemed to have agreed to perform all of the terms, covenants and conditions on the part of Tenant to be performed under the Lease, but only for so long as such purchaser or assignee is the owner of the leasehold estate.

11. All of Tenant's share of any condemnation or insurance proceeds shall be disposed of as set forth in the Security Instrument.

12. Nothing in this letter shall be construed to require Landlord's consent to encumber the Lease by the Security Instrument or to any assignment of the Lease, except as set forth in the Lease.

As used herein, the term "Tenant" shall include Tenant's permitted successors and assigns under the Lease.

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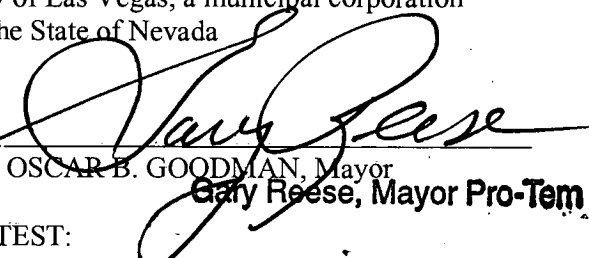
TLC Casino Enterprises
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To the extent the foregoing is inconsistent with or in addition to any terms of the Lease, the Lease shall be amended accordingly.

DATED this 6 day of August, 2003.

"LANDLORD"

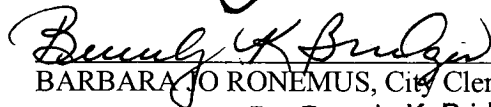
City of Las Vegas, a municipal corporation
of the State of Nevada

By: 

OSCAR B. GOODMAN, Mayor

Gary Reese, Mayor Pro-Tem

ATTEST:


BARBARA ORONEMUS, City Clerk

By: Beverly K. Bridges

APPROVED AS TO FORM Deputy City Clerk

 7/11/03
Date

Exhibit "A"

Indenture of Lease

1984

THIS INDENTURE OF LEASE, made and entered into this 28th day of March, 1984, by and between the City of Las Vegas, a municipal corporation of the State of Nevada (hereinafter referred to as "Lessor"), and Four Queens, Inc., a Nevada corporation (hereinafter referred to as "Lessee"), the foregoing parties sometimes hereinafter referred to singly as "Party" and collectively as "Parties";

WITNESSETH:

WHEREAS, Lessor is the owner and operator of those certain public off-street parking facilities which are situate at and commonly known as 222 East Carson Avenue, Las Vegas, Nevada (the "Demised Premises" herein), and hereinafter described with particularity, which, along with other public off-street parking facilities which are situate at and commonly known as 333 East Ogden Avenue, Las Vegas, Nevada, were constructed with the proceeds of Lessor's Off-Street Parking Revenue and General Obligation Bonds, Series February 1, 1966 (the "Bonds" herein), during a period in which studies indicated that there was a need for additional public off-street parking facilities in the central business district; and

WHEREAS, since those parking facilities were constructed, many of the downtown hotels and Clark County have constructed additional off-street parking facilities in the central business district, with the result that the need for the public off-street parking facilities which are owned and operated by Lessor has diminished considerably; and

WHEREAS, Lessor has operated its public off-street parking facilities over the years at a financial loss, due, in part, to the requirements of the Bonds, of which One Million One Hundred Seventy-Five Thousand and No/100ths Dollars (\$1,175,000.00) in principal amount remain outstanding, which

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continue to impose a substantial financial burden and drain upon Lessor's financial resources; and

WHEREAS, Lessor desires to eliminate this burden and drain upon its financial resources and, at the same time, continue to make the Demised Premises available for off-street parking by means of a lease of the Demised Premises to a private operator; and

WHEREAS, Lessee desires to lease the Demised Premises for the term and upon the terms and conditions hereinafter set forth and, in connection therewith, is willing to advance, from the total rent for the term of this Lease, the sum of One Million One Hundred Seventy-Five Thousand and No/100ths Dollars (\$1,175,000.00) to retire the Bonds.

NOW, THEREFORE, for and in consideration of the premises and of the terms, conditions and mutual covenants and agreements hereinafter contained, the Parties do hereby agree as follows:

Section 1. DEMISE, USE AND DESCRIPTION OF DEMISED PREMISES.

(a) Lease of Demised Premises. Lessor hereby leases to Lessee, and Lessee hires from Lessor, for the purpose of conducting therein the operation of a garage for the off-street parking of motor vehicles, those certain premises, with appurtenances, situate at and commonly known as 222 East Carson Avenue, Las Vegas, Nevada, and more particularly described in the schedule attached as Exhibit "A" hereto and shown on the plat attached as Exhibit "B" hereto, both of which by this reference are made parts hereof. As used herein, the term "Demised Premises" refers to the real property described in Exhibits "A" and "B" and to any improvement located thereon from time to time during the term hereof.

(b) Warranty of quiet enjoyment. Lessor, for itself and its successors and assigns or any person lawfully claiming through Lessor, represents and warrants to Lessee that (i) Lessor will, at the time of delivery of possession of the Demised Premises to Lessee, be seized of an indefeasible estate in fee simple in, and

have good, absolute and marketable title to the Demised Premises, free and clear of any lien, covenant, condition, restriction, encumbrance or claim of any third party, including without limitation the holders of the Bonds, or any party in possession of any part of the Demised Premises on the date immediately prior to delivery of possession thereof to Lessee, (ii) Lessor has good right, full power and lawful authority to lease the Demised Premises to Lessee and (iii) Lessee may at all times peaceably and quietly enter upon, hold, occupy and enjoy the Demised Premises. Lessor further covenants and agrees to deliver to Lessee, at Lessee's sole cost and expense, an acceptable ALTA tenant's policy of title insurance at the delivery of possession of the Demised Premises to Lessee, such policy to have a liability amount in the sum of Two Million and No/100ths Dollars (\$2,000,000.00).

(c) Ancillary uses. Lessee shall be entitled to make such additional uses of the Demised Premises as may be approved by Lessor and, subject to the provisions of Section 14 hereof, may make such alterations or improvements to the Demised Premises as may be necessary or appropriate to accommodate the same; provided, however, that in no event shall improvements and/or alterations result in the reduction of the number of parking spaces in the Demised Premises below eighty percent (80%) of the number of spaces available on the effective date hereof.

Section 2. TERM AND DELIVERY. The term of this Lease shall be for fifty (50) years, commencing on the 1st day of April, 1984, and ending on the 31st day of March, 2034. Should Lessor be unable to deliver possession of the Demised Premises on or before April 1, 1984, then Lessee will accept possession at such later date as is mutually agreed on by the Parties. In case of such later delivery of possession, the term of this Lease shall commence on the date of such later delivery and shall be extended automatically to and including the last day of the calendar month in which there shall have expired the full fifty (50)-year

period. Notwithstanding the foregoing, if possession of the Demised Premises is not delivered to Lessee by December 31, 1984, Lessee shall have the right to terminate this Lease and to the return of all sums which it has advanced to Lessor, together with accrued interest as provided for in subsection (b) of Section 3 hereof, by giving to Lessor written notice of termination at any time thereafter but prior to the day on which Lessor shall deliver possession of the Demised Premises to Lessee.

Section 3. RENT.

(a) Amount and manner of payment of rent. The total rent for the term of this Lease shall be Twenty-Two Million and No/100ths Dollars (\$22,000,000.00) in lawful money of the United States of America, plus any adjustment as provided in Section 4 hereof, which Lessee agrees to pay to Lessor, without deduction or offset, at such place or places as may be designated from time to time by Lessor as follows: One Million One Hundred Seventy-Five Thousand and No/100ths Dollars (\$1,175,000.00) upon the execution hereof and the balance in annual installments, in advance, in the sum of Four Hundred Sixteen Thousand Five Hundred and No/100ths Dollars (\$416,500.00) each, the first such installment to be due and payable on April 1, 1984, or such later date as may be established for the commencement of the term hereof pursuant to Section 2 above, and each subsequent installment to be due and payable on each successive anniversary date thereof. All of such installments and the total rent of Twenty-Two Million and No/100ths Dollars (\$22,000,000.00) provided above shall be subject to any adjustment as provided for in Section 4 hereof.

(b) Deposit of initial payment. Upon receipt of the initial payment of One Million One Hundred Seventy Five Thousand and No/100ths Dollars (\$1,175,000.00), Lessor shall immediately deposit such funds in an interest-bearing account mutually agreeable to the Parties and such funds shall be held in such account with the interest thereon paid to Lessee until Lessor delivers possession of the Demised Premises to Lessee. Should Lessee

5% Land
237,822

42.90% Bldg
178,679
416,500.

exercise its right to terminate this Lease as provided in Section 2 hereof, such funds shall immediately be paid over to Lessee, together with accrued interest.

Section 4. ADJUSTMENT OF RENTAL. Lessor shall have the right to increase the rental to be paid by Lessee commencing on April 1, 1989, or, if a date later than April 1, 1984, is established for the commencement of the term hereof pursuant to Section 2 above, five (5) years after such later commencement date, and at intervals of every five (5) years thereafter, in the following manner:

In the event Lessor determines to increase such rent at any of the times specified above, Lessor shall so notify Lessee in writing at least ninety (90) days prior to the effective date of such increase and in such event the rental thereafter to be paid by Lessee, or until further adjustment as herein provided, shall be increased in the same proportion that the index figure of the Consumer Price Index published by the Bureau of Labor Statistics, United States Department of Labor, which is applicable to the

Southern Nevada area, all items, for the day on which such notice is served on Lessee has increased above such index figure, if in respect of the five (5)-year period from April 1, 1989, to March 31, 1994, for April 1, 1984, and, in respect of each succeeding five (5)-year period thereafter, for the first day of the then current five (5) year period. (By way of illustration, the increase, if any, in rent for the five (5)-year period from April 1, 1994, to March 31, 1999, will be in the same proportion that such index figure for the day on which such notice is served on Lessee has increased above such index figure for April 1, 1989.) In the event that the Consumer Price Index shall increase in excess of ten per cent (10%) in any five (5)-year period, the increase in the annual rent for the next succeeding five (5)-year period shall be limited to ten per cent (10%) of the annual rent for such preceeding five (5)-year period.

If the rent is so increased, then, at the expiration of any five (5)-year period thereafter, Lessee shall have the right to

require a decrease in the rental in the same proportion that such index figures may have decreased; provided, however, that in no event shall the rental be decreased below the amount specified in Section 3 hereof.

If the Bureau of Labor Statistics should, at any time during the term hereof, revise or change the methods or basic data used in calculating such index in such a way as to affect the direct comparability of the revised or changed index figure with the index figure for the applicable base date, the Bureau shall be requested to furnish a conversion factor designed to adjust to the new basis the aforementioned index figure for the applicable base date.

If the Consumer Price Index, as now constituted, compiled and published ceases to be compiled and published during the term hereof, then the Bureau of Labor Statistics shall be requested to furnish a statement converting the index figure for the applicable base date to a figure that would be comparable in another index published by the Bureau of Labor Statistics, and such other index shall be used in computing the rental increase provided for above.

If no conversion or other index is available, then such rental increase shall be determined by arbitration in the manner provided for in Section 26 hereof.

Section 5. RESERVATION OF PORTIONS OF DEMISED PREMISES FOR USE BY LESSOR.

(a) Parking spaces and storage area. Lessor hereby reserves unto itself the right to occupy and use without charge:

(1) The two (2) parking spaces in the Demised Premises which are outlined in red on Exhibit "B" hereto for use by the officers, employees and agents of Lessor during periods in which they are transacting Lessor's business at the Clark County Courthouse and surrounding area. In the event that alterations to the Demised Premises by Lessee render said described spaces unusable or inaccessible, Lessee shall pro-

vide two (2) parking spaces in a comparable location within the Demised Premises for use by the officers, employees and agents of Lessor.

(2) The storage room which is outlined in blue on Exhibit "B" hereto. In the event that Lessor shall, at any time, abandon its use of said described storage space, the reservation provided for in this paragraph shall become and be null and void and of no further force or effect.

Any occupancy of said described portions of the Demised Premises by Lessor pursuant to paragraphs 1 and 2 of this subsection shall be without reduction in the fixed annual rent specified in Section 3 hereof, and Lessor shall have free access to and from said portions throughout the term of this Lease.

(b) Option to reserve additional portions. Lessor shall have the option, exercisable at any time prior to the expiration of the fifth year of the term of this Lease by giving Lessee written notice of such exercise at least ninety (90) days in advance of the intended occupancy, to occupy those portions of the Demised Premises which are outlined in yellow in Exhibit "B" hereto, together with the non-exclusive right to use the stairway and elevator adjacent to such areas for ingress thereto and egress therefrom, for use in connection with Lessor's overall downtown transportation plan. In the event of the exercise by Lessor of said option, Lessor shall have the further right, at its sole cost and expense, to make such alterations, both structural and nonstructural, to the existing building, and such modifications to the exterior thereof, as Lessor, in its sole and absolute discretion, deems necessary, appropriate, expedient or desirable in order to effect full integration of said described portions into the overall downtown transportation plan; provided, however, that such alterations shall not interfere with Lessee's use of the Demised Premises or result in the reduction of the number of parking spaces therein below eighty per cent (80%) of the number of spaces available on the effective date hereof.

REC'D 1888

Lessor shall indemnify and hold Lessee harmless from and against any liability or claim of liability, including attorneys' fees, for damages to persons or property arising out of Lessor's alteration or modification of the Demised Premises.

(c) Reduction in rent. In the event that Lessor shall exercise the option provided for in subsection (b) of this Section, Lessee shall be entitled to a reduction in the fixed annual rent hereunder in the same proportion that square footage of the area occupied pursuant thereto bears to the total square footage of the existing building on the effective date hereof. Such reduction in rent shall take effect on the date on which Lessee's use of the Demised Premises is interrupted.

Section 6. USES PROHIBITED. Lessee shall not use, or permit the Demised Premises, or any part thereof, to be used, for any purpose or purposes other than the purpose for which the Demised Premises are hereby leased or such ancillary use or uses as may be approved by Lessor, provided that such ancillary use or uses shall not result in the reduction of the number of parking spaces in the Demised Premises below eighty per cent (80%) of the number of spaces available on the effective date hereof. For the purposes of this Lease, an ancillary use is one which does not alter the primary use of the Demised Premises from that of being a garage for the off-street parking of motor vehicles. No use may be made or permitted to be made of the Demised Premises, nor any act done, which will cause a cancellation of any insurance policy covering the building located thereon or any part thereof, nor shall Lessee sell, or permit to be kept, used or sold, in or about the Demised Premises, any article which may be prohibited by the standard form of fire insurance policy. Lessee shall, at its sole cost and expense, comply with all of the requirements, pertaining to the Demised Premises, of any insurance organization or company necessary for the maintenance of insurance, as in Section 19 hereof provided, covering any building and appurtenances at any time located on the Demised Premises.

Section 7. WASTE AND NUISANCE PROHIBITED. Lessee shall not commit, or suffer to be committed, any waste or nuisance on the Demised Premises.

Section 8. ABANDONMENT. Lessee shall not vacate or abandon the Demised Premises at any time during the term of this Lease; and if Lessee shall abandon, vacate or surrender the Demised Premises, or be dispossessed by process of law, or otherwise, any personal property belonging to Lessee and left on the Demised Premises shall be deemed to be abandoned, at the option of Lessor.

Section 9. ENTRY BY LESSOR. Lessee shall permit Lessor and the agents of Lessor to enter into and on the Demised Premises at all reasonable times for the purpose of inspecting the same, or for the purpose of posting notices of nonresponsibility for alterations, additions or repairs, without any rebate of rent and without any liability to Lessee for any loss of occupation or quiet enjoyment of the Demised Premises thereby occasioned.

Section 10. TAXES AND ASSESSMENTS.

(a) Taxes as additional rental. As additional rental hereunder, Lessee shall pay and discharge as they become due, promptly and before delinquency, all taxes, assessments, rates, charges, license fees, municipal liens or levies, whether general or special, ordinary or extraordinary, of every name, nature and kind whatsoever, including all governmental charges of whatsoever name, nature or kind, which may be levied, assessed, charged or imposed, or which may become a lien or charge on the land hereby demised, or any part thereof, the leasehold of Lessee therein, the Demised Premises described herein or any building or other improvement now or hereafter thereon, or on Lessee's estate hereby created which may be a subject of taxation, or on Lessor by reason of its ownership of the fee underlying this Lease, during the entire term hereof.

(b) Assessments affecting improvements. Specifically and without in any way limiting the generality of the foregoing,

Lessee shall pay all special assessments, levies or charges made by any municipal or political subdivision for local improvements in cash as they fall due and before they become delinquent and as required by the act and proceedings under which any such assessment, levy or charge is made by any municipal or political subdivision. In this connection, (i) with respect to any special assessment, levy or charge which Lessor, in its governmental capacity, proposes to impose against the Demised Premises, Lessee shall be considered to be the "owner" thereof for the purposes of Chapter 271 of the Nevada Revised Statutes, as from time to time amended, and, as such, shall be provided such notice of the proposed special assessment, levy or charge and shall be afforded such opportunity to protest the same as shall then be provided in said Chapter 271 for any record owner whose property will be affected by the proposed special assessment, levy or charge, or (ii) with respect to any special assessment which another governmental entity proposes to impose against the Demised Premises, Lessor, as the record owner thereof, will not consent to the proposed special assessment, levy or charge without the prior written consent of Lessee. Any failure of Lessor to provide Lessee with such notice and afford Lessee such right of protest or to obtain such consent, as the case may be, shall subject Lessor to the payment of any special assessment, levy or charge imposed in any proceeding to which such failure relates, without contribution from Lessee, but shall not provide Lessee with cause for termination pursuant to Section 35 hereof. If the right is given to pay any special assessment, levy or charge, for which Lessee is liable, either in one lump sum or in installments, Lessee may elect either mode of payment, and its election shall be binding on Lessor. If, by making any such election to pay in installments, any of such installments shall be payable after the termination of this Lease or any extended term hereof, such unpaid installments shall be prorated as of the date of such termination, and the amounts payable after the termination date

shall be paid by Lessor. All other taxes and charges payable under this Section shall be prorated at the commencement and expiration of the term hereof.

(c) Contesting taxes. If Lessee shall in good faith desire to contest the validity or amount of any tax, assessment, levy or other governmental charge herein agreed to be paid by Lessee, Lessee shall be permitted to do so and to defer the payment of such tax or charge, the validity or amount of which Lessee is so contesting, until final determination of the contest by giving to Lessor written notice thereof prior to the commencement of any such contest, which shall be at least sixty (60) days prior to delinquency, and by protecting Lessor on demand by a good and sufficient surety bond against any such tax, levy, assessment rate or governmental charge and from any cost, liability or damage arising out of any such contest.

(d) Disposition of rebates. All rebates on account of any such tax, rate, levy, charge or assessment, required to be paid, and actually paid, by Lessee under the provisions of this Lease shall belong to Lessee, and Lessor will, on the request of Lessee, execute any receipt, assignment or other acquittance that may be necessary in order to secure the recovery of any such rebate and will pay over to Lessee any such rebate that may be received by Lessor.

(e) Receipts. Once in each calendar year during the term hereof, Lessee shall obtain and deliver to Lessor receipts or duplicate receipts or photostatic copies thereof for all taxes, assessments and other items required hereunder to be paid by Lessee.

Section 11. PERSONAL PROPERTY TAXES. Lessee shall pay before delinquency all personal property taxes assessed against the personal property of Lessee in or about the Demised Premises at any time during the term hereof.

CONDITION OF DEMISED PREMISES; DISPOSITION OF
IMPROVEMENTS; TRADE FIXTURES.

(a) Inspection of Demised Premises by Lessee. Lessee represents that it has inspected the Demised Premises and acknowledges that they are now in good condition and repair, save and except the concrete spalling condition which exists with respect to certain beams, columns and floors in the existing building.

(b) Absence of other structural defects. Lessor represents that, with the exception of the spalling condition which is referred to in subsection (a) of this Section, it has no knowledge of any structural defect in the Demised Premises, including the existing building.

(c) Alterations to become part of realty. Subject to Lessee's right to make nonstructural alterations or improvements, as in Section 14 hereof provided, any alteration, improvement or installation made by Lessee to the Demised Premises shall at once become a part of the realty and belong to Lessor. On the expiration of this Lease or any sooner termination hereof, Lessee shall, subject to the provisions of subsection (d) of this Section, surrender the Demised Premises and all improvements thereon to Lessor in good, sanitary and neat order, condition and repair.

(d) Removal of trade fixtures on termination. Lessee shall have the right to remove its trade fixtures from the Demised Premises at the expiration or other termination of this Lease, provided that Lessee is not then in default hereunder, provided that Lessee shall repair any damage to the Demised Premises caused by such removal and provided that such right of removal shall not extend or apply to any fixture or equipment installed by Lessee in substitution for or replacement of any fixture or equipment which is now in place on the Demised Premises.

Section 13. REPAIRS AND DESTRUCTION OF IMPROVEMENTS.

(a) Maintenance of improvements. Except as provided in subsection (e) of this Section, Lessee shall, throughout the term of

this Lease, at its sole cost and expense, and without any expense to Lessor, keep and maintain the Demised Premises, including all buildings, improvements and equipment of every kind which may be a part thereof, and all appurtenances thereto, including sidewalks adjacent thereto, in good, sanitary and neat order, condition and repair and, except as hereinafter specifically provided, shall restore and rehabilitate any improvement of any kind which may be destroyed or damaged by fire, casualty or other cause whatsoever. Lessor shall not be obligated to make any repair, replacement or renewal of any kind, nature or description whatsoever to the Demised Premises or to any building, improvement or equipment thereon or therein.

(b) Damage to and destruction of improvements. Except as provided in subsection (e) of this Section, the damage, destruction or partial destruction of any building or other improvement which is a part of the Demised Premises shall not release Lessee from any obligation hereunder except as hereinafter expressly provided and, in case of damage to or destruction of any such building or improvement, Lessee, at its own expense, shall promptly repair and restore the same to a condition as good or better than that which existed prior to such damage or destruction. Without limiting such obligations of Lessee, the proceeds of any insurance covering such damage or destruction shall be made available to Lessee for such repair or replacement.

(c) Damage or destruction occurring toward end of term. Anything to the contrary in the immediately preceding subsections of this Section notwithstanding, in case of destruction of any building or improvement on the Demised Premises or damage thereto from any cause so as to make the same untenable which occurs during the last five (5) years of the term hereof, Lessee, if not then in default hereunder, may elect to terminate this Lease by written notice served on Lessor within ninety (90) days after the occurrence of such damage or destruction. In the event of such termination, there shall be no obligation on the part of Lessee

to repair or restore the building or improvements nor any right on the part of Lessee to receive any proceeds collected under any insurance policies covering such building or improvements, or any part thereof (excluding, of course, the proceeds of any business interruption insurance), and Lessee shall assign to Lessor all rights to receive such proceeds and shall pay over to Lessor any such proceeds received by Lessee prior to the effectiveness of such assignment. On such termination, all rent, taxes, assessments and other sums payable by Lessee to Lessor hereunder shall be prorated as of the termination date, and, in the event that any rent, tax, assessment or other sum, other than the initial payment of One Million One Hundred Seventy-five Thousand and No/100th Dollars (\$1,175,000.00) paid by Lessee upon the execution hereof, as provided for in subsection (a) of Section 3 hereof, shall have been paid in advance, Lessor shall refund the same for the unexpired period for which payment shall have been made.

(d) Election not to terminate. If, in the event of such destruction or damage during the last five (5) years of the term hereof, Lessee does not elect to terminate this Lease, the proceeds of all insurance covering such damage or destruction shall be made available to Lessee for such repair or replacement, and Lessee shall be obligated to repair or rebuild the buildings and improvements as above provided.

(e) Loss by inherent defect or uninsurable casualty. Notwithstanding anything to the contrary in this Section contained, in the event that, (i) within the first five (5) years of the term of this Lease, the existing building should be damaged as a result of an inherent defect in the construction thereof, other than the concrete spalling condition which is described in subsection (a) of Section 12 hereof, or (ii), within the first fifteen (15) years of such term, the building should be damaged by any uninsurable casualty which is not the fault or is beyond the control of Lessee, to the extent that the same shall be rendered

substantially unusable by Lessee, and substantial repairs are required to make the Demised Premises structurally sound and as usable as they were at the commencement of the term of this Lease, Lessee, at its option, may, in the alternative, (i) elect to terminate this Lease, in which event all rent, taxes, assessments and other sums payable by Lessee to Lessor hereunder shall be prorated as of the termination date, and, in the event that any rent, tax, assessment or other sum, other than the initial payment of One Million One Hundred Seventy-Five Thousand and No/100th Dollars (\$1,175,000.00) paid by Lessee upon the execution hereof, as provided for in subsection (a) of Section 3 hereof, shall have been paid in advance, Lessor shall refund the same for the unexpired period for which payment shall have been made, or (ii), with the approval of Lessor, effect such structural repairs and cause such construction or reconstruction to be done as may be necessary to make the Demised Premises structurally sound and as usable as they were at the commencement of the term hereof. In the event that Lessee elects to effect such structural repairs, all sums expended or obligations incurred by Lessee in connection therewith shall be shared equally by Lessee and Lessor, and Lessor, upon demand, shall pay its share thereof to Lessee. If Lessor fails to reimburse Lessee for Lessor's share of such sums, Lessee may deduct the same from the rents subsequently payable hereunder until Lessor's share of such sums has been fully reimbursed to Lessee. During such work or repair, construction or reconstruction, the fixed annual rent hereunder shall be abated in the same proportion that the square footage of the area or areas of the existing building made unusable thereby bears to the total square footage of the existing building on the effective date hereof. For purposes of this subsection, "substantially unusable" refers to damage to the existing building which renders it unusable in excess of twenty-five per cent (25%) of the square footage thereof on the effective date hereof, and "substantial repairs" means necessary repairs, construction or

reconstruction of more than twenty-five per cent (25%) of the building as it exists on the effective date hereof.

Section 14. ALTERATIONS BY LESSEE; ERECTION OF SIGNS. Subject to the provisions of Section 17 hereof, Lessee is granted permission to make nonstructural alterations or improvements to the interior of the existing building without Lessor's approval, provided the cost of each such alteration or improvement shall not exceed Five Thousand and No/100ths Dollars (\$5,000.00). Prior to making any nonstructural alteration or improvement to the interior of the building that costs in excess of Five Thousand and No/100ths Dollars (\$5,000.00), or any structural alteration or improvement to the interior of the building or any alteration or improvement to the exterior of the building, or prior to constructing any new improvement on the Demised Premises, including erecting thereon or affixing thereto any sign of any kind or character, Lessee shall submit to and obtain Lessor's written approval of plans and specifications therefor, which approval shall not be unreasonably withheld by Lessor. Such approval shall be evidenced by the joint signatures of the City Manager and the City Engineer of Lessor, which approval shall not unreasonably be withheld, and any disapproval by the City Manager or the City Engineer, or both, may be appealed to the City Council of Lessor. Any work done in or to the Demised Premises by Lessee, with or without the approval of Lessor as herein provided, shall comply with the requirements of all federal, state or municipal authorities having jurisdiction.

In this connection, Lessor acknowledges that Lessee, subject to the approval of Lessor as aforesaid as to each such alteration or improvement or series of alterations or improvements, as the case may be, shall be entitled to (i) make alterations or improvements to the appearance and structure of the Demised Premises, including the interior, exterior and areas of ingress and egress, either to facilitate the operation of the Demised Premises or to assist in the integration of the structure or

structures thereon into the operation of such other facilities as Lessee may have in its immediate vicinity; provided, however, that such alterations and improvements shall not result in the reduction of the number of parking spaces in the Demised Premises below eighty per cent (80%) of the number of spaces available on the effective date hereof and provided, further, that at the end of the term hereof and at the request of Lessor, Lessee restores the Demised Premises to substantially the same condition they were prior to such alterations or improvements, reasonable wear and tear excepted, and (ii) increase the size of the existing building on the Demised Premises to provide additional parking spaces or space for such additional uses as Lessor may approve.

Section 15. MAINTAINING APPEARANCE OF DEMISED PREMISES. Lessee, at its expense, shall maintain the exterior of all buildings, whether now existing or later constructed, on the Demised Premises, the landscaping on, and all other portions of, the Demised Premises visible from the surrounding streets in as good, sanitary and neat order, condition and repair as the same exists

on the commencement of the term hereof and at all times shall maintain sightly screens or barricades around any exterior garbage or storage areas. Landscaping of the areas on or adjacent to the Demised Premises, with proper gardening service, shall be maintained at all times along the street frontages of the Demised Premises, except where necessary driveways are maintained, to insure an appearance which is at least equal to the manner in which the same is maintained on the effective date hereof.

Section 16. UTILITIES. Lessee shall fully and promptly pay for all water, gas, heat, light, power, telephone service and other public utilities of every kind furnished to the Demised Premises throughout the term herof and all other expenses of every kind whatsoever of or in connection with the use, operation and maintenance of the Demised Premises and all activities conducted thereon, and Lessor shall have no responsibility of any kind for any thereof.

Section 17. LIENS.

(a) Lessee's duty to keep Demised Premises free of liens.

Lessee shall keep the Demised Premises, and every part thereof, and all buildings and other improvements at any time located thereon free and clear of any and all mechanics', materialmen's and other liens for or rising out of or in connection with any work or labor done, services performed or materials or appliances used or furnished for or in connection with any operation of Lessee, any alteration, improvement, repair or addition which Lessee may make or permit or cause to be made, or any work or construction by, for or permitted by Lessee on or about the Demised Premises, or any obligation of any kind incurred by Lessee, and Lessee shall, at all times, promptly and fully pay and discharge all claims on which any such lien may or could be based and shall indemnify Lessor and all of the Demised Premises and all buildings and improvements thereon against all such liens and claims of liens and suits or other proceedings pertaining

thereto. ~~Lessee shall give Lessor written notice not less than~~ fifteen (15) days in advance of the commencement of any construction, or of any alteration, addition, improvement or repair, costing in excess of Five Thousand and No/100ths Dollars (\$5,000.00), in order that Lessor may post appropriate notices of Lessor's nonresponsibility.

(b) Contesting liens. If Lessee desires to contest any such lien, it shall notify Lessor of its intention to do so within thirty (30) days after the filing of such lien. In such case, and provided that Lessee shall, on demand, protect Lessor by a good and sufficient surety bond against any such lien and any cost, liability or damage arising out of such contest, Lessee shall not be in default hereunder until thirty (30) days after the final determination of the validity thereof, within which time Lessee shall satisfy and discharge such lien to the extent held valid; but the satisfaction and discharge of any such lien shall not, in any case, be delayed until execution is had on any

judgment rendered thereon, and such delay shall automatically constitute a default of Lessee hereunder without any notice from Lessor to Lessee. In the event of any such contest, Lessee shall protect and indemnify Lessor against all loss, expense and damage resulting therefrom.

Section 18. INDEMNIFICATION OF LESSOR. Except for acts of Lessor or its agents, or as otherwise expressly provided in this Lease, Lessor shall not, at any time or to any extent whatsoever, be liable, responsible or in any way accountable for any injury to or death of persons or loss, destruction or damage to property, including the property and employees of Lessee, occurring in, on or about the Demised Premises or wherever occurring, resulting from any use of or activities on the Demised Premises or the operations of Lessee under this Lease, whether such injury, death, loss, destruction or damage shall be caused by or in any way result from or arise out of any act, omission or negligence of Lessee or of any occupant, subtenant, visitor or user of any portion of the Demised Premises, or shall result from or be caused by any other matter or thing, whether of the same kind as or of a different kind than the matters or things above set forth, and Lessee shall forever indemnify Lessor against any and all claims, liability, loss, damage, actions or causes of action whatsoever on account of any such injury, death, loss, destruction or damage and any related expense, including attorneys' fees.

Section 19. INSURANCE.

(a) Insurance coverage on Demised Premises. Lessee shall, at all times during the term of this Lease and at its sole cost and expense, keep all improvements which now are or hereafter become a part of the Demised Premises insured against loss or damage by fire and the extended coverage hazards for ninety per cent (90%) of the full replacement value of such improvements under a Stipulated Amount Endorsement naming Lessor and Lessee as the insureds, with loss payable to Lessor and Lessee as their

respective interests may appear. The policies of insurance providing such coverage shall contain endorsements providing coverage for the costs of any demolition required by the applicable building codes and for one hundred per cent (100%) of the full replacement value of the demolished portion of the improvements. Any loss adjustment shall require the written consent of both Lessor and Lessee, except that any loss not exceeding Five Thousand and No/100ths Dollars (\$5,000.00) shall be payable to Lessee alone, and the loss adjustment in such cases shall not require the written consent of Lessor.

(b) Insurance coverage on fixtures. At all times during the term of this Lease, Lessee shall, at its sole cost and expense, keep all trade fixtures and equipment and all merchandise of Lessee or a subtenant of Lessee that may be in the Demised Premises from time to time insured against loss or damage by fire and the extended coverage hazards for an amount that, in Lessee's judgment, will insure the ability of Lessee and its subtenants to ~~replace such trade fixtures, equipment and merchandise.~~

(c) Personal injury liability insurance. Lessee shall, at its sole cost and expense, maintain, in effect throughout the term of this Lease, personal injury liability insurance covering the Demised Premises and its appurtenances and the sidewalks fronting thereon, including the sidewalk area used for pedestrians or vehicular travel entering or leaving the Demised Premises, in the amount of One Million and No/100ths Dollars (\$1,000,000.00), for injury to or death of any one person, and Five Million and No/100ths Dollars (\$5,000,000.00), for injury to or death of any number of persons in one occurrence, and property damage liability insurance in the amount of Five Hundred Thousand and No/100ths Dollars (\$500,000.00). Such insurance shall specifically insure Lessee against all liability assumed by it hereunder, as well as liability imposed by law, and shall insure both Lessor and Lessee, but shall be so endorsed as to create the same liability on the part of the insurer as though separate policies had been written for Lessor and Lessee.

(d) Lessor's right to pay premiums on behalf of Lessee. All of the policies of insurance referred to in this Section shall be written in form and by insurance companies satisfactory to Lessor. Lessee shall pay all of the premiums therefor and deliver such policies, or certified copies thereof, including all endorsements and amendments thereof, to Lessor, and, in the event of the failure of Lessee either to effect such insurance in the names herein called for within five (5) days after the commencement of the term of this Lease and thereafter at least thirty (30) days prior to the expiration of any policy, or to pay the premiums therefor when required, or to deliver such policies or certified copies thereof to Lessor forthwith upon their becoming effective, Lessor shall be entitled, but shall have no obligation, to effect such insurance and pay the premiums therefor, which premiums shall be repayable to Lessor with the next installment of rent, and the failure to repay the same shall carry with it the same consequences as failure to pay any installment of rent. ~~Each insurer mentioned herein shall agree,~~ by endorsement to the policy or policies issued by it or by independent instrument furnished to Lessor, that it will give Lessor ninety (90) days' written notice by certified mail before the policy or policies in question shall be altered or cancelled. Lessor shall not unreasonably withhold its approval as to the form of the policies of insurance or insurance companies. The insurance provided for in subsection (b) of this Section shall not be subject to the provisions of this subsection (d).

(e) Definition of full replacement value. The term "full replacement value" of the improvements as used herein shall mean the actual replacement cost thereof from time to time less exclusions provided in the normal fire insurance policy. In the event either Party believes that the full replacement value (i.e., the then replacement cost less exclusions) has increased or decreased, it shall have the right, but, except as hereinafter provided, only at intervals of not less than one (1) year, to have such

full replacement value redetermined by an impartial third person ("Impartial Appraiser" herein) selected by the Parties, or, should they be unable to agree on a selection, by an impartial third person chosen by the then Insurance Commissioner of Nevada on application by either Party made after fifteen (15) days' written notice to the other Party of the time and place of such application. After the selection of the Impartial Appraiser has been made, the Party desiring to have such full replacement value so redetermined thereby shall, forthwith upon the submission of such redetermination to the Impartial Appraiser, give written notice thereof to the other Party. The determination of the Impartial Appraiser shall be final and binding on the Parties, and Lessee shall forthwith increase, or may decrease, as the case may be, the amount of the insurance carried pursuant to this Section to the amount necessary to protect the Demised Premises at ninety per cent (90%) of the new full replacement value as so determined by the Impartial Appraiser. Such determination shall be binding for a period of one (1) year and until superseded by agreement between the Parties or by a subsequent redetermination by an Impartial Appraiser. The Party requesting the redetermination shall pay the entire fee, if any, of the Impartial Appraiser if the redetermination is not more favorable to that Party than the prior determination. If the redetermination is more favorable to the Party requesting it than the prior determination, each Party shall pay fifty per cent (50%) of the fee, if any, of the Impartial Appraiser. If, during any one (1) year, Lessee shall have made improvements to the Demised Premises, Lessor may have such full replacement value redetermined at any time after such improvements are made, regardless of when the full replacement value was last determined. The term "full replacement value" of trade fixtures, equipment and merchandise, as used herein, shall mean the actual replacement cost thereof from time to time. In the event either Party believes that the full replacement value of such trade fixtures, equipment and

merchandise has increased or decreased, it shall have the right to have such replacement value redetermined as provided above for the redetermination of the full replacement value of the improvements.

(f) Adjustment of coverage. In the event that either Party shall at any time deem the limits of the bodily injury or property damage liability insurance then carried to be either excessive or insufficient, the Parties shall endeavor to agree on the proper and reasonable limits for such insurance then to be carried, and such insurance shall thereafter be carried with the limits thus agreed on until further change pursuant to the provisions of this subsection. If the Parties shall be unable to agree on such limits, the proper and reasonable limits for such insurance shall be determined by an impartial third person selected by the Parties, or, should they be unable to agree on a selection, by an impartial third person chosen by the then Insurance Commissioner for the State of Nevada on application by either Party made after fifteen (15) days' written notice to the other Party of the time and place of such application, and the decision of such impartial third person as to the proper and reasonable limits for such insurance then to be carried shall be binding on the Parties and such insurance shall be carried with the limits as thus determined until such limits shall again be changed pursuant to the provisions of this subsection. The expense of such determination shall be borne equally by the Parties.

(g) Blanket insurance policies. Notwithstanding anything to the contrary contained within this Section, Lessee's obligation to carry the insurance provided for herein may be brought within the coverage of a so-called blanket policy or policies of insurance carried and maintained by Lessee; provided, however, that the coverage afforded Lessor shall not be reduced or diminished or otherwise be different from that which would exist under separate policies meeting all of the requirements of this Lease

by reason of the use of such blanket policy of insurance, and, provided further, that the requirements of subsection (d) of this Section are otherwise satisfied.

(h) Cost of insurance deemed additional rental. The cost of insurance required to be carried by Lessee pursuant to this Section shall be deemed to be additional rental hereunder.

Section 20. SURRENDER OF DEMISED PREMISES. Lessee shall pay the rent and all other sums required to be paid hereunder in the amounts, at the times and in the manner herein provided, shall keep and perform all the terms and conditions hereof on its part to be kept and performed and, at the expiration or sooner termination of this Lease, shall peaceably and quietly quit and surrender to Lessor the Demised Premises in good order and condition, subject to the other provisions of this Lease. In the event of the nonperformance by Lessee of any of the covenants of Lessee undertaken herein, this Lease may be terminated as herein provided.

Section 21. INSOLVENCY AND BANKRUPTCY. Either (i) the filing by or against Lessee of a voluntary or involuntary, as the case may be, petition in bankruptcy or the making by Lessee of an assignment for the benefit of creditors, or (ii) the consenting by Lessee to the appointment of a receiver or trustee of all or any part of its property, or (iii) the filing by Lessee of a petition or answer seeking reorganization under the Bankruptcy Code or any other applicable law, or (iv) the filing by Lessee of a petition to take advantage of any insolvency act, shall constitute a breach of this Lease by Lessee. On the occurrence of any such event, this Lease shall terminate thirty (30) days after written notice of termination from Lessor to Lessee.

Section 22. NOTICE OF DEFAULT.

(a) Notice to cure default in rent. Except as to the provisions of Section 21 hereof, Lessee shall not be deemed to be in default hereunder in the payment of rent or the payment of any other moneys as herein required or in the furnishing of any bond

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 1900 insurance policy when required herein unless Lessor shall first give to Lessee thirty (30) days' written notice of such default, and Lessee has failed to cure such default within such thirty (30)-day period.

(b) Notice to cure other defaults. Except as to the provisions or events referred to in subsection (a) of this Section, Lessee shall not be deemed to be in default hereunder unless Lessor shall first give to Lessee ninety (90) days' written notice of such default, and Lessee has failed to cure such default within such ninety (90)-day period, or, if the default is of such a nature that it cannot be cured within ninety (90) days, Lessee has failed to commence to cure such default within such period of ninety (90) days or has failed thereafter to proceed to the curing of such default with all possible diligence.

Section 23. DEFAULT. In the event of any default hereunder by Lessee, Lessor, in addition to the other rights or remedies it may have, shall have the immediate right to re-enter the Demised Premises and remove all persons and property therefrom. Any such

property may be removed and stored in a public warehouse or elsewhere at the cost and expense, and for the account, of Lessee.

Should Lessor elect to re-enter, as herein provided, or should Lessor take possession pursuant to legal proceedings or pursuant to any notice provided for by law, it may either terminate this Lease or it may, from time to time without terminating this Lease, relet the Demised Premises, or any part thereof, for such term or terms (which may be for a term extending beyond the term of this Lease) and at such rental or rentals and on such other terms and conditions as Lessor, in its sole and absolute discretion, may deem advisable, with a right to make alterations and repairs to the Demised Premises. On any such reletting,

(i) Lessee shall be immediately liable to pay to Lessor, in addition to any indebtedness, other than rent, due hereunder, the expense of such reletting and for such alterations and repairs incurred by Lessor, and the amount, if any, by which the rent

reserved in this Lease for the period of such reletting (up to but not beyond the term of this Lease) exceeds the amount agreed to be paid as rent for the Demised Premises for such period on such reletting, or (ii), at the option of Lessor, rents received by Lessor from such reletting shall be applied, first, to the payment of any indebtedness, other than rent, due hereunder from Lessee to Lessor, second, to the payment of any expense of such reletting and of such alteration and repair, third, to the payment of rent due and unpaid hereunder, and fourth, the residue, if any, shall be held by Lessor and applied in payment of future rent as the same may become due and payable hereunder. If Lessee has been credited with any rent to be received by such reletting under option (i) hereof, and such rent shall not be promptly paid to Lessor by the new tenant, or if such rentals received from such reletting under option (ii) hereof during any month are less than that to be paid during that month by Lessee hereunder, Lessee shall pay any such deficiency to Lessor. Such deficiency shall be calculated and paid monthly. No such re-entry or taking possession of the Demised Premises by Lessor shall be construed as an election on the part of Lessor to terminate this Lease unless a written notice of such intention is given to Lessee or unless the termination hereof be decreed by a court of competent jurisdiction. Notwithstanding any such reletting without termination, Lessor may, at any time thereafter, elect to terminate this Lease for such previous default. Should Lessor, at any time, terminate this Lease for any default of Lessee, in addition to any other remedy it may have, Lessor may recover from Lessee all damages it may incur by reason of such breach, including the cost of recovering the Demised Premises and including the worth, at the time of such termination, of the amount, if any, by which the amount of rent and charges equivalent to the rent reserved in this Lease for the remainder of the stated term exceeds the then reasonable rental value of the Demised Premises for the remainder of the stated

term, all of which amounts shall be immediately due and payable from Lessee to Lessor.

Section 24. LESSOR'S RIGHT TO PERFORM. In the event that Lessee, by failing or neglecting to do or perform any act or thing herein provided by it to be done or performed, shall be in default hereunder and such failure shall continue for a period as heretofore described in Section 22, after written notice from Lessor specifying the nature of the act or thing to be done or performed, then Lessor shall be entitled, but shall have no obligation, to do or perform or cause to be done or performed such act or thing (entering on the Demised Premises for such purposes, if Lessor shall so elect), and Lessor shall not be or be held liable, or in any way responsible, for any loss, inconvenience, annoyance or damage resulting to Lessee on account thereof, and Lessee shall repay to Lessor, on demand, the entire expense thereof, including compensation to the agents and employees of Lessor. Any act or thing done by Lessor pursuant to the provisions hereof shall not be or be construed as a waiver of any such

default by Lessee or waiver of any term, covenant or condition herein contained or for the performance thereof or of any other right or remedy of Lessor hereunder or otherwise. All amounts payable by Lessee to Lessor under any of the provisions of this Lease, if not paid when the same become due as provided in this Lease, shall bear interest from the date the same became due until paid at the rate of twelve per cent (12%) per annum, compounded annually.

Section 25. MAINTENANCE; PAINTING; ROOFING. Lessee shall, at Lessee's sole cost and expense, maintain in good condition and repair, and shall replace whenever necessary, sidewalks, curbs, roads, driveways, lighting standards, landscaping, sewers, water, gas and electrical distribution systems and facilities, drainage facilities and all signs, both illuminated and non-illuminated, which now are or hereafter become situate on the Demised Premises. Lessee shall maintain the lines designating the parking spaces

within the Demised Premises in good condition and paint the same as often as may be necessary so that they are easily discernible at all times. Lessee, at its sole cost and expense, shall paint the exterior of all buildings on the Demised Premises as often as may be necessary in order to maintain the same in a neat, well-kept and attractive condition and shall effect such painting in a first-class, workmanlike manner with at least one coat of paint. Lessee shall install new roof covering on or recoat the roofs of all buildings on the Demised Premises in a first-class, workmanlike manner as often as may be necessary in order to prevent moisture from entering said buildings, and Lessee shall take all reasonable precautions to insure that the drainage facilities of the various roofs are not clogged and are in good and operable condition at all times. All of this work is to be executed to the approval of Lessor.

Section 26. EXERCISE OF EMINENT DOMAIN. If title to the Demised Premises, or any part thereof, shall be taken for any ~~public or quasi-public use under any statute or by right of eminent domain, or by purchase under threat thereof, the amount that~~ may be awarded as compensation, or both compensation and damages, or received as a result of any such condemnation proceedings, or the purchase price received, shall be apportioned between Lessor and Lessee as their interests may appear.

(a) Condemnation rendering Demised Premises unsuitable for Lessee's occupancy. In the event that such portion of the Demised Premises shall be so taken that a reasonable amount of reconstruction of the then existing buildings will not constitute the same a practical improvement for the remaining portion of the Demised Premises and reasonably suitable for Lessee's continued occupancy thereof, this Lease shall terminate as of the date title to the portion condemned shall vest in the condemner or the purchaser, as the case may be, and the rental due hereunder shall be apportioned between the Parties as of the date of such taking. A taking of more than twenty-five per cent (25%) of the ground floor area of

the Demised Premises shall be conclusively presumed to have rendered the remainder of the Demised Premises not reasonably suitable for Lessee's continued occupancy in order to entitle Lessee, at its option, to terminate this Lease.

(b) Condemnation not rendering Demised Premises unsuitable for Lessee's occupancy. In the event that a part of the Demised Premises shall be so taken that a reasonable amount of reconstruction of the then existing buildings will constitute the same a practical improvement for the remaining portion of the Demised Premises and reasonably suitable for Lessee's continued occupancy thereof, the fixed annual rent hereunder shall thereafter be reduced from the date of such taking in an amount to be agreed upon in writing by Lessor and Lessee, or, if such agreement is not reached within ninety (90) days after the taking, then the amount of the reduction shall be determined by a panel of arbitrators selected as in subsection (f) of this Section provided. Except as herein otherwise provided, this Lease and all payments required to be made by Lessee hereunder shall remain in full force and effect.

(c) Condemnation of fixtures or improvements. Nothing contained in subsections (a) and (b) of this Section shall be deemed or construed to prevent Lessee from interposing or prosecuting, in any condemnation proceeding, a claim for the value of any of its fixtures or improvements installed in, or made to, the Demised Premises and receiving and retaining the proceeds of any such claim, and Lessor shall have no claim or right thereto. The foregoing does not apply to any fixture or improvement for which Lessee has received reimbursement from Lessor, either in cash or by recovery of cost by reduction of rent, or to any fixture or equipment which has been installed by Lessee in substitution for or replacement of any fixture or equipment which is now in place on the Demised Premises.

(d) Partial condemnation. In the event that only a part of the Demised Premises shall be so taken and the building shall be

partially removed or taken as a result thereof, Lessor shall, should this Lease remain in force as to the part not so taken, with reasonable diligence repair the remaining portion of the building in order to restore such remaining portion as a building complete in itself and in order to put the same in a condition to be used by Lessee as a complete building, but Lessor shall not be obligated to expend thereon more than the sum awarded to Lessor as compensation for the taking of a part of such building in such condemnation proceedings or in settlement in lieu thereof. There shall be an abatement or reduction in rent during restoration, to be determined in accordance with subsection (b) of this Section. Lessor may so repair only upon the condition that such repairs will render the Demised Premises reasonably suitable for Lessee's continued occupancy thereof.

(e) Notice of service of process. Each Party shall give to the other Party immediate notice of the service on either of them of any legal process in connection with any such condemnation proceeding. Each Party shall execute and deliver to the other Party all instruments which may be required in order to effectuate the provisions hereof.

(f) Provision for arbitration. In the event that, in the opinion of either Party, the percentages set forth in subsection (a) of this Section are unreasonable in the light of then existing conditions or in the event of any dispute or controversy between the Parties with respect to the provisions of this Section, the construction thereof or the rights and obligations of the Parties hereunder, such percentages or such dispute or controversy shall be arbitrated as follows: Each Party shall select an arbitrator, the two arbitrators so selected shall select a third arbitrator, who shall serve as the chairman of the arbitration panel, and the three arbitrators so selected shall hear and determine the controversy. The decision of the arbitration panel shall be final and binding on both Lessor and Lessee, who shall bear the cost of such arbitration equally between them.

Section 27. SECURITY DEPOSIT. As and for a security deposit, Lessee shall deposit with Lessor, on or before April 1, 1984, or such later date as may be established for the commencement of the term hereof pursuant to Section 2 above, an amount equal to the first annual installment of rent which is due on that date. The Parties agree that such deposit shall be held by Lessor as security for the faithful performance by Lessee of all of the terms, covenants and conditions of this Lease by Lessee to be kept and performed during the term hereof. If at any time Lessee shall be in default in the payment of any of the rent herein reserved or in the payment of any other sum payable hereunder by Lessee to Lessor, including without limitation the repayment of any sum expended by Lessor pursuant to the right, conferred upon Lessor by Section 24 above, to do or perform any act or thing of which Lessee is in default, then Lessor shall be entitled, but shall not be obligated, to appropriate and apply any portion of such deposit to the payment of any such rent or other sum which may be in

default. The appropriation and application by Lessor of such security deposit as aforesaid shall not constitute a waiver on the part of Lessor of any default by Lessee, other than the particular default to which such security deposit, or portion thereof, is applied. In the event of the failure of Lessee to keep and perform all of the terms, covenants and conditions of this Lease to be kept and performed by Lessee, then, at the option of Lessor, Lessor may, after terminating this Lease, appropriate and apply such deposit or so much thereof as may be necessary, to compensate Lessor for all loss or damage sustained or suffered by Lessor due to such breach on the part of Lessee. Should such security deposit, or any portion thereof, be appropriated and applied by Lessor for the payment of overdue rent or other sums due and payable to Lessor by Lessee hereunder, and Lessor shall not have exercised its option to terminate this Lease, then Lessee shall, upon the written demand of Lessor, forthwith remit to Lessor a sufficient amount in cash to restore

such security to the original amount of such security deposit, and Lessee's failure to do so within thirty (30) days after receipt of such demand shall constitute a breach of this Lease. Should Lessee comply with all of the terms, covenants and conditions of this Lease and promptly pay all of the rental herein provided for as the same falls due, and all other sums payable by Lessee to Lessor hereunder, Lessee shall have the right, provided that it is not then in default of any of the terms, covenants or conditions of this Lease, to have Lessor apply such security deposit, or so much thereof as shall then remain, toward the payment of the final annual installment of rent due hereunder, whether at the end of the term of this Lease or on the earlier termination of this Lease pursuant to the provisions of Section 26 above.

Lessor shall invest the security deposit provided for herein in an interest-bearing account or securities, and all interest received by Lessor therefrom shall be promptly paid to Lessee so long as Lessee is not in default of any of the terms, covenants and conditions of this Lease.

Section 28. RIGHT OF LESSOR TO SELL OR CONVEY DEMISED PREMISES.

(a) Effect of sale. Lessor shall have the right, at any time during the term hereof, to sell or convey the Demised Premises, and, in the event of any such sale or conveyance, the same shall be made subject to this Lease and, upon compliance by Lessor with Section 29 hereof, shall operate to release Lessor from any further liability under any of the terms, covenants and conditions contained in this Lease, whether express or implied, and, in such event, Lessee shall look solely to the responsibility of the successor in interest in and to this Lease.

(b) Attornment by Lessee. Upon any such sale, Lessee shall attorn to and recognize the purchaser as the successor lessor hereunder and shall execute and deliver thereto such instruments as such successor lessor may reasonably request to evidence such attornment; provided, however, that, upon such attornment, this

Lease shall continue in full force and effect as, or as if it were, a direct lease between such successor lessor and Lessee upon the same terms, covenants and conditions as set forth herein and shall be applicable and enforceable after such attornment. Notwithstanding the foregoing, any sale of the Demised Premises and subsequent attornment shall not be deemed to be or constitute a waiver, release, extinguishment or relinquishment on the part of Lessee of any of Lessee's accrued claims against Lessor. Upon the sale of the Demised Premises by Lessor, the successor lessor shall execute and deliver to Lessee a non-disturbance agreement in which the successor lessor agrees, in substance, that such sale or conveyance may not effect any of Lessee's rights hereunder in any way, nor may Lessee's leasehold estate hereunder be terminated or disturbed by reason of such sale or conveyance.

(c) Lessee's right of first refusal. Anything to the contrary in this Section notwithstanding, in the event that Lessor elects to sell the Demised Premises, or any portion thereof, at a private sale, during the term of this Lease, and to the extent that it then may lawfully do so, Lessor shall, before accepting any offer to purchase the Demised Premises or portion thereof, as the case may be, afford Lessee the right of first refusal to meet such offer, on the same terms and conditions as therein contained. If Lessee fails to notify Lessor in writing, within fifteen (15) days after Lessee receives notice of such offer from Lessor, of Lessee's intention to meet such offer or, after so notifying Lessor, fails to meet such offer within sixty (60) days after Lessee's receipt of notice of such offer, Lessor may accept such offer and sell the Demised Premises or portion thereof, as the case may be, to the person who submitted the same, in accordance with the terms and conditions therein contained.

Section 29. TRANSFER OF SECURITY DEPOSIT UPON SALE OR CONVEYANCE.

Upon any sale or conveyance by Lessor of the Demised Premises, Lessor shall transfer or deliver to the purchaser the security

deposit provided for in Section 27 hereof, or so much thereof as shall then remain, and thereupon Lessor shall be discharged from any further liability in reference thereto.

Section 30. RIGHT OF LESSOR TO ENCUMBER DEMISED PREMISES;

SUBORDINATION.

(a) Conditions to subordination. Lessor shall have the right, at any time and from time to time during the term hereof, to encumber the Demised Premises, and this Lease shall be subordinate to any mortgage or deed of trust which may hereafter be placed on the Demised Premises and to any and all advances to be made thereunder, and to the interest thereon, and all renewals, replacements and extensions thereof, provided that the mortgagee or trustee named in any such mortgage or deed of trust shall agree to recognize the interests of Lessee hereunder in the event of foreclosure, if Lessee is not then in default, and that this Lease is subject to the express conditions that such mortgagee or trustee, by the terms of such mortgage or deed of trust or by separate agreement (a copy of which mortgage or deed of trust or separate agreement, as the case may be, in a form reasonably satisfactory to Lessee's counsel, to be delivered by Lessor to Lessee concurrently with the execution of such mortgage or deed of trust), agrees, in substance, that, as long as this Lease is in effect, (i) Lessee may not be joined as a party defendant in any foreclosure action or proceeding which may be taken by such mortgagee or trustee, or its successor or successors, and (ii) Lessee may not be evicted from the Demised Premises, nor may any of Lessee's rights hereunder be affected in any way, nor may Lessee's leasehold estate hereunder be terminated or disturbed, by reason of any default under such mortgage or deed of trust; provided, however, that, upon the request of such mortgagee or trustee or the purchaser of the Demised Premises at any foreclosure sale, as the successor lessor, Lessee shall attorn to and recognize the successor lessor and shall execute and deliver thereto a recognition and attornment agreement in the form

prepared by such mortgagee or trustee or such purchaser, as the case may be, and reasonably satisfactory to Lessee's counsel. Upon any such attornment, this Lease shall continue in full force and effect as, or as if it were, a direct lease between the successor lessor and Lessee upon the same terms, covenants and conditions as set forth herein and shall be applicable and enforceable after such attornment. Notwithstanding the foregoing, such attornment shall not be deemed to be or constitute a waiver, release, extinguishment or relinquishment on the part of Lessee of any of Lessee's accrued claims against Lessor.

(b) Agreement by mortgagee or trustee not to require subordination. In the event that any mortgagee or trustee shall agree to permit this Lease to be prior to the lien of its mortgage or deed of trust, upon such mortgagee's or trustee's giving notice in writing to Lessee to that effect, this Lease shall be deemed prior to the lien of such mortgage or deed of trust, whether or not this Lease is dated prior or subsequent to the date of such mortgage or deed of trust or to the date of the

recording thereof. Lessee shall execute and deliver whatever instruments may be required for such purpose and, failing to do so within sixty (60) days after demand in writing, does hereby make, constitute and irrevocably appoint Lessor as its attorney-in-fact and in its name, place and stead so to do.

Section 31. ASSIGNMENT AND SUBLEASE. Lessee shall not assign this Lease, or any interest herein, and shall not sublet the Demised Premises, or any part thereof, or any right or privilege appurtenant thereto, or suffer any other person (the agents and employees of Lessee excepted) to occupy or use the Demised Premises, or any portion thereof, without the prior written consent of Lessor, which consent shall not unreasonably be withheld by Lessor; and a consent to one assignment, subletting, occupation or use by any other person shall not be deemed to be a consent to any subsequent assignment, subletting, occupation or use by another person. Any such assignment or subletting without such

consent shall be void and shall, at the option of Lessor, terminate this Lease. This Lease shall not, nor shall any interest herein, be assignable, as to the interest of Lessee, by operation of law without the written consent of Lessor.

Section 32. HOLDING OVER. Any holding over after the expiration of the term of this Lease, with the consent of Lessor, shall be construed to be a tenancy from year to year, at the same annual rental as required to be paid by Lessee for the period immediately prior to the expiration of the term hereof, and shall otherwise be on the terms and conditions herein specified, so far as applicable.

Section 33. SURRENDER OF LEASE. The voluntary or other surrender of this Lease by Lessee or a mutual cancellation hereof shall not work a merger and shall, at the option of Lessor, terminate all or any existing subleases or subtenancies, or may, at the option of Lessor, operate as an assignment to it of any and all such subleases or subtenancies.

Section 34. REMEDIES CUMULATIVE. All of the remedies hereinbefore and hereinafter conferred on Lessor shall be deemed cumulative, and no one shall be deemed exclusive of any other or any other remedy conferred by law.

Section 35. LESSEE'S REMEDIES. Except as otherwise provided in this Lease, if Lessor defaults in the observance or performance of any term, covenant or condition which is expressly required to be observed or performed by it hereunder, Lessee shall have the option, in the alternative, (i) to terminate this Lease, in which event all rent, taxes, assessments and other sums payable by Lessee to Lessor hereunder shall be prorated as of the termination date, and, in the event that any rent, tax, assessment or other sum, other than the initial payment of One Million One Hundred Seventy-five Thousand and No/100ths Dollars (\$1,175,000.00) paid by Lessee upon the execution hereof, as provided for in subsection (a) of Section 3 hereof, shall have been paid in advance, Lessor shall refund the same for the un-

expired period for which payment shall have been made, or (ii) to remedy such default and to pay such expenses as may be necessary therefor. In the event that Lessee elects to remedy such default, all sums expended or obligations incurred by Lessee in connection therewith shall be paid by Lessor to Lessee upon demand, and, if Lessor fails to reimburse Lessee for such sums, Lessee may deduct the same from the rents subsequently payable hereunder until such sums have been fully reimbursed to Lessee. Lessor shall not be deemed to be in default hereunder, however, unless Lessee shall first give to Lessor ninety (90) days' written notice of such default, and Lessor has failed to cure such default within such ninety (90) day period, or, if the default is of such a nature that it cannot be cured within ninety (90) days, Lessor has failed to commence to cure such default within such period of ninety (90) days or has failed thereafter to proceed to the curing of such default with all possible diligence.

Section 36. ATTORNEYS' FEES. If any action at law or in equity shall be brought to recover any rent under this Lease, or for or on account of any breach of, or to enforce or interpret any of the provisions of this Lease, or for the recovery of the possession of the Demised Premises, the prevailing Party shall be entitled to recover from the other Party, as part of the prevailing Party's costs, reasonable attorneys' fees, the amount of which shall be fixed by the court and shall be made a part of any judgment or decree rendered.

Section 37. WAIVER. The waiver by Lessor of, or the failure of Lessor to take action with respect to, any breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of such term, covenant or condition, or of any subsequent breach of the same or any other term, covenant or condition herein contained. The subsequent acceptance of rent hereunder by Lessor shall not be deemed to be a waiver of any preceding breach by Lessee of any term, covenant or condition of this Lease, other than the failure of Lessee to pay the particular installment or

installments of rent so accepted, regardless of Lessor's knowledge of such preceding breach at the time of acceptance of such rent.

Section 38. ESTOPPEL CERTIFICATES. Lessor and Lessee shall, at any time and from time to time during the term hereof and upon no less than fifteen (15) days' prior request by the other Party, execute, acknowledge and deliver to Lessor or Lessee, as the case may be, a statement in writing certifying that this Lease is unmodified, or, if modified, the particulars of any such modification, the identity of the Parties, that the same is in full force and effect (or, if there has been any modification, that the same is in full force and effect as so modified) on the date of such statement and the date to which rent has been paid, it being the intent of the Parties that such statement may be delivered to and relied upon by any prospective purchaser, encumbrancer or assignee of the respective Parties.

Section 39. NOTICES.

(a) Addresses to which notices are to be sent. All notices, demands or writings in this Lease provided to be given or made or sent that may be given or made or sent by either Party hereto to the other, shall be deemed to have been fully given or made or sent when made in writing and either delivered in person to the person identified below or deposited in the United States mail, first-class postage prepaid, addressed as follows:

If to Lessor:

City of Las Vegas
c/o Las Vegas City Manager
400 East Stewart Avenue
Las Vegas, Nevada 89101

If to Lessee:

Four Queens Hotel & Casino
c/o Office of the President
202 East Fremont Street
Las Vegas, Nevada 89101

(b) Change of address. The address to which any notice, demand or writing may be given or made or sent to any Party as above provided may be changed by written notice given such Party as above provided.

Section 40. TIME OF THE ESSENCE. Time is of the essence of this Lease, and of each and every term, covenant, condition and provision hereof.

Section 41. SECTION CAPTIONS. The captions appearing under the section and subsection designations of this Lease are for convenience only and are not a part of this Lease, do not in any way limit or amplify the terms and provisions of this Lease and should not be relied upon or resorted to in the interpretation of the respective sections and subsections.

Section 42. PARTIES BOUND. This Lease, and each of the terms, covenants and conditions herein contained shall, subject to the provisions as to assignment, transfer and subletting, apply to and be binding upon, and shall inure to the benefit of, the Parties and their respective heirs, successors, executors, administrators and assigns.

IN WITNESS WHEREOF, the Parties have caused this Indenture of Lease to be executed by their duly authorized representatives the day and year first above written.

ATTEST:

Carol A. Hawley
CAROL ANN HAWLEY, City Clerk

CITY OF LAS VEGAS

By Ron Lurie
RON LURIE, MAYOR PRO-TEM

"LESSOR"

ATTEST:

Steven A. Wilson
Secretary

FOUR QUEENS, INC.

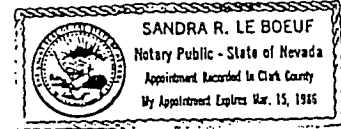
By Jeanne Hood
JEANNE HOOD, President

"LESSEE"

COUNTY OF CLARK) ss.

On the 28th day of March, 1984, personally appeared before me, a Notary Public, RON LURIE and CAROL ANN HAWLEY who acknowledged that they executed the above instrument.

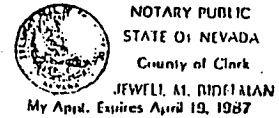
Sandra R. LeBoeuf
NOTARY PUBLIC in and for said County and State



STATE OF)
COUNTY OF) ss.

On the 27th day of March, 1984, personally appeared before me, a Notary Public, Jeanie Hood and Steven Winson who acknowledged that they executed the above instrument.

Jewell M. Bedelarian
NOTARY PUBLIC in and for said County and State



CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC SERVICES
RIGHT OF WAY DESIGN SECTION
LEGAL DESCRIPTION

NO. 84-01-04 41

Tax Parcel No. 2-407-

Document No. _____

Vesting C.L.V. - Lease of Carson Garage

Section _____

Street/Subdivision Clark's L.V. Townsite

Requested cdp Written bb Checked mwb Proofread bb & jdw
1-17-84 1-17-84 1-15-83

That portion of Block 19 of CLARK'S LAS VEGAS TOWNSITE as shown by map thereof on file in Book 1 of Plats, Page 37 in the Office of the County Recorder of Clark County, Nevada, described as follows:

BEGINNING at the Northwesterly corner of Lot 17, Block 19 of said CLARK'S LAS VEGAS TOWNSITE; thence along the Northeasterly line of said Lot 17, the Southeasterly prolongation of said Northeasterly line and the Northeasterly line of Lot 28 of said Block 19, South 62°15' East a distance of 300 feet to the Southeasterly line of said Block 19; thence along the Southeasterly line of said Block 19, South 27°45' West a distance of 132 feet to the Northeasterly line of the Southwesterly 18 feet of said Block 19; thence along the Northeasterly line of said Southwesterly 18 feet, North 62°15' West a distance of 300 feet to the Northwesterly line of said Block 19; thence along the Northwesterly line of said Block 19, North 27°45' East a distance of 132 feet to the TRUE POINT OF BEGINNING.

Together with an easement for ingress and egress over and across the following described parcel of land:

COMMENCING at the Southwesterly corner of said Block 19; thence along the Southwesterly line of said Block 19, South 62°15' East a distance of 132 feet to the TRUE POINT OF BEGINNING thence continuing along said Southwesterly line, South 62°15' East a distance of 36 feet; thence North 27°45' East a distance of 18 feet to the Northeasterly line of the Southwesterly 18 feet of said Block 19; thence along the Northeasterly line of said Southwesterly 18 feet, North 62°15' West a distance of 36 feet; thence South 27°45' West a distance of 18 feet to the TRUE POINT OF BEGINNING.

PROVIDED HOWEVER, that if the entrance to the Demised Premises is relocated and the above-described easement therefore becomes unnecessary for ingress to and egress from the Demised Premises, said described easement shall be automatically extinguished and the right to occupy and use the same shall revert to Lessor as if said described easement had never existed.

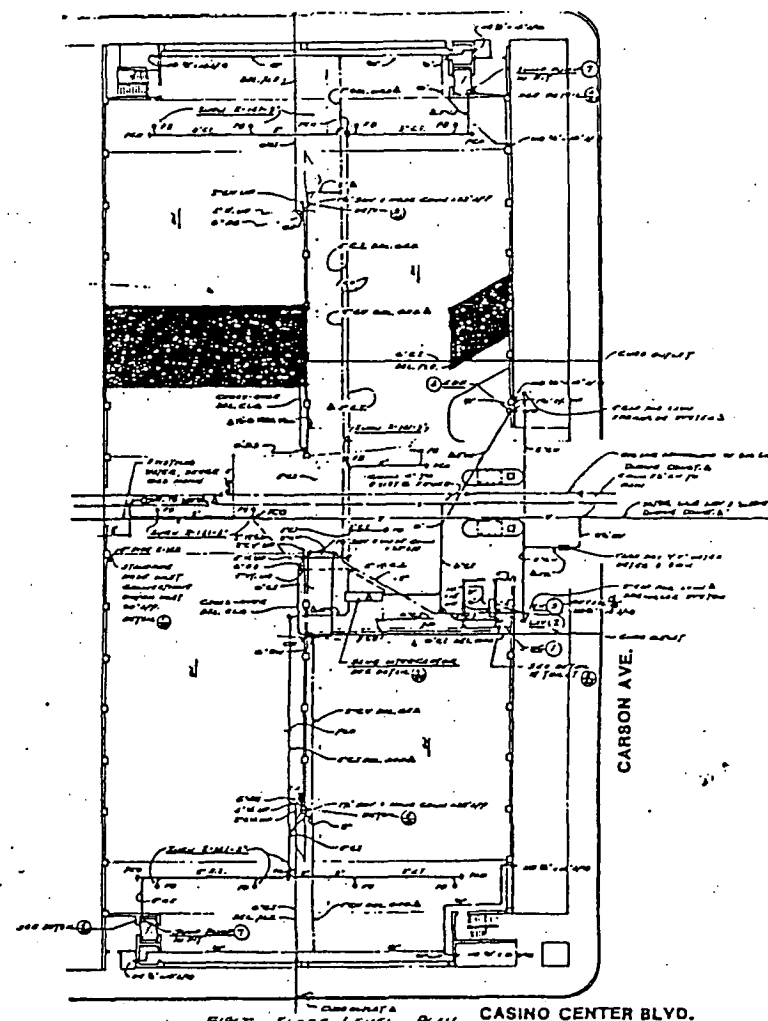
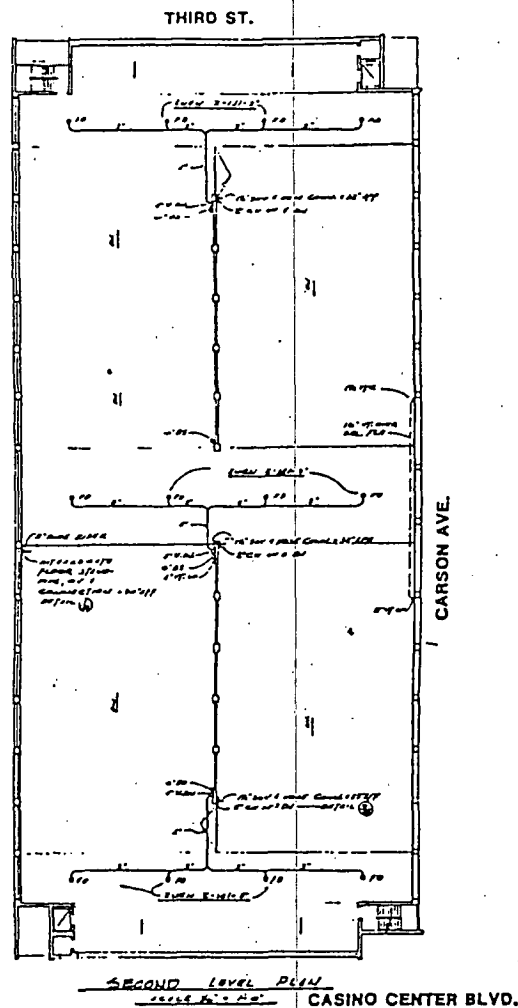
EXHIBIT A

1857942

42

1808

300X



EDWARD B. HENDRICKS ASSOCIATES

MUNICIPAL
CITY OF LAS VEGAS

PARKING

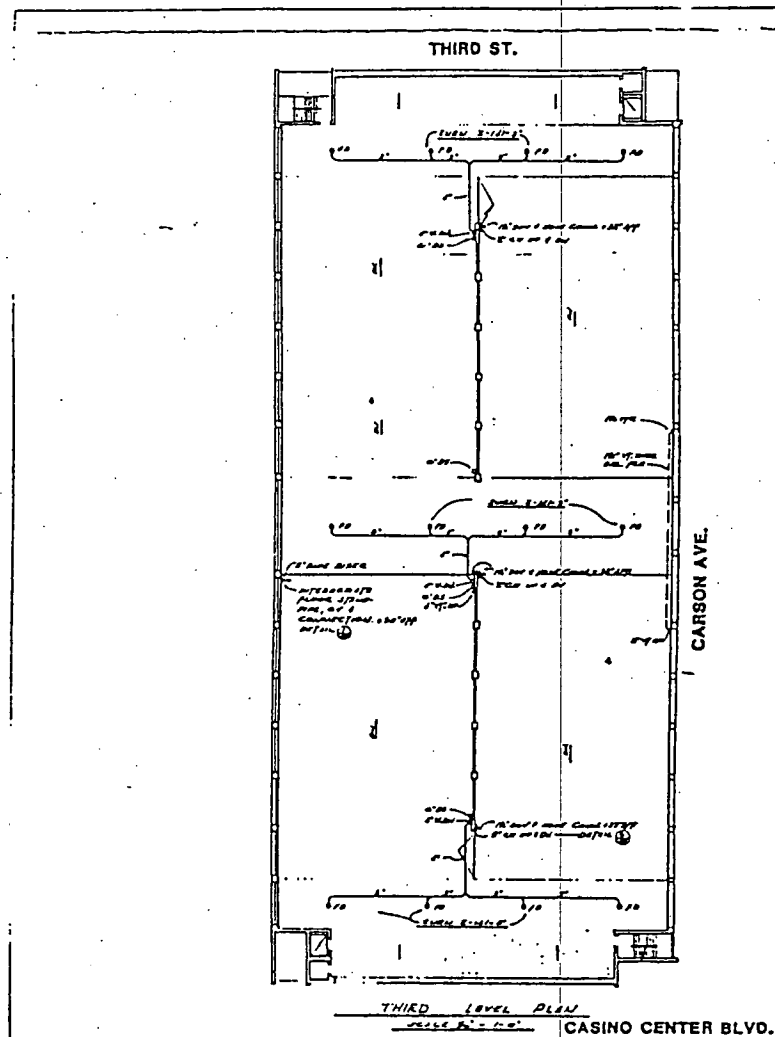
GARAGES INTERMEDIATE LEVELS
MEVADA PLANE GROUND FLOOR

M 4

1898

1857942

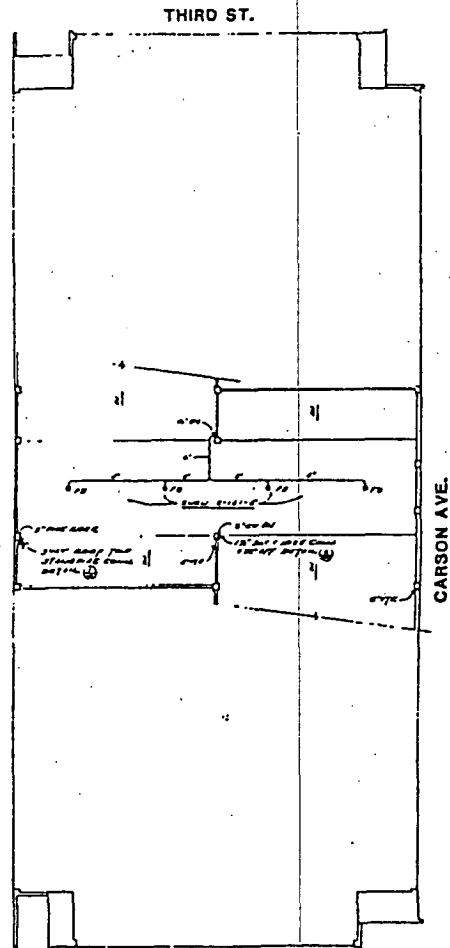
43



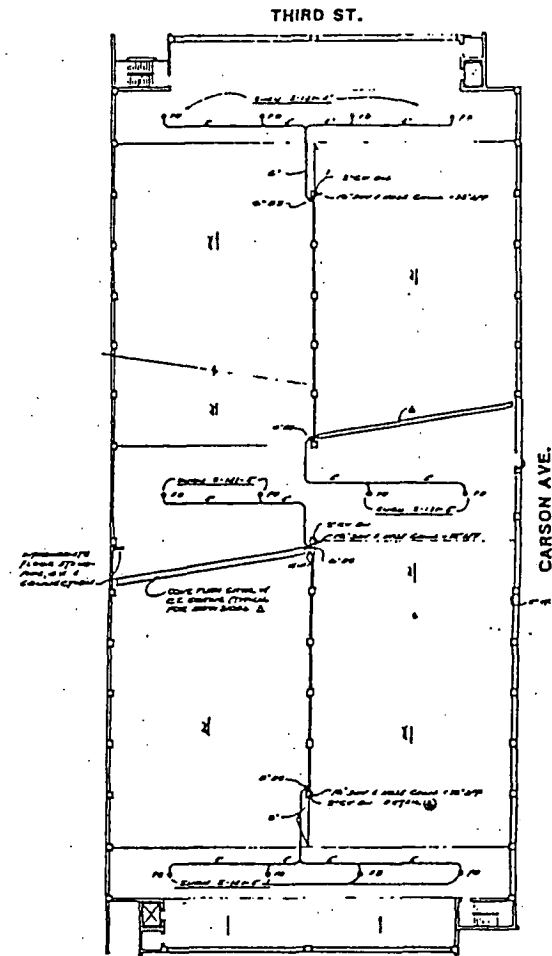
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF EDWARD B. HENDRICKS ASSOCIATES, INC. AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF EDWARD B. HENDRICKS ASSOCIATES, INC.		EDWARD B. HENDRICKS ASSOCIATES ARCHITECTS 1111 S. LAS VEGAS BLVD., SUITE 200 LAS VEGAS, NEVADA 89101 TEL: 702-735-1111 FAX: 702-735-1112	MUNICIPAL PARKING GARAGES CITY OF LAS VEGAS CARSON SITE STREET & RAILROAD	INTERMEDIATE LEVELS PLANNING & GROUND FLOOR LEVELS PLAN	Scale: 1/8" = 1'-0"	M	4	24	DATE: 10/14/02 DRAWN BY: JAM CHECKED BY: JAM APPROVED BY: JAM

1857942
4/1

1838
300K



CASINO CENTER BLVD.



CASINO CENTER BLVD.

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF EDWARD B. HENDRICKS ASSOCIATES. THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF EDWARD B. HENDRICKS ASSOCIATES IS PROHIBITED.	EDWARD B. HENDRICKS ASSOCIATES ARCHITECTS 1111 S. HENDRICKS AVE. LAS VEGAS, NV 89102 TEL: 702.735.1111 FAX: 702.735.1112	MUNICIPAL PARKING GARAGES CITY OF LAS VEGAS NEVADA CARSON SITE	TOP LEVEL PLAN & ROOF LEVELS PLAN SCALE 1/8" = 1'-0"	DATE: 10/10/02 BY: E.B.H.	M 2 4 25

RECEIVED
NEVADA SOUTHERN TITLE INC.
P.O. Box 42055
Las Vegas, Nev. 89104

1057942
45-45

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
NEVADA SOUTHERN TITLE, INC.

APR 3 10 54 AM '84

49" DEPUTY
OFFICIAL RECORDS
INSTRUMENT

1898 1857942

49. 8/1
OK

Supplement to Indenture of Lease

1994

- Adjustment in rental rate.
 - Annual payments convert to monthly payments.
 - City occupies one additional storage room.
-

CITY COUNCIL

MEETING OF

APRIL 20, 1994

City of Las Vegas

AGENDA & MINUTES

Page 3

ITEM

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ACTION

Item
NumberDISCUSSION/ACTION ITEMS

CITY COUNCIL MEETING OF AUGUST 6, 2003 PAGE

477

CITY ATTORNEY

54

Discussion and Possible Action Concerning Amendments to the Four Queens Parking Garage Lease. These Potential Amendments Reflect the Adjustment of the Method of Payment to be Monthly Rather Than Annually and the Issue of Space Allotments

ADAMSEN - APPROVED 10 percent rental increase and conversion of payments from annual to monthly as recommended - UNANIMOUS with Jones not voting

Staff to proceed

STEVEN HOUCHENS, Director of Finance & Computer Services, indicated that the original contract in effect through 2029 permits the City to increase the rental amount every five years by the total annual costs of living accrued during that period or a cap of 10 percent, whichever is greater. COUNCILMAN HIGGINSON supported giving the storage space used by Detention to the Four Queens.

NOTE: COUNCILMAN HAWKINS JR instructed staff to look into the revenue benefits of selling the garage versus continued rental.

NOTE: COUNCILMAN HIGGINSON instructed staff to negotiate obtaining two additional parking spaces for City officials needing to attend County meetings.

(10:10 -10:15)

April 20, 1994

AGENDA DOCUMENTATION

CITY COUNCIL MEETING OF AUGUST 6, 2003

PAGE

478

TO:
City Council

FROM: Bradford R. Jerbic
VS/ City Attorney

SUBJECT: Supplement to Indenture of Lease of March 28, 1984, with Four Queens, Inc.

PURPOSE/BACKGROUND

Every five years the City can increase the rental paid by Four Queens, Inc., for the parking garage at 222 East Carson Avenue. Additionally, Four Queens has requested that the annual payments be converted to monthly. To accommodate that request and to allow the City the interest it would have otherwise collected on the lump sum annual payment, the yearly interest was computed and divided to allow monthly interest payments of 1/12 to accompany each monthly payment. Furthermore, the City is exercising its option to an additional storage unit at the premises.

FISCAL IMPACT

With the ten percent (10%) rental increase and allowance for future value of interest, \$68,493 additional payments will be made annually (in monthly installments).

RECOMMENDATIONS

It is recommended that the City Council approve the Supplement to Indenture of Lease of March 28, 1984, and authorize the Mayor to execute the same on behalf of the City.

APR 20 1994

178

SUPPLEMENT TO INDENTURE OF LEASE OF MARCH 28, 1984

THIS SUPPLEMENT TO INDENTURE OF LEASE is made this 20th day of April, 1994, between CITY OF LAS VEGAS, a municipal corporation of the State of Nevada (hereinafter referred to as "Lessor"), and FOUR QUEENS, INC., a Nevada corporation (hereinafter referred to as "Lessee"), with reference to the following facts and purposes:

A. Lessor and Lessee have entered into an Indenture of Lease, dated March 28, 1984, with respect to certain real property described in Exhibit "A" attached hereto and incorporated herein by reference.

B. That within the Indenture of Lease, at Section 4 "Adjustment of Rental," the Lessor has the right to increase the rental to be paid by Lessee at five-year intervals. ~~Nineteen hundred and ninety-four is an interval year.~~ Thus, according to the Indenture of Lease, the current rental payment may be increased by the lesser of ten percent (10%) or by the last five (5) years of the consumer price index. In this case, the ten percent (10%) is the lesser amount, and ten percent (10%) of the current rental amount of \$458,150 results in an increase of \$45,815 for the lease payment, making the annual payment \$503,965.

C. At the request of Lessee, the annual payment referred to in Section 2(a) "The Annual Installment" shall revert to a monthly payment. Inasmuch as Lessor invests the money from Lessee's annual payments, it is fair to apportion the expected interest earned by Lessor in twelve (12) monthly installments. The stated interest for the first year (April 2, 1994 to April 1, 1995) shall be 4.5%. Interest for the second and subsequent years shall be at an amount equal to 75% of the prime rate existing on March 1 preceding the April 2 begin date.

Therefore, in determining an equal monthly payment representing 1/12th of the annual payment plus an amount representing discounted interest which would have been earned

CITY COUNCIL MINUTES

APR 20 1994

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had the full amount been invested for the twelve-month period beginning April 2, 1994, the formula for determining the interest is as follows:

First determine the amount of simple interest that will be earned on the deposit of the full amount as of April 2, 1994, by multiplying the annual payment times the stated interest. The principal plus interest is the future value.

Second, determine the amount monthly payment necessary to obtain the future value at the stated interest rate through the use of an ordinary annuity, assuming payment on the first of each month. The resulting amount is the monthly payment.

Therefore, as indicated above, the amount due at April 2, 1994, was \$503,965. Simple interest at 4.5% (stated interest) is \$22,678, making the future value \$526,643. ^{503,965 x .045 = 22,678} An ordinary monthly annuity required to obtain future value is \$42,829. ^{526,643 / 12.31 = 42,829} Therefore, the monthly rent due is \$42,829.

D. Finally, inasmuch as Lessor currently utilizes additional storage rooms with respect to those referenced at Section 5(a) and 5(b) of the Indenture of Lease, Lessor hereby exercises its option available to it under the above-referenced sections of the Indenture of Lease to occupy one additional storage room, which storage room currently is being used for the City of Las Vegas Department of Detention and Enforcement.

NOW, THEREFORE, in consideration of the premises and the mutual covenants contained herein and in further consideration of the execution and delivery of this Supplement to Indenture of Lease of March 28, 1984, Lessor and Lessee for themselves, their successors and assigns, acknowledge and agree that the above Supplement to the Indenture of Lease of

CITY COUNCIL MINUTES

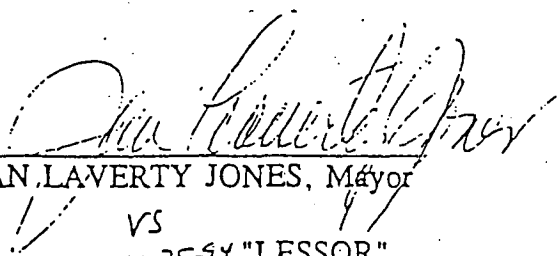
APR 20 1994

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March 28, 1984, be incorporated within said Indenture of Lease.

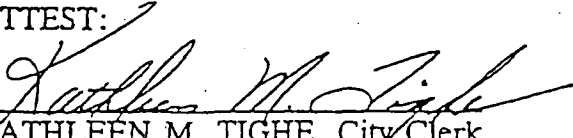
IN WITNESS WHEREOF, the parties hereto have executed this Supplement to Indenture of Lease of March 28, 1984, as of the dated first set forth above.

CITY OF LAS VEGAS

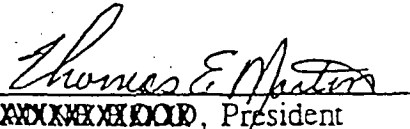
By 
JAN LAVERTY JONES, Mayor

VS
4-25-94 "LESSOR"

ATTEST:


KATHLEEN M. TIGHE, City Clerk

FOUR QUEENS, INC.

By 
~~KEVIN M. HODD~~, President
THOMAS E. MARTIN
"LESSEE"

ATTEST:

L. T. JONES

...

...

...

CITY COUNCIL MINUTES

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APR 20 1994

STATE OF NEVADA

SS.

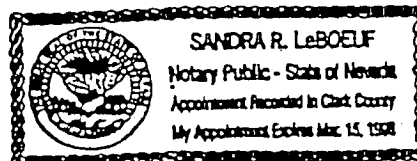
COUNTY OF CLARK

On April 26, 1994, personally appeared before me,

a Notary Public, JAN LAVERTY JONES, Mayor for the City of Las Vegas, who acknowledged that she executed the above instrument freely and voluntarily and for the purposes set forth herein.

SUBSCRIBED and SWORN to before me
this 26th day of April, 1994.

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



STATE OF NEVADA

SS.

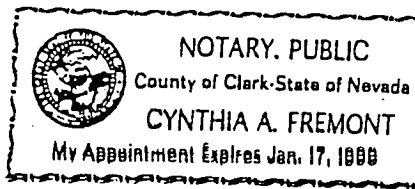
COUNTY OF CLARK

On October 4, ⁵, 1994, personally appeared before me,

a Notary Public, JEANNE HOOD, President of FOUR QUEENS, INC., who acknowledged that she executed the above instrument freely and voluntarily and for the purposes set forth herein.

SUBSCRIBED and SWORN to before me
this 4th day of October, 1994.

Cynthia A. Fremont
NOTARY PUBLIC, in and for said County and State



CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC SERVICES
RIGHT OF WAY DESIGN SECTION
LEGAL DESCRIPTION

NO. 84-01-04

Tax Parcel No. 2-407-

Document No. _____

Vesting C.L.V. - Lease of Carson Garage

Section _____

Street/Subdivision Clark's L.V. Townsite

Requested cdg Written bb Checked mwb Proofread llj dw
1-17-84 1-17-84 1-17-84 1-17-84

That portion of Block 19 of CLARK'S LAS VEGAS TOWNSITE as shown by map thereof on file in Book 1 of Plats, Page 37 in the Office of the County Recorder of Clark County, Nevada, described as follows:

BEGINNING at the Northwestern corner of Lot 17, Block 19 of said CLARK'S LAS VEGAS TOWNSITE; thence along the Northeasterly line of said Lot 17, the Southeasterly prolongation of said Northeasterly line and the Northeasterly line of Lot 28 of said Block 19, South 62°15' East a distance of 300 feet to the Southeasterly line of said Block 19; thence along the Southeasterly line of said Block 19, South 27°45' West a distance of 132 feet to the Northeasterly line of the Southwesterly 18 feet of said Block 19; thence along the Northeasterly line of said Southwesterly 18 feet, North 62°15' West a distance of 300 feet to the Northwestern line of said Block 19; thence along the Northwestern line of said Block 19, North 27°45' East a distance of 132 feet to the TRUE POINT OF BEGINNING.

Together with an easement for ingress and egress over and across the following described parcel of land:

COMMENCING at the Southwesterly corner of said Block 19; thence along the Southwesterly line of said Block 19, South 62°15' East a distance of 132 feet to the TRUE POINT OF BEGINNING thence continuing along said Southwesterly line, South 62°15' East a distance of 36 feet; thence North 27°45' East a distance of 18 feet to the Northeasterly line of the Southwesterly 18 feet of said Block 19; thence along the Northeasterly line of said Southwesterly 18 feet, North 62°15' West a distance of 36 feet; thence South 27°45' West a distance of 18 feet to the TRUE POINT OF BEGINNING.

PROVIDED HOWEVER, that if the entrance to the Demised Premises is relocated and the above-described easement therefore becomes unnecessary for ingress to and egress from the Demised Premises, said described easement shall be automatically extinguished and the right to occupy and use the same shall revert to Lessor as if said described easement had never existed.

CITY COUNCIL MINUTES

APR 20 1994

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First Amendment to Indenture of Lease

1988

- Moves parking meter repair shop to new location.
 - Adds a few free City employee parking spaces.
 - Option to reserve additional spaces for City use.
-

1 FIRST AMENDMENT TO INDENTURE OF LEASE

2 THIS FIRST AMENDMENT TO INDENTURE OF LEASE, (the
3 "Amendment" herein), made and entered into this 7TH day of
4 September, 1988, by and between the CITY OF LAS VEGAS, a munici-
5 pal corporation of the State of Nevada (hereinafter referred to
6 as the "Lessor"), and FOUR QUEENS, INC., a Nevada corporation
7 (hereinafter referred to as the "Lessee"), the Lessor and the
8 Lessee being sometimes hereinafter referred to individually as a
9 "Party" and collectively as the "Parties";

10 W I T N E S S E T H:

11 WHEREAS, the Parties have heretofore, on the 28th day of
12 March, 1984, made and entered into that certain Indenture of
13 Lease (the "Lease" herein), pursuant to which the Lessee leased
14 from the Lessor those certain off-street parking facilities which
15 are situate at and commonly known as 222 East Carson Avenue, Las
16 Vegas, Nevada (the "Demised Premises" herein); and

17 WHEREAS, the Lessor reserved unto itself in the Lease
18 certain portions of the Demised Premises, including space in
19 which it performs its necessary parking meter repair and space
20 that is adjacednt thereto which the City uses for general stor-
21 age; and

22 WHEREAS, the Lessee has requested that the Lessor
23 relinquish the space in which it performs such parking meter
24 repair and such storage space in exchange for the Lessee's relo-
25 cating the parking meter repair room to comparable space in
26 another location in the Demised Premises and providing the Lessor
27 with an additional free parking space that is adjacent to the two
28 free parking spaces that are presently reserved for use by the
29 officers, employees and agents of the Lessor while they are trans-
30 acting the Lessor's business in the area of the Clark County
31 Courthouse; and
32

1 WHEREAS, the Lessor has approved such a request, and it
2 is therefore necessary to amend the Lease to reflect such reloca-
3 tion;

4 NOW, THEREFORE, for and in consideration of the premises
5 and of other good and valuable considerations, the receipt and
6 sufficiency of which is hereby acknowledged by each of the
7 Parties, the Parties do hereby agree as follows:

8 1. Subsection (a) of Section 1 of the Lease is hereby
9 amended to read as follows:

10 (a) Lease of Demised Premises. Lessor hereby
11 leases to Lessee, and Lessee hires from Lessor, for the
12 purpose of conducting therein the operation of a garage
13 ~~for the off-street parking of motor vehicles, those cer-~~
14 ~~tain premises, with appurtenances, situate at and com-~~
15 ~~monly known as 222 East Carson Avenue, Las Vegas,~~
16 ~~Nevada, and more particularly described in the schedule~~
17 ~~attached as Exhibit "A" hereto and shown on the plat~~
18 ~~attached as Exhibit "B" (Amended) hereto, both of which~~
19 ~~by this reference are made parts hereof. As used~~
20 ~~herein, the term "Demised Premises" refers to the real~~
21 ~~property described in Exhibits "A" and "B" (Amended) and~~
22 ~~to any improvement located thereon from time to time~~
23 ~~during the term hereof.~~

24 2. Section 5 of the Lease is hereby amended to read as
25 follows:

26 Section 5. RESERVATION OF PORTIONS OF DEMISED PREMISES
27 FOR USE BY LESSOR.

28 (a) Parking spaces and storage areas. Lessor
29 hereby reserves unto itself the right to occupy and use
30 without charge:

31 (1) The four (4) parking spaces in the
32 Demised Premises which are outlined in red on

1 Exhibit "B" (Amended) hereto for use by the offi-
2 cers, employees and agents of Lessor during periods
3 in which they are transacting Lessor's business at
4 the Clark County Courthouse and surrounding area.
5 In the event that alterations to the Demised
6 Premises by Lessee render the three (3) adjoining
7 spaces unusable or unaccessible, Lessee shall pro-
8 vide three (3) adjoining parking spaces in a com-
9 parable location within the Demised Premises for
10 use by the officers, employees and agents of
11 Lessor. Due to Lessor's need for a parking space
12 that is immediately adjacent to the storage room
13 ~~that is identified in Exhibit "B" (Amended) hereto~~
14 as the "meter repair room," the parking space that
15 is adjacent to such room is not subject to reloca-
16 tion as long as such room is used by Lessor for the
17 repair of its parking meters and may thereafter be
18 relocated only to a comparable location in the
19 Demised Premises.

20 (2) The storage room which is outlined in
21 blue on Exhibit "B" (Amended) hereto. In the event
22 that Lessor shall, at any time, abandon its use of
23 said described storage room, the reservation pro-
24 vided for in this paragraph shall become and be
25 null and void and of no further force or effect.

26 Any occupancy of said described portions of the
27 Demised Premises by Lessor pursuant to paragraphs 1 and
28 2 of this subsection shall be without reduction in the
29 fixed annual rent specified in Section 3 hereof, and
30 Lessor shall have free access to and from said portions
31 throughout the term of this Lease.

32 (b) Option to reserve additional portions. Lessor

1 shall have the option, exercisable at any time prior to
2 the expiration of the fifth year of the term of this
3 lease by giving Lessee written notice of such exercise
4 at least ninety (90) days in advance of the intended
5 occupancy, to occupy those portions of the Demised
6 Premises which are outlined in yellow in Exhibit "B"
7 (Amended) hereto, together with the non-exclusive right
8 to use the stairway and elevator adjacent to such areas
9 for ingress thereto and egress therefrom, for use in
10 connection with Lessor's overall downtown transportation
11 plan. In the event of the exercise by Lessor of said
12 option, Lessor shall have the further right, at its sole
13 cost and expense, to make such alterations, both struc-
14 tural and nonstructural, to the existing building, and
15 such modifications to the exterior thereof, as Lessor,
16 in its sole and absolute discretion, deems necessary,
17 appropriate, expedient or desirable in order to effect
18 full integration of said described portions into the
19 overall downtown transportation plan; provided, however,
20 that such alterations shall not interfere with Lessee's
21 use of the Demised Premises or result in the reduction
22 of the number of parking spaces therein below eighty per
23 cent (80%) of the number of spaces available on the
24 effective date hereof. Lessor shall indemnify and hold
25 Lessee harmless from and against any liability or claim
26 of liability, including attorney's fees, for damages to
27 persons or property arising out of Lessor's alteration
28 or modification of the Demised Premises.

29 (c) Reduction in rent. In the event that Lessor
30 shall exercise the option provided for in subsection (b)
31 of this Section, Lessee shall be entitled to a reduction
32 in the fixed annual rent hereunder in the same propor-

1 tion that square footage of the area occupied pursuant
 2 thereto bears to the total square footage of the exist-
 3 ing building on the effective date hereof. Such reduc-
 4 tion in rent shall take effect on the date on which
 5 Lessee's use of the Demised Premises is interrupted.

6 3. Except as it is hereinabove expressly amended, the
 7 Lease, and each of the provisions thereof, shall remain and be in
 8 full force and effect.

9 IN WITNESS WHEREOF, the Parties have caused this Amend-
 10 ment to be executed by their duly authorized representatives the
 11 day and year first above written.

12 ATTEST:

CITY OF LAS VEGAS

13
 14 By Kathleen M. Tighe
 KATHLEEN M. TIGHE, City Clerk

By Ron Lurie
 RON LURIE, Mayor

"LESSOR" 9-13-88

17 ATTEST:

FOUR QUEENS, INC.

18 Maris Kinton
 19 , Secretary

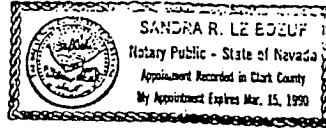
James Hood
 , President

"LESSEE"

25 STATE OF NEVADA)
) ss.
 26 COUNTY OF CLARK)

27 On this 14th day of September, 1988, before me,
 28 the undersigned, a Notary Public in and for the County of Clark,
 29 State of Nevada, duly commissioned and sworn, personally appeared
 30 RON LURIE, known to me to be the Mayor of the City of Las Vegas,
 31 that executed the within instrument and known to me to be the
 32 person who affixed his name thereto as such and who acknow-

1 ledged to me that he executed the same freely and voluntarily
 2 and for the uses and purposes therein mentioned.



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Sandra R. LeDeuf
 NOTARY PUBLIC

STATE OF NEVADA)
) ss:
 COUNTY OF CLARK)

On this 20 day of August, 1988, before me,
 the undersigned, a Notary Public in and for the County of Clark,
 State of Nevada, duly commissioned and sworn, personally appeared
James R. LeDeuf, known to me to be the owner
James R. LeDeuf, that executed the within
 instrument and known to me to be the person who affixed his/her
 name thereto as such and who acknowledged to me that he/she exe-
 cuted the same freely and voluntarily and for the uses and pur-
 poses therein mentioned.

James R. LeDeuf
 NOTARY PUBLIC

MADELEINE COURTNEY
 Notary Public, State of New York
 No. 60-4798866
 Qualified in Westchester County
 Certificate Filed in New York County
 Commission Expires Feb. 28, 1992

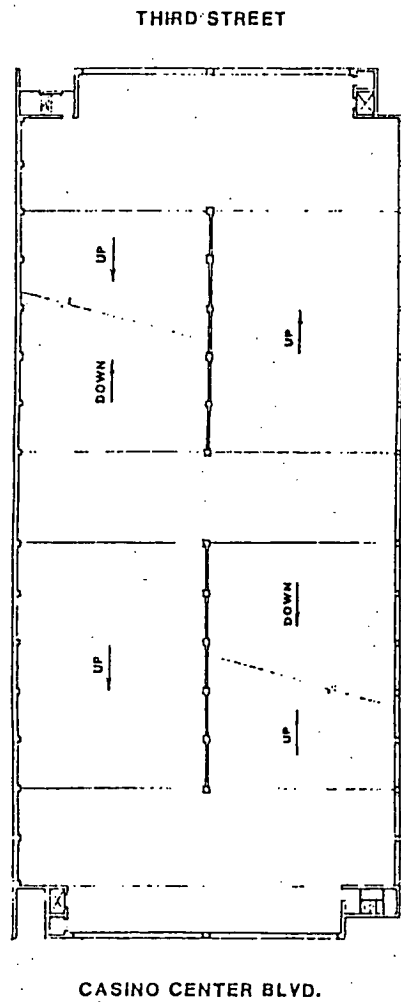
STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this 23rd day of October, 1988, before me,
the undersigned, a Notary Public in and for the County of Clark,
State of Nevada, duly commissioned and sworn, personally appeared
Jeanne Hood, known to me to be the President
of Four Queens, Inc., that executed the within
instrument and known to me to be the person who affixed his/her
name thereto as such and who acknowledged to me that he/she
executed the same freely and voluntarily and for the uses and
purposes therein mentioned.

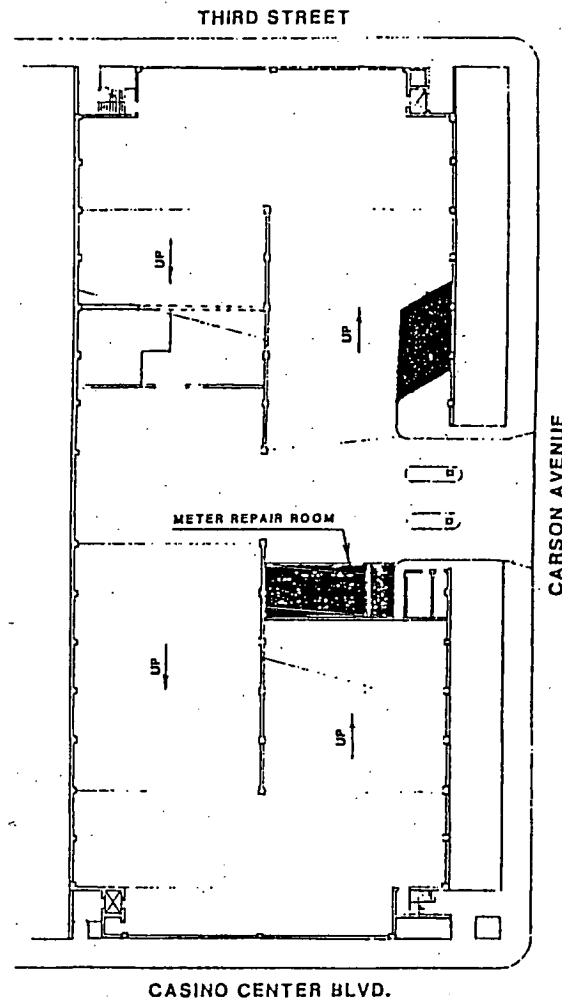
Lori J. Paulus
NOTARY PUBLIC



NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LORI J. PAULUS
My Appointment Expires Sept. 10, 1990



Second Level Plan



First Level Plan

Municipal Parking Garage at Carson Avenue

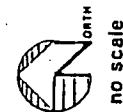
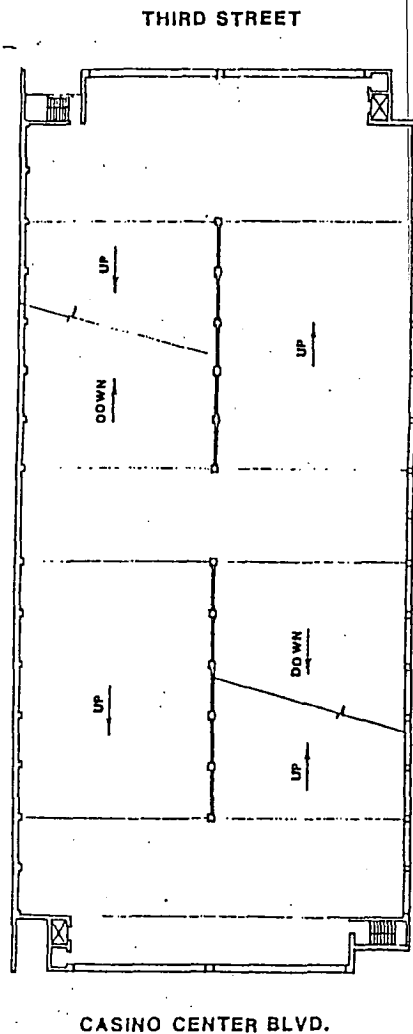
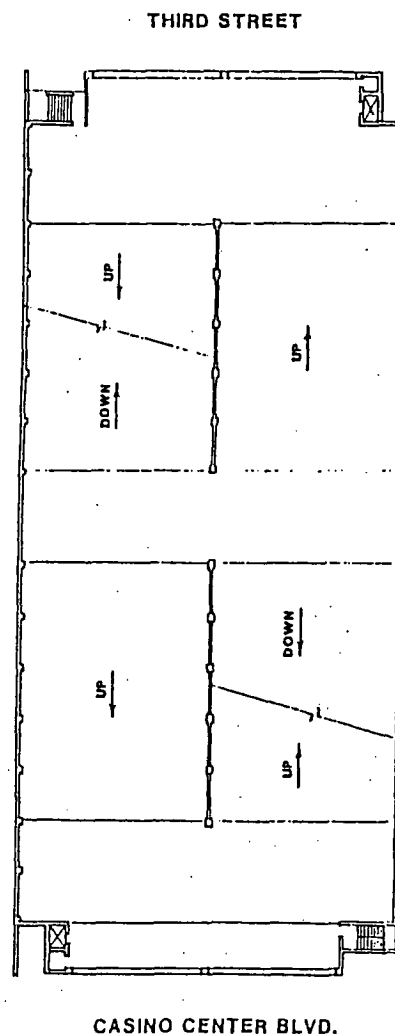


EXHIBIT "B" (Amended)

Sheet 1 of 3

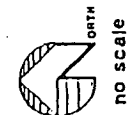


Fourth Level Plan



Third Level Plan

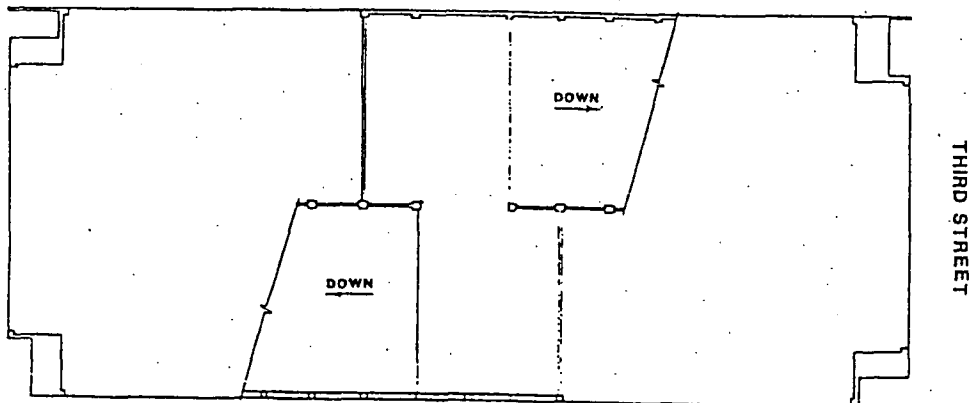
Municipal Parking Garage at Carson Avenue



Municipal Parking Garage at Carson Avenue

Fifth Level Plan

CASINO CENTER BLVD.



CARSON AVENUE



no scale

EXHIBIT "B" (Amended)

Sheet 3 of 3

90 94-0820

SUBORDINATION AGREEMENT

4

THIS AGREEMENT made and entered into this 20 day of June 1994, by and between the FIRST TRUST NATIONAL ASSOCIATION, N.A., (herein "FTNA") and the CITY OF LAS VEGAS, NEVADA, a municipal corporation of the State of Nevada (herein the "City")

WITNESSETH:

WHEREAS, the City has entered into an agreement with the City of Las Vegas Downtown Redevelopment Agency, The Fremont Street Experience Limited Liability Company and the Fremont Street Experience Parking Corporation which provides, inter alia, for the creation of a pedestrian mall along Fremont Street and for the construction of various pedestrian mall improvements therein including, but not limited to, a canopy or celestial vault over Fremont Street to serve as the foundation of a laser light show and electronic light display, all of which is commonly known and referred to as "The Fremont Street Experience";

WHEREAS, in order to construct the canopy or celestial ceiling over Fremont Street, the City needs to obtain a portion of the airspace above all of the real properties along Fremont Street between Main Street and Fourth Street, including a portion of the airspace above the real property commonly known as 229 East Fremont Street; and

WHEREAS, the Finley Company, a Delaware corporation, and the Four Queens, Inc., a Nevada corporation, are the owner and lessee, respectively, of the real property located at 229 East Fremont Street and legally described as follows:

Lot Eleven (11) and Twelve (12) in Block Nineteen (19) of CLARK'S LAS VEGAS TOWNSITE, as shown by map thereof on file in Book 1 of Plats, Page 37, in the Office of the County Recorder of Clark County, Nevada, also known as APN 020-407-007.

750630-00131

Together with that portion of alley way vacated by that certain Order of Vacation recorded July 3, 1980, in Book 1249 as Document No. 1208177 of Official Records

(herein the "Real Property"); and

WHEREAS, Four Queens, Inc., has executed the deed of trust dated October 8, 1993, (herein the "Deed of Trust") and recorded on the same date in Book 931008 as Document No. 00554 of the official records of the Clark County Recorder's Office which names FTNA as the beneficiary therein; and

WHEREAS, Finley Company and the Four Queens, Inc., have conveyed to the City their interest in the airspace easement above the Real Property pursuant to the Grants of Airspace Easement hereinafter identified under Paragraph 1 below; and

WHEREAS, FTNA desires to subordinate its security interest in the Real Property under the Deed of Trust to the airspace easement granted to the City above the Real Property in order to secure the City's use and enjoyment thereof.

NOW, THEREFORE, in consideration of the mutual benefits accruing to the parties hereto and other good and valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, and in order to induce and make secure the construction of that portion of the pedestrian mall improvements which protrude into the airspace above the Real Property, the parties do agree to the following:

1. The airspace easement previously conveyed to the City pursuant to the Grants of Airspace Easement recorded on June 13, 1994, in Book 940613 as Document Nos. 05223 and 05224 shall unconditionally be and remain at all times a lien or encumbrance upon the Real Property prior and superior to the Deed of Trust naming FTNA as the beneficiary

thereof. No foreclosure or trustee sale under the Deed of Trust, or any deed in lieu thereof, shall in any way affect or impair the City's rights under the aforementioned Grants of Airspace Easement.

2. This Agreement shall be the whole and only agreement between the parties hereto with regard to the subordination of the FTNA's security interest in the Real Property to the City's Grants of Airspace Easements.

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

FIRST TRUST NATIONAL
ASSOCIATION, N/A

By 
SCOTT STRODTLOFF, Vice President
180 East 5th Street
St. Paul, Minnesota 55101

CITY OF LAS VEGAS

By 
JAN LAVERTY JONES, Mayor
City

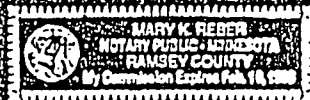
ATTEST:

By 
KATHLEEN M. TIGHE, City Clerk

ACKNOWLEDGEMENTS

STATE OF MINNESOTA)
COUNTY OF RAMSEY)

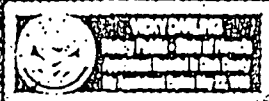
This instrument was acknowledged before me, a notary public, on this 20 day of June, 1994, by SCOTT STRODTHOFF, as Vice President of First Trust National Association.



[Signature]
NOTARY PUBLIC

STATE OF NEVADA)
COUNTY OF CLARK)

This instrument was acknowledged before me, a notary public, on this 22 day of June, 1994, by JAN LAVERTY-JONES, as Mayor of the City of Las Vegas.



[Signature]
NOTARY PUBLIC

CLARK COUNTY NEVADA
JUDITHA VANDEVER RECORDER
RECORDED AT REQUEST OF
NEVADA TITLE COMPANY

86-38-95 981/121 1225
BOOK 950638 PAGE 98131
FEE 10.00 1027

Second Amendment to Indenture of Lease

1995

- Adjusts the payments and security deposits
-

City of Las Vegas

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Item Number		
	<u>CONSENT AGENDA</u>	
	<u>DEPARTMENT OF FINANCE & BUSINESS SERVICES</u>	
14	Service and Material Checks In the amount of \$ 6,066,342.29 Payroll Checks In the amount of \$ 6,313,509.45 Wire Transfers In the amount of 0 Other Checks and Investments In the amount of \$ 775,594.38	ADAMSEN - APPROVED Consent Items 3 through 80 as recommended (Item 69 recommended for DENIAL) except Item 25 - UNANIMOUS with CALLISTER excused. ***** There was no discussion. (9:21 - 9:22)
15	Discussion And Possible Action Regarding Adjustment To Lease Agreement With Four Queens For The City Parking Garage Located At 222 East Carson	APPROVED - See above

CITY COUNCIL

MEETING OF

AGENDA DOCUMENTATION

TO: City Council

FROM: Steven P. Houtchens, Director
Finance & Business ServicesSUBJECT: DISCUSSION AND POSSIBLE ACTION REGARDING ADJUSTMENT TO
LEASE AGREEMENT WITH FOUR QUEENS FOR THE CITY PARKING
GARAGE LOCATED AT 222 EAST CARSON.PURPOSE/BACKGROUND

In 1984 the City entered into a 50 year lease agreement for the parking garage located at 222 East Carson with the Four Queens, Inc. At that time the agreement called for a security deposit to be equal to the first annual rental payment of \$416,500 and applied to the last payment.

This amendment to the lease will convert the security deposit to an amount equal to either 25% of the annual installment of rent, or three months of monthly payments of rent. The amount of the deposit held by the City will be adjusted each year depending on the method of lease payment, which currently is either paid in advance annually and adjusted every five years based on the Consumer Price Index (CPI), or twelve equal monthly installments, also adjusted every five years with the CPI and with the Prime interest rate.

This will set the current 1995-96 security deposit amount at \$129,914.40, which is three months of the current annualized payment of \$519,658. This will decrease the security deposit by \$286,585.60.

FISCAL IMPACT

None (as with the original amount and this amended amount, all interest earnings are forwarded to the Lessee).

RECOMMENDATIONS

It is recommended that the amendment be approved.

Agenda Item

SECOND AMENDMENT TO INDENTURE OF LEASE OF MARCH 28, 1984

THIS SECOND AMENDMENT TO INDENTURE OF LEASE is made this ^{6th} day of September, 1995, between the CITY OF LAS VEGAS, a municipal corporation of the State of Nevada (hereinafter referred to as "Lessor"), and FOUR QUEENS, INC., a Nevada corporation (hereinafter referred to as "Lessee"), with reference to the following facts and purposes:

A. The Lessor and the Lessee have entered into an Indenture of Lease dated March 28, 1984 (the "Lease"), and a Supplement to Indenture of Lease dated April 20, 1994 (the "First Amendment"), with respect to certain real property described in the Lease.

B. Pursuant to Section 4 of the Lease, the annual installment of rent which is due and owing to the Lessor each and every year on April 2 is subject to adjustment at five year intervals based upon the Consumer Price Index, with the last adjustment being made for the interval year of 1994.

C. Pursuant to the provisions of the First Amendment, the Lessee has the option of paying the annual installment of rent in one lump sum, or in 12 monthly payments, provided, however, that if the Lessee elects to pay the annual rent in 12 monthly payments, the total rent to be paid thereunder will be greater than payment in one lump sum to account for the investment interest lost by the Lessor (the amount of the monthly rent is determined pursuant to Section 3(a) of the Lease and the provisions of the First Amendment).

D. The Lessee has elected to make monthly payments in the amount of FORTY THREE THOUSAND THREE HUNDRED FOUR AND 80/100THS DOLLARS (\$43,304.80) each commencing April 2, 1995, for the 1995/1996 lease period. *also = \$43,304.80*

E. Pursuant to Section 27 of the Lease, the Lessee is required to make a security deposit in an amount equal to the annual installment of rent as security for the performance of its obligation under the Lease. *Annual Lease payment*

F. The parties hereto desire to amend the Lease and the Supplement to require a security deposit in an amount equal to either (i) twenty-five percent (25%) of the annual installment of rent, or (ii) three months of the monthly payment of rent, which amount will be determined by the method of payment selected each year by the Lessee. *to be paid*

NOW, THEREFORE, in consideration of the above premises, the mutual covenants contained herein and execution and delivery of this Second Supplement to the Lease, the parties do agree as follows:

1. Section 27 of the Lease is hereby amended by deleting the first sentence contained therein and inserting therein the following provision:

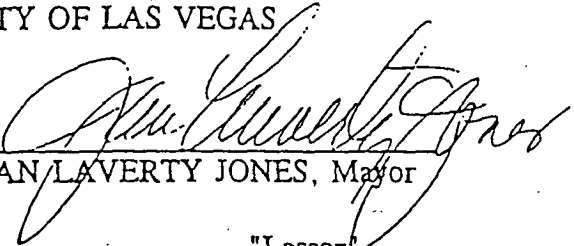
As a security deposit, the Lessee shall maintain a deposit

1/3

with the Lessor in an amount equal to either (i) twenty-five percent (25%) of the annual installment of rent, or (ii) three months of the monthly payment of rent, which amount is determined by the method of payment selected by the Lessee on or before April 2, of each year. The amount of the deposit held by the Lessor shall be adjusted each year depending on the manner of payment selected by the Lessee resulting in a refund to, or requiring augmentation by, the Lessee.

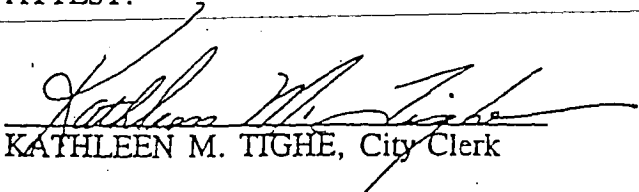
IN WITNESS WHEREOF, the parties hereto have executed this second supplement to Indenture of Lease of March 28, 1984, as of the date first set forth above.

CITY OF LAS VEGAS

By 
JAN LAVERTY JONES, Mayor

"Lessor"

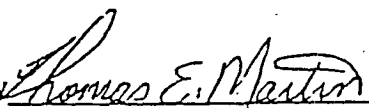
ATTEST:


KATHLEEN M. TIGHE, City Clerk

APPROVED AS TO FORM:

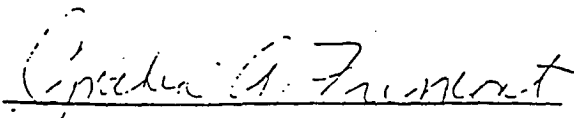
Robert S. Sylvain 9-5-95
Date

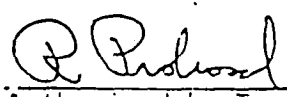
FOUR QUEENS, INC.

By 
THOMAS E. MARTIN, President

"Lessee"

ATTEST:




Authorized by Trustee
First National Trust Assoc.

City of Las Vegas

Agenda Item No. 52

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: AUGUST 6, 2003

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☒

CONSENT

☐

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Approval of a First Amendment to the Commercial Lease Agreement with LS&L Investments, LLC (which provides City Fire medical exams) located at 7200 Cathedral Rock Drive (within the Las Vegas Technology Center) extending the Lease term until July 31, 2004 - Ward 4 (Brown)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The term of the Lease will expire on February 15, 2004. This First Amendment will extend the term until July 31, 2004. If the City is not in default of the Lease, the City may request to renew the Lease for four additional terms of one year each.

RECOMMENDATION:

The 8/4/2003 Real Estate Committee and staff recommend approval

BACKUP DOCUMENTATION:

1. First Amendment to Commercial Lease Agreement
2. Site Map

MOTION:

REESE – APPROVED Items 3-8, and 10-61 as recommended – **UNANIMOUS** with **MACK** abstaining on Item 38 because it involves Poggemeyer Design Group, a client of MK², and Item 55 because it is a part of a much larger project, which could have a significant financial impact on nearby property owned by his brother, **STEVEN MACK**, **GOODMAN** abstaining on Item 61 because of his and **RITCHIE CLYNE'S** potential interest in **APEX**

Item 9: APPROVED under separate action (see individual item)

MINUTES:

COUNCILMAN WEEKLY reported that the Real Estate Committee met to review all the Real Estate Items on the Consent Agenda and joins with the recommendation of staff that each be approved by the City Council.

There was no further discussion.

(9:34 – 9:39)

1-773

FIRST AMENDMENT TO COMMERCIAL LEASE AGREEMENT

This First Amendment to the Lease ("First Amendment") is made on this 6 day of August, 2003, by and between LS & L Investments, LLC, having offices at Desert West Surgery, 1111 Shadow Lane, Las Vegas, Nevada 89102 ("Lessor") and the City of Las Vegas, Nevada, having offices at 400 Stewart Avenue, Las Vegas, Nevada 89101 ("Lessee").

WHEREAS, Lessee leases office space from Lessor located at 7200 Cathedral Rock Drive pursuant to the Commercial Lease Agreement dated December 20, 2001 ("Lease"); and

WHEREAS, the Expiration Date is February 15, 2004; and

WHEREAS, it is the mutual desire of the parties hereto to amend said Lease, the parties agree as follows:

1. Section 3, Term, of the Lease shall be deleted and the following shall be inserted in its place:

The Term of this Lease ("Term") shall be from February 15, 2001 (the "Commencement Date") to July 31, 2004 (the "Expiration Date"): If the Lessee is not in default of this Lease, Lessee may request to renew the Lease for four (4) additional terms of one (1) year each by giving a written request to renew at least forty-five (45) days prior to the expiration of the applicable Term.

2. Except as expressly amended herein, all other terms and conditions of this Lease shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have caused this First Amendment to be duly executed on the day and year first above written.

Lessee:

CITY OF LAS VEGAS

By: Gary Reese 8-12-03

OSCAR B. GOODMAN, Mayor

Gary Reese, Mayor Pro-Tem

ATTEST:

Beverly K. Bridges
BARBARA J. RONEMUS, City Clerk

By: Beverly K. Bridges

Chief Deputy City Clerk

APPROVED AS TO FORM:

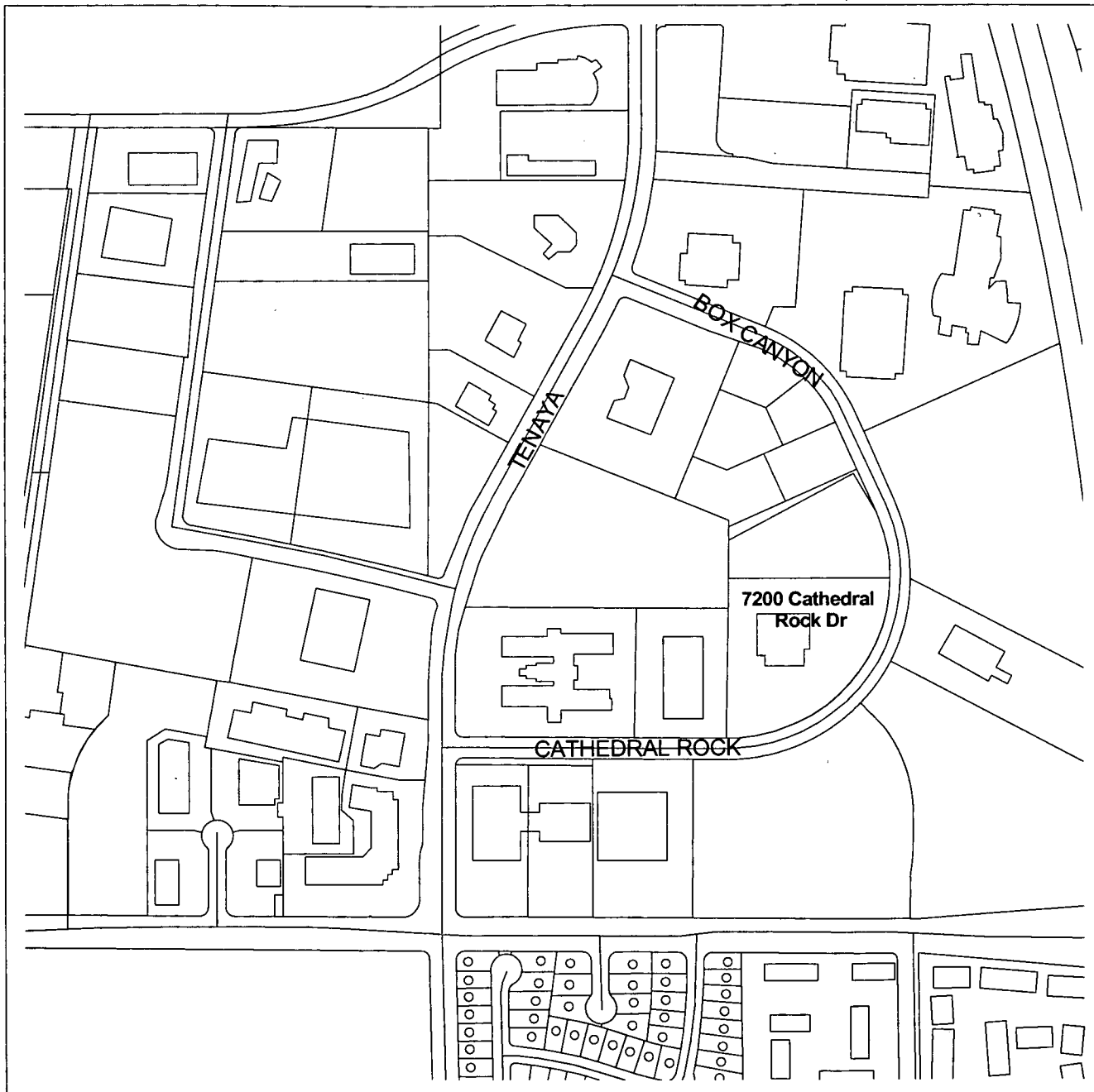
J. Portillo 7/16/03
Date

Lessor:

LS & L INVESTMENTS, LLC

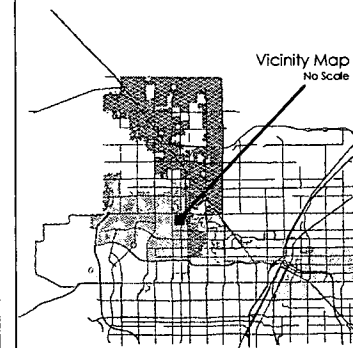
By: Terry Lewis

TERRY LEWIS, Member/Manager



Site Map

-  Building Footprints
-  7200 Cathedral Rock
-  Street Centerline
-  City of Las Vegas 1.shp
-  Parcels



Real Estate & Asset Management



Date of Data: 2003/7/15

City of Las Vegas

Agenda Item No. 53

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: AUGUST 6, 2003

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Approval of a Grant of Easement between the City of Las Vegas and County of Clark for a perpetual navigation easement over land located at the Waste Water Treatment Plant, APN 161-10-701-001 - County (Near Ward 3 - Reese)

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

The Easement is required as a condition for approval of the City's request for rezoning. The City acknowledges and consents to the County's reservation of a perpetual and assignable right-of-way and easement for the free and unobstructed passage of all aircraft, in, through, and across all of the air space above the premises subject to rights, terms, and conditions.

RECOMMENDATION:

The 8/4/2003 Real Estate Committee and staff recommend approval

BACKUP DOCUMENTATION:

1. Grant of Easement
2. Site Map

MOTION:

REESE – APPROVED Items 3-8, and 10-61 as recommended – UNANIMOUS with MACK abstaining on Item 38 because it involves Poggemeyer Design Group, a client of MK², and Item 55 because it is a part of a much larger project, which could have a significant financial impact on nearby property owned by his brother, STEVEN MACK, GOODMAN abstaining on Item 61 because of his and RITCHIE CLYNE'S potential interest in APEX

Item 9: APPROVED under separate action (see individual item)

MINUTES:

COUNCILMAN WEEKLY reported that the Real Estate Committee met to review all the Real Estate Items on the Consent Agenda and joins with the recommendation of staff that each be approved by the City Council.

There was no further discussion.

(9:34 – 9:39)

1-773

**GRANT OF EASEMENT
ZC-0814-03**

APN: 161-10-701-001

KNOW ALL MEN BY THESE PRESENTS, that

CITY OF LAS VEGAS:

GRANTOR for good and valuable consideration; the receipt of which is hereby acknowledged, desires to grant and convey unto COUNTY OF CLARK ("COUNTY") a perpetual avigation easement over the land hereinafter described in Clark County, State of Nevada ("Premises"); said land is described as follows, to wit:

PLEASE SEE ATTACHED LEGAL DESCRIPTION

GRANTOR acknowledges and consents to COUNTY'S reservation of a perpetual and assignable right-of-way and easement for the free and unobstructed passage of all aircraft, regardless of the owner or operator of such, in, through, and across all of the air space above the Premises subject to such rights, terms, and conditions as contained herein. (For purposes of this instrument, "aircraft" is defined as any contrivance now known or hereafter invented, used, or designed for navigation of or flight in the air or space regardless of the form of propulsion which powers said aircraft in-flight.)

- (A) COUNTY, its successors in interest and assigns, for the use and benefit of aircraft operators and the general public, shall have the continuing right to cause or allow in all of the air space above the surface of the Premises such noise, fumes, vibrations, dust, fuel, particles and all other effects that may be caused by or result from the operation of aircraft, whether or not said aircraft overfly or intrude into the air space above the Premises.
- (B) COUNTY reserves unto itself, its successors and assigns, for the use and benefit of aircraft operators and the general public, a right of flight for the passage of aircraft in the airspace above the surface of the Premises, together with the right to cause in said air space such noise as may be inherent in the operation of aircraft, now known or hereafter used, for navigation of or flight in said airspace, and for use of said airspace for landing at, taking off from or operating at the premises known as McCarran International Airport, Nellis Air Force Base, North Las Vegas Airport, Overton Airport, Indian Springs Air Force Base, Henderson Executive Airport, Laughlin/Bullhead Airport, Searchlight Airport, and Jean Airport (the "Airports".)

WAIVER. GRANTOR, its successors in interest and assigns, hereby shall waive, remise, and release any right, claim, or cause of action which GRANTOR may now have or may have in the future against COUNTY or operators or users of the above described Airport, for losses or psychological or physical effects on account of or arising out of noise, vibrations, fumes, dust, fuel, particles and all other effects that may be caused or may have been caused by the operation of aircraft landing at, taking off from, or operating at or on the Airports; or in or near the air space above the Premises. GRANTOR specifically waives any claims that the easement is burdened by increases in noise, fumes, vibrations, dust, fuel, particles, or any other effects that may be caused by or result from the operation of aircraft; changes in the type or frequency of aircraft operations, the airport layout, or flight patterns; or increases in nighttime operations.

(I, WE), THE UNDERSIGNED, HEREBY SWEAR, DEPOSE AND SAY THAT (I, WE) (AM, ARE) THE OWNER(S) OF RECORD ON THE TAX ROLLS OF THE ABOVE DESCRIBED PARCEL OR POSSESS A VALID POWER OF ATTORNEY TO ACT FOR THE PROPERTY OWNER IN THIS MATTER.

GRANT OF EASEMENT

ZC-0814-03

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

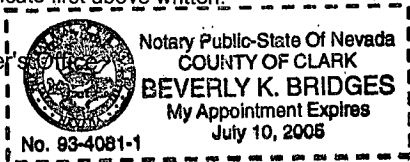
Oscar B. Goodman
Oscar B. Goodman, Mayor

On this 3rd day of Sept. 20 03, OSCAR B. GOODMAN
(PRINT OWNER'S NAME)

Personally appeared before me, a Notary Public and for the said County and State, known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged to me that (he, she, they) executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS THEREOF, I have hereunto set my hand and affixed my official seal at my office in the County, the day and year, in this certificate first above written.

Recorder's
ONLY



Beverly K. Bridges
Notary Public in and for said County and State

Attest:

Barbara Jo Ronemus
Barbara Jo Ronemus, City Clerk
By: *Beverly K. Bridges*
Chief Deputy City Clerk

Approved As To Form:

Thomas R. Green 7/10/03
Deputy City Attorney

Zone Change
LEGAL DESCRIPTION
A.P.N.: 161-10-701-001

814-03
LD

THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 10, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO THE COUNTY OF CLARK BY DEED RECORDED DECEMBER 09, 1976 IN BOOK 686 AS DOCUMENT NO. 645535, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

FURTHER EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED BY DEED RECORDED JULY 11, 1952 AS DOCUMENT NO. 387414 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

FURTHER EXCEPTING THEREFROM THAT PORTION OF SAID LAND WHICH MAY LIE WITHIN THOSE LANDS CONVEYED BY DEED RECORDED SEPTEMBER 16, 1997 IN BOOK 970916 AS INSTRUMENT NO. 00750, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

FURTHER EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS GRANTED FOR DRAINAGE PURPOSES PER THAT CERTAIN DOCUMENT RECORDED DECEMBER 9, 1976 IN BOOK 686 AS INSTRUMENT NO. 645536 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

FURTHER EXCEPTING THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF LAS VEGAS BY GRANT, BARGAIN, SALE DEED RECORDED FEBRUARY 9, 1970 IN BOOK 09 AS INSTRUMENT NO. 007082 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA, LYING SOUTHWESTERLY OF THAT LAND AS CONVEYED BY SAID DOCUMENT RECORDED DECEMBER 9, 1976 IN BOOK 686 AS INSTRUMENT NO. 1645536.

FURTHER EXCEPTING THAT PORTION OF SAID LAND CONVEYED TO NEVADA RECYCLING CORP. MARCH 24, 1995 IN BOOK 950324 AS INSTRUMENT NO. 00072 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

FURTHER EXCEPTING THAT PORTION OF SAID LAND AS CONVEYED TO BAKER COMMODITIES, INC. BY THAT DOCUMENT RECORDED MARCH 22, 2000 IN BOOK 20000322 AS INSTRUMENT NO. 00261 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

FURTHER EXCEPTING THAT PORTION OF SAID LAND CONVEYED BY THAT DOCUMENT RECORDED FEBRUARY 21, 1974 IN BOOK 403 AS INSTRUMENT NO. 0362530 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

(CONTINUED)

FURTHER EXCEPTING THAT PORTION OF SAID LAND AS CONVEYED TO CLARK COUNTY BY THAT DOCUMENT RECORDED JUNE 22, 1977 RECORDED IN BOOK 754 AS INSTRUMENT NO. 0713609 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

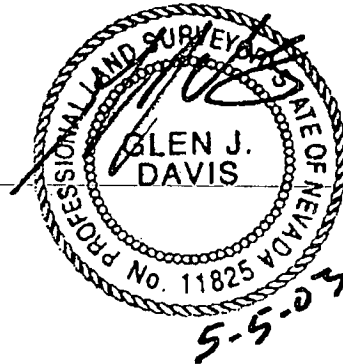
FURTHER EXCEPTING THAT PORTION OF SAID LAND AS CONVEYED BY THAT DOCUMENT RECORDED MAY 7, 1996 IN BOOK 960507 AS INSTRUMENT NO. 01461 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

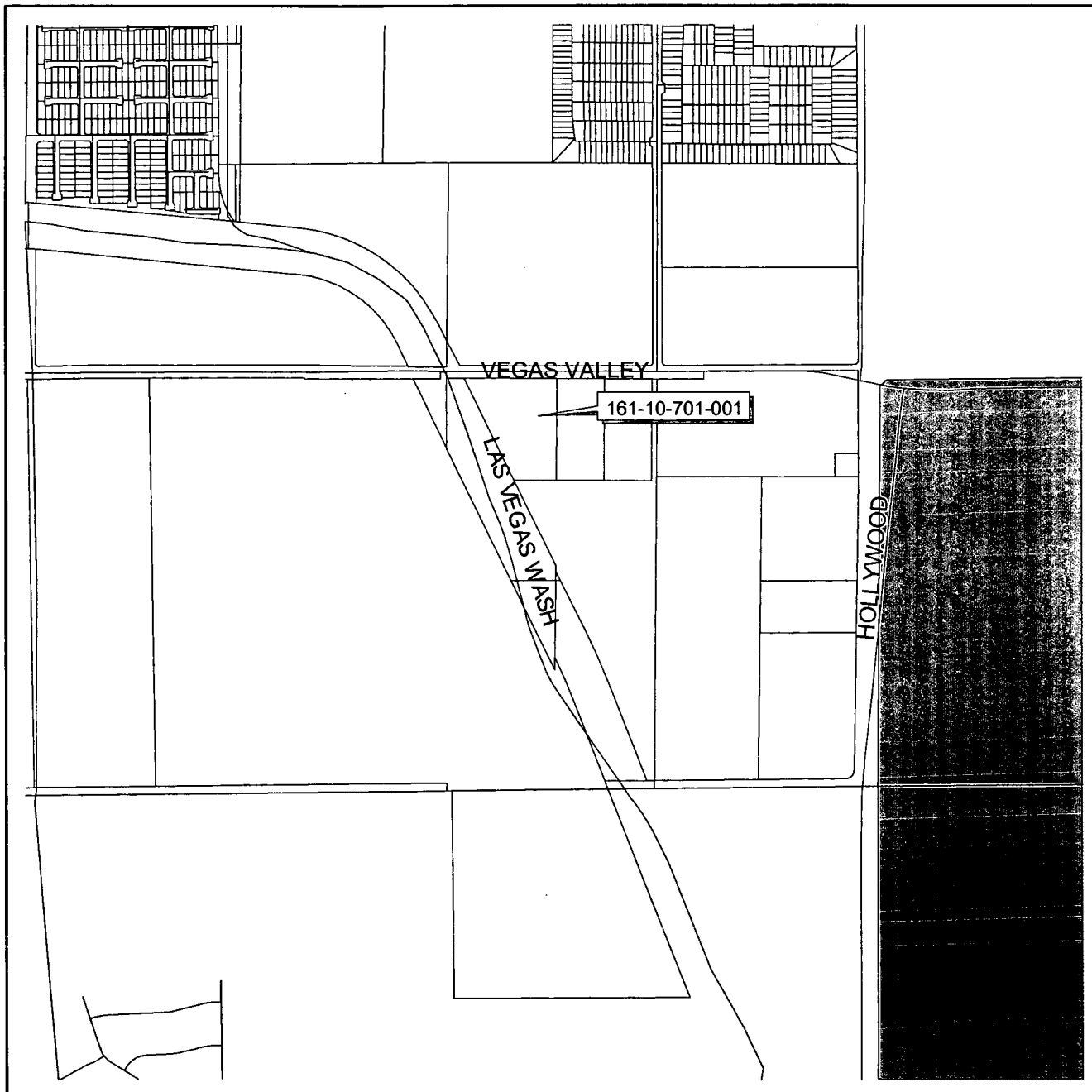
FURTHER EXCEPTING THAT PORTION OF SAID LAND AS DESCRIBED IN THAT "FINAL ORDER OF CONDEMNATION" RECORDED MARCH 6, 1987 IN BOOK 870306 AS INSTRUMENT NO. 00680 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

CONTAINING: 290,352 SQUARE FEET / 6.666 ACRES OF LAND. THE DIMENSIONS OF THE ABOVE DESCRIBED PROPERTY ARE AS SHOWN ON THE ATTACHED "EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION."

END OF DESCRIPTION.

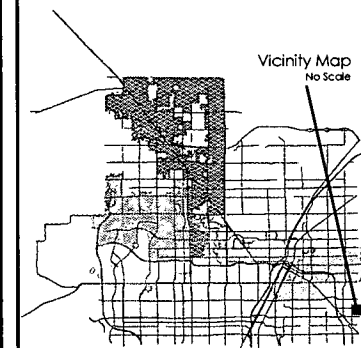
GLEN J. DAVIS
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 11825
EXPIRATION DATE: DECEMBER 31, 2004
LOCHSA SURVEYING
5828 WEST SPRING MOUNTAIN ROAD, SUITE 308
LAS VEGAS, NEVADA 89146-8896





Site Map

- Street Centerline
- City of las vegas l.shp
- USA
- Parcels



Real Estate & Asset Management



Date of Data: 2003/07/15

City of Las Vegas

Agenda Item No. 54

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: AUGUST 6, 2003

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Approval authorizing staff to enter into negotiations with the Las Vegas City Employees' Association to acquire vacant land located near Harris Avenue and Mojave Road, APN 139-25-303-014 - Ward 3 (Reese)

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

Staff received an unsolicited letter of proposal from the Las Vegas City Employees' Association on 7/2/03 expressing their desire to acquire the land located near Harris Avenue and Mojave Road.

RECOMMENDATION:

The 8/4/2003 Real Estate Committee and staff recommend approval

BACKUP DOCUMENTATION:

1. Letter from the Las Vegas City Employees' Association dated 7/2/03
2. Site Map

MOTION:

REESE – APPROVED Items 3-8, and 10-61 as recommended – **UNANIMOUS** with **MACK** abstaining on Item 38 because it involves Poggemeyer Design Group, a client of MK², and Item 55 because it is a part of a much larger project, which could have a significant financial impact on nearby property owned by his brother, **STEVEN MACK**, **GOODMAN** abstaining on Item 61 because of his and **RITCHIE CLYNE'S** potential interest in **APEX**

Item 9: APPROVED under separate action (see individual item)

MINUTES:

COUNCILMAN WEEKLY reported that the Real Estate Committee met to review all the Real Estate Items on the Consent Agenda and joins with the recommendation of staff that each be approved by the City Council.

There was no further discussion.

(9:34 – 9:39)

1-773



#10110

Las Vegas City Employees' Association
857 N. Eastern Avenue • Las Vegas, Nevada 89101
702.649.6606
www.lvcea.org

President
Tommy Ricketts

Vice President
Don King

Secretary
Vicki Ozuna

Treasurer
Beth Brown

Trustee
Ken Falline

Trustee
Lon Grasmick

Trustee
Ray Wheeler

General Counsel
Elizabeth Snyder

General Manager
Karen Frei

July 2, 2003

David Roark
Manager, Real Estate & Assets
City of Las Vegas
400 Stewart Avenue
Las Vegas, NV 89101

Dear David,

The LVCEA is interested in acquiring the land upon which the Girl Scouts trailer currently sits. Please consider this letter to be the LVCEA's unsolicited request to start the process of entering into an offer by the City for the land in question. We thus ask that you forward a draft of the necessary documents to start the process.

Please feel free to contact me if you have any questions.

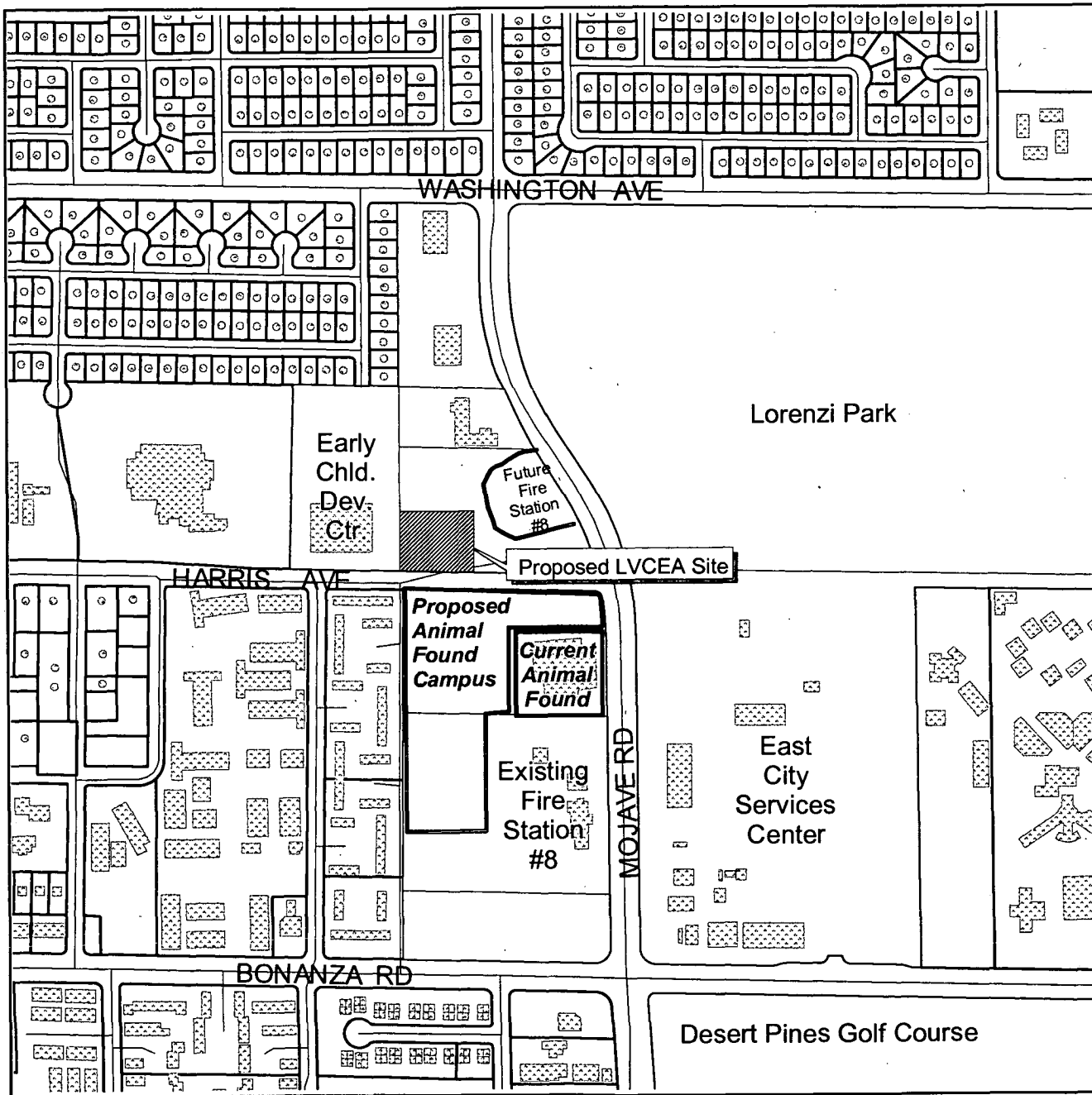
Sincerely,

Tommy Ricketts, President
Las Vegas City Employees' Association

cc: Ken Falline

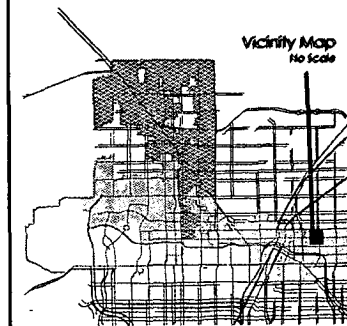
CITY OF LAS VEGAS
PUBLIC WORKS
REAL ESTATE

2003 JUL -7 P 2:40



Site Map

- Street Centerline
- Building Footprints
- City of Las Vegas
- Parcels



Real Estate & Asset Management



Date of Data: 2003/07/11

City of Las Vegas

Agenda Item No. 55

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: AUGUST 6, 2003

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☒

CONSENT

☐

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Approval of a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Inocencio Chavez for real property known as APN 138-25-515-013 located at 1501 Laurelhurst Drive Unit 13 for \$65,000 plus closing costs - Special Revenue Fund - Ward 1 (Moncrief)

Fiscal Impact

☐

No Impact

Amount: \$65,000 + closing costs

☒

Budget Funds Available

Dept./Division: Public Works/Real Estate

☐

Augmentation Required

Funding Source: Special Revenue Fund

PURPOSE/BACKGROUND:

This parcel is a condo located in the vicinity of Laurelhurst Dr./Westmoreland Dr. Over 90% of the units in this area are vacant & in disrepair, creating a safety & health problem to the area. Because a majority of the units are owned by one owner, it has made it impossible for a credible condo assoc. of all of the owners in the area to organize, thus most of the properties are in disrepair as well & subject to many building code violations. CLV wishes to purchase this property, along with 41 other individually owned units in an effort to clean & revitalize the area.

RECOMMENDATION:

The 8/4/2003 Real Estate Committee and staff recommend approval of the purchase of this property, and authorization of staff to execute all the additional documents necessary to close escrow and record title

BACKUP DOCUMENTATION:

Agreement for Purchase of Real Property

MOTION:

REESE - APPROVED Items 3-8, and 10-61 as recommended - **UNANIMOUS** with **MACK** abstaining on Item 38 because it involves Poggemeyer Design Group, a client of MK², and Item 55 because it is a part of a much larger project, which could have a significant financial impact on nearby property owned by his brother, **STEVEN MACK**, **GOODMAN** abstaining on Item 61 because of his and **RITCHIE CLYNE'S** potential interest in **APEX**

Item 9: APPROVED under separate action (see individual item)

City of Las Vegas

Agenda Item No. 55

CITY COUNCIL MEETING OF AUGUST 6, 2003

Consent – Real Estate

Item 55 – Approval of a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Inocencio Chavez for real property known as APN 138-25-515-013 located at 1501 Laurelhurst Drive Unit 13 for \$65,000 plus closing costs – Special Revenue Fund

MINUTES:

COUNCILMAN WEEKLY reported that the Real Estate Committee met to review all the Real Estate Items on the Consent Agenda and joins with the recommendation of staff that each be approved by the City Council.

There was no further discussion.

(9:34 – 9:39)

1-773

AGREEMENT FOR THE PURCHASE
AND SALE OF REAL PROPERTY

THIS AGREEMENT FOR THE PURCHASE AND SALE OF REAL PROPERTY is made and entered into this 10th day of June, 2003 by and between Priority One Commercial and/or nominee (hereinafter referred to as "Buyer") and Inocencio Chavez and or Assignee (hereinafter referred to as "Seller"), with reference to the following facts:

- A. Seller is the owner of Unit 13 Lot 13 of Decatur Gardens (Residential Condominium) (the "Property") consisting of approximately 943sq.ft. of living space on a 28 x 36 lot. The Property is located at 1501 Laurelhurst Dr. Unit # 13, Las Vegas, Clark County, Nevada 89108. A Plot Plan of the residential condominium showing the site is attached hereto as Exhibit "A". The Property is further described as Assessor's Parcels No. 138-25-515-013.
- B. Seller has represented to Buyer that the Property is currently zoned **Residential Condominium** and is located in the City of Las Vegas, County of Clark, State of Nevada.
- C. Buyer now desires to purchase from Seller and Seller desires to sell to Buyer the Property, all improvements now made to the Property.

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

- 1. **Purchases and Sale.** Buyer shall purchase the Property from Seller upon the terms and conditions set forth herein.
- 2. **Purchase Price.** The purchase price to be paid for Property and the improvements thereon shall be Sixty Five Thousand and no/100 Dollars (\$65,000.00), all cash. Said sum shall be paid as follows: ***(The Seller shall arrange for any Tenant to vacate the Premises at the close of Escrow).**
 - (a) Buyer shall deposit Five Hundred Dollars (\$500.00) into escrow as earnest money (the "Deposit"). 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, the Deposit shall become non-refundable. The Deposits shall apply toward the purchase price of the Properties.
 - (c) Prior to close of escrow, Buyer shall deposit the balance of the purchase price, Sixty Four Thousand Five Hundred and no/100 Dollars (\$64,500.00).
 - (d) Should Buyer wish to terminate this Agreement and escrow prior to the expiration of the Contingency Period, Buyer must notify Seller and Escrow Agent in writing.

Should Buyer notify Seller and Escrow Agent in writing of Buyer's wish to terminate this Agreement, Escrow Agent shall release to Buyer the Deposit plus interest within two (2) business days from date of notification. Should no such notice be received, Buyer shall be deemed to have approved or waived any and all contingencies. Upon approval, waiver or no notice given of Buyer's intentions with regard to the contingencies, the Deposits shall be immediately released to Seller without any further instruction required of Buyer.

3. Title to the Property. Title conveyed is to be subject to encumbrances, easements, rights of way, restrictions, conditions and covenants of record as shown on a current preliminary title report with readable copies of all exceptions to title provided through escrow to be furnished at Seller's expense, if any. Buyer shall have **thirty (30)** working days following receipt of said report to approve the condition of title; provided that if written disapproval is not received by Seller within said period, buyer shall be deemed to have accepted the condition of the title. Seller agrees to deliver, at its expense, good and merchantable title as evidenced by an CLTA policy of title insurance. Buyer, at his option, may terminate this offer to purchase and his earnest money shall be returned if the Seller fails to deliver good and merchantable title as herein provided.

4. Disclosure of Conditions. Buyer shall take title subject to declarations, covenants, conditions and restrictions, articles of incorporation, bylaws, rules and regulations currently in force, to be delivered to Buyer. Buyer shall be deemed to have approved said documents unless written notice to the contrary is delivered to Seller within **thirty (30)** working days of receipt by Buyer.

5. Escrow. The purchase and sale provided for herein shall be consummated through an escrow to be opened with Tina Lucero at United Title of Nevada, within five (5) business days after the execution and delivery of this Agreement. The escrow shall be deemed open when Buyer and Seller have executed and deposited signed purchase contract with the escrow company. Said escrow shall be upon the usual form of instructions of the escrow holder 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) to close escrow within **ten(10) days** from the expiration of the contingency period, and or Tenant has vacated the premises. Upon the opening of escrow, the escrow officer shall set a specific date for the expiration of the Contingency Period. 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, Seller shall cause to be procured and delivered for Buyer's approval the Preliminary Title Report and copies of documents referred to in paragraph 3;

(c) Buyer shall pay any Documentary Transfer Tax, and the cost of the CLTA title insurance policy and all endorsements thereto. Buyer shall pay all other fees and costs in

in accordance with the usual practices in Clark County, Nevada;
real property taxes shall be prorated to close of escrow;

(e) any Special Assessments or Fees outstanding on the Property which are of record shall be paid by the seller at close of Escrow.

(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 solely as the result of Buyer's default, all earnest monies previously deposited by Buyer into escrow and not previously disbursed to Seller shall be paid by escrow over to Seller as liquidated damages. If escrow fails to close as a result of Seller's default, Buyer shall be entitled to seek specific performance remedies only. 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.

6. Contingencies. The purchase of the Property is contingent upon:

(a) Buyer's approval of the Preliminary Title Report, a copy of **any lease agreement that exist on the "Premises"** and all documents described within the Preliminary Title Report, issued by Tina Lucero at United Title of Nevada concerning the Properties within thirty (30) business days after Buyer's receipt of same from United Title of Nevada (see paragraph 3).

(b) The expiration or Buyer's written waiver of **the thirty (30) days** Contingency Period as described herein. The Contingency Period shall commence on the day following the opening of escrow. Escrow shall be deemed opened for purposes hereof when escrow agent receives an original of this Agreement signed by both Buyer and Seller, and Buyer's Deposit. Escrow agent shall notify both Buyer and Seller in writing of the date escrow is opened, the day the Contingency Period expires, and the day escrow is to close. Seller hereby grants Buyer the right to enter on the Property to conduct such tests and investigations, as Buyer deems appropriate. Buyer agrees to indemnify and hold seller harmless from any actual damage including any legal fees as a result of Buyer's tests and investigations during the Contingency Period on the Property or to any neighboring properties or structures. Buyer further agrees to indemnify and hold Seller harmless from any injury to persons or actual damage including any legal fees to the personal property of others, which results from the Buyer's tests and investigations during the Contingency Period. Within ten (10) days following the opening of escrow, Seller shall make available to Buyer or to Buyer's agents copies of **any leases**, site plans, marketing studies, environmental studies, grading plans, surveys, or other tests or any additional information or studies pertinent to the subject property that may have been performed if any, at the request of Buyer.

(c) The above contingencies in Paragraphs 6 (a) and (b) 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. Should Buyer so elect to terminate this Agreement, then prior to the expiration of the Contingency Period Buyer shall so notify Seller and escrow holder in writing (via U.S. mail, hand-delivery or by fax). In the event Buyer terminates this Agreement for any reason during the Contingency Period, any deposits 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. Buyer shall be solely responsible for all costs involved in satisfying the above stated contingencies. ***The Seller shall arrange for any Tenant to vacate the premises after Close of Escrow. The Seller agrees to indemnify, defend and save the Buyer harmless and against all claims, demands, action, suits, costs and attorney's fees arising out of or in connection with any Tenant.**

7. **Offer Expiration.** This offer will remain open until June 15, 2003, from receipt of this offer, at that time this offer shall be deemed revoked and the above earnest money shall be returned to Buyer's account herein on demand.

8. **Broker Commissions/Disclosure.** Seller represents and warrants that he has not retained or dealt with any broker with respect to this Agreement except Priority One Commercial, 4560 S. Decatur Blvd., Suite 202, Las Vegas, NV 89103, who shall be paid through escrow a commission by buyer of 4% of the Property's gross sales price. Buyer discloses to Seller that Buyer is a Nevada Licensed Real Estate Broker/Salesman with Priority One Commercial.

9. **Notices.** Any and all notices, demands, or other communications required or desired 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: Inocencio Chavez
 1501 Laurelhurst Dr. 13
 Las Vegas, NV 89108

To Agent: Priority One Commercial
 Attn: Cynthia Inman
 Broker/Salesman/CPM
 4560 S. Decatur Blvd. Suite 202
 Las Vegas, NV 89103
 (702) 228-7464
 (702) 228-7156 fax

ACCEPTANCE OF OFFER TO PURCHASE

The undersigned Seller accepts the foregoing offer to purchase and agrees to sell the Property described above, on the terms and conditions stated herein, and acknowledges receipt of a copy of this Agreement.

Date: Time am/pm Seller:

8/11/03 5 PM

By: _____

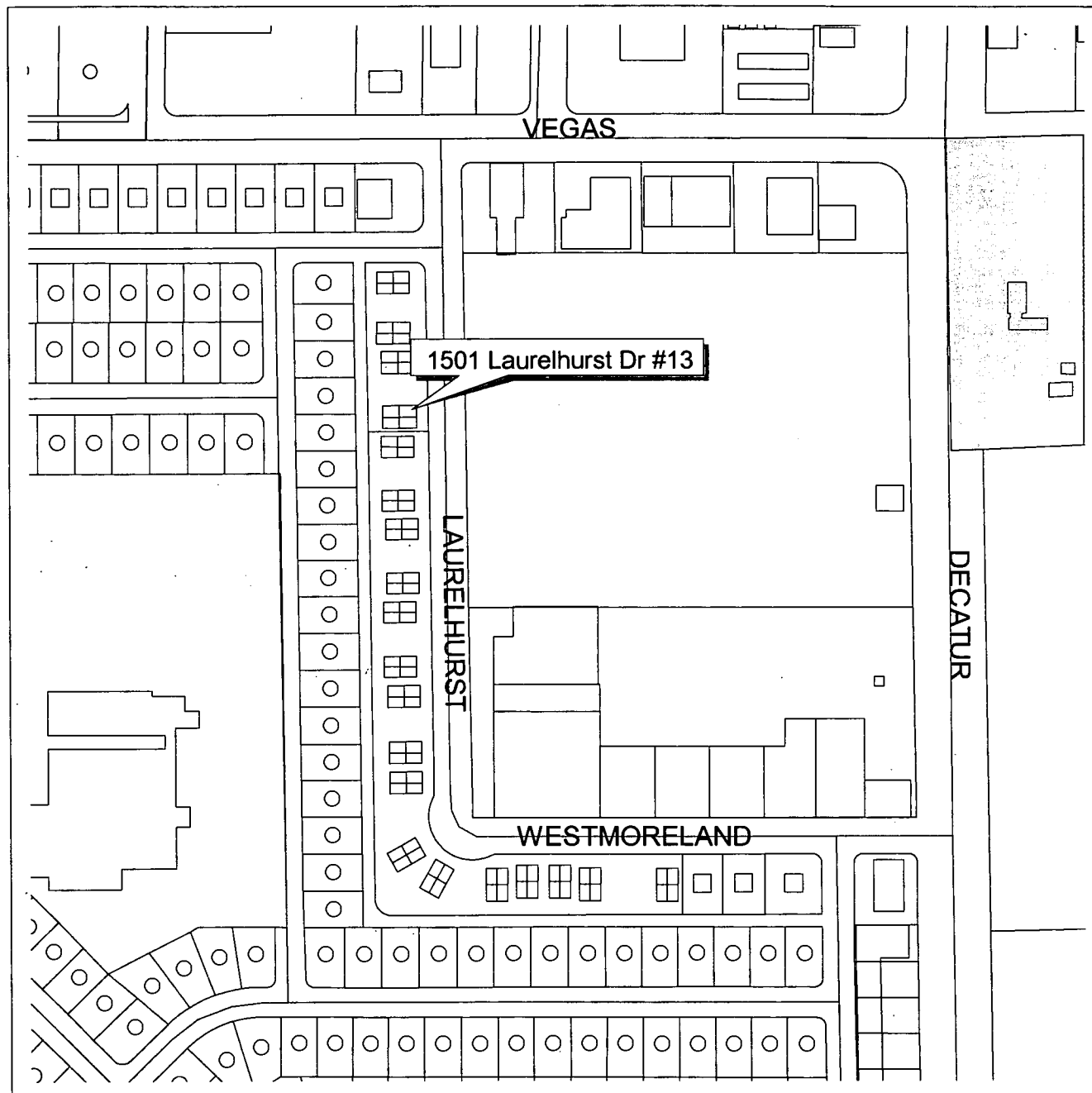
Its: _____

By: _____

Its: _____

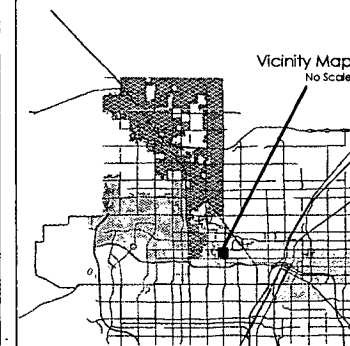
WHEN PROPERLY COMPLETED, THIS IS A BINDING CONTRACT, IF NOT FULLY UNDERSTOOD, SEEK COMPETENT COUNSEL.

EXHIBIT "A"



Site Map

- Street Centerline
- Building Footprints
- City of las vegas l.shp
- USA
- Parcels



Real Estate & Asset Management



Date of Data: 2003/07/15

City of Las Vegas

Agenda Item No. 56

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: AUGUST 6, 2003

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**
☒ **CONSENT**
☐ **DISCUSSION**
SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Approval of Memorandum of Understanding #2003-01 between the City of Las Vegas and Clark County School District for modular classroom usage located at 300 South Torrey Pines Drive commonly known as Frank F. Garside Middle School where the Charleston Heights Community School is operated - Ward 1 (Moncrief)

Fiscal Impact

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

PURPOSE/BACKGROUND:

Approval of this MOU will allow the City permission and authority under the City's supervision to enter upon, purchase, and install a modular building upon the premises to provide various recreational programs sponsored by the City for the benefit of the children attending Garside Middle School.

RECOMMENDATION:

The 8/4/2003 Real Estate Committee and staff recommend approval

BACKUP DOCUMENTATION:

MOU #2003-01

MOTION:

REESE – APPROVED Items 3-8, and 10-61 as recommended – **UNANIMOUS** with **MACK** abstaining on Item 38 because it involves Poggemeyer Design Group, a client of MK², and Item 55 because it is a part of a much larger project, which could have a significant financial impact on nearby property owned by his brother, **STEVEN MACK, GOODMAN** abstaining on Item 61 because of his and **RITCHIE CLYNE'S** potential interest in **APEX**

Item 9: APPROVED under separate action (see individual item)

MINUTES:

COUNCILMAN WEEKLY reported that the Real Estate Committee met to review all the Real Estate Items on the Consent Agenda and joins with the recommendation of staff that each be approved by the City Council.

There was no further discussion.

(9:34 – 9:39)

1-773

Memorandum of Understanding #2003-01

**Charleston Heights Community School Modular Recreation Office
(Frank F. Garside Middle School)
Between Clark County School District
& City of Las Vegas**

This Memorandum of Understanding (referenced at "MOU") is made and entered into this 6 day of August, 2003, between Clark County School District, a political subdivision of the State of Nevada ("District") and the City of Las Vegas, a municipal corporation of the State of Nevada ("City").

RECITALS

WHEREAS, this MOU is made pursuant to, and is subject to, the terms and conditions of the Open Doors/Open Schools School Access Agreement dated September 19, 1996, ("Agreement") between the City and the District. This MOU does not amend or modify the Agreement in any way; and,

WHEREAS, the District is the governmental entity which owns the real property and improvements thereon located at 300 South Torrey Pines Drive, Las Vegas, Nevada, commonly known and referred to as Frank F. Garside Middle School ("Premises") where the Charleston Heights Community School is operated, and depicted on the Site Map, attached hereto as Exhibit "A", and the Aerial Map, attached hereto as Exhibit "B"; and,

WHEREAS, the City is responsible for operating various City sponsored recreational programs at Frank F. Garside Middle School and in the new modular building for a public recreational facility to operate said programs;

NOW, THEREFORE, in view of the foregoing premises, the parties agree to the following:

1. **PURPOSE.** This MOU is entered into for the purpose of granting the Charleston Heights Community School permission and authority under the City's supervision to enter upon, purchase, and install a modular building upon the Premises; and for the purpose of granting the City permission and authority to enter the modular building upon the Premises. Furthermore, Charleston Heights Community School will transfer the modular building in the City's name prior to the City occupying the Premises.
2. **AUTHORIZATION.** Charleston Heights Community School and the City are hereby authorized to enter upon the Premises and maintain thereon a modular building to be used strictly for City public recreational purposes.
3. **TERM.** This MOU and the authorization provided herein shall commence as of the date of approval (which date shall be inserted in the first paragraph of this MOU) by the governing body of the District, and the City, whichever is later. This MOU shall continue in force and effect until terminated as provided in Section 4.

Upon termination of this MOU, the City shall remove the modular building from the Premises, returning the Premises to its original condition, reasonable wear and tear excepted.

4. **RIGHT OF TERMINATION.** Either party may terminate this MOU and the authorization granted hereunder and such termination shall be effective six (6) months after written notice is given by the terminating party to the non-terminating parties as provided in Section 9.
5. **LOCATION.** Both parties shall agree to authorize continued use of the modular building upon the Premises as depicted on the Location Site Map, attached hereto as Exhibit "C". Appropriate access corridors will be allowed by the District with the installation costs being borne by the Charleston Heights Community School in conjunction with original construction activities.

Memorandum of Understanding #2003-01

**Charleston Heights Community School Modular Recreation Office
(Frank F. Garside Middle School)
Between Clark County School District
& City of Las Vegas**

6. **USE OF FACILITY.** The City shall use the modular building for the purpose of a public facility to operate various recreational programs sponsored by the.
7. **MAINTENANCE & REPAIRS.** The City will be responsible for the expense associated with maintaining and repairing the modular building.
8. **UTILITIES.** The City will be responsible for initial utility connection fee(s) and facilities. The City will be responsible for all monthly utilities in associations with the modular building. The District will allow connections to existing utility systems if capacities exist and such connections are beneficial to the parties.
9. **NOTICE.** Any notice required to be given hereunder shall be deemed to have been given when notice is (i) received by the party to whom it is directed by personal service, (ii) telephonically faxed to the telephone number below provided confirmation of transmission is received thereof, or (iii) deposited as registered or certified mail, return receipt requested, with the United States Postal Service, addressed as follows:

TO DISTRICT:

Matt LaCroix, Assistant Director
Clark County School District
Demographics, Zoning & Realty
4212 Eucalyptus Annex
Las Vegas, NV 89121
Phone: (702) 799-6435 x240
Fax: (702) 799-5436

TO CITY:

City of Las Vegas
Real Estate/Asset Management
Attn: Manager
400 Stewart Avenue, 4th Floor
Las Vegas, NV 89101
Phone: (702) 229-1020
Fax: (702) 384-0527

COPY TO:

Dr. Barbara Jackson
Director of Leisure Services
749 Veterans Memorial Drive
Las Vegas, NV 89101
Phone: (702) 229-6588
Fax: (702) 383-6306

10. **INDEMNITY.** Subject to NRS 41.035, the City hereby agrees to protect, indemnify, and hold the District, its officers, employees and agents, harmless from and against any and all claims, damages, losses, expenses, suits, actions, decrees, judgments, awards, attorneys' fees and court costs, which the District, its officers, employees or agents, may suffer or which may be sought against or are recovered or obtainable from the District, its officers, employees or agents, as a result of, or by reason of, or arising out of or in consequence of any act or omission, negligent or otherwise, of the City or its officers, employees, contractors, subcontractors, agents, volunteers or anyone who is directly or indirectly employed by, or is acting in concert with, the City, officers, its employees, contractors, subcontractors, volunteers or agents in the performance of this MOU.

Memorandum of Understanding #2003-01

**Charleston Heights Community School Modular Recreation Office
(Frank Garside Middle School)
Between Clark County School District
& City of Las Vegas**

In this connection, the City expressly agrees, at its sole cost and expense, to defend the District, its officers, employees and agents, in any suit or action that may be brought against it or them, or any of them, by reason of any act or omission, negligent or otherwise, against which the City has agreed to indemnify the District, its officers, employees and agents. If the City fails so to do, the District shall have the right, but not the obligation to defend same and to charge all of the direct and incidental costs of such defense, including attorneys' fees and court costs, to the City.

Subject to the monetary limits of NRS Chapter 41, the City shall defend, indemnify, and hold the District harmless from any and all claims and costs which the District may suffer as a result of, or as a consequence of the negligence of the City, or its officers or its employees, in the performance of this MOU.

11. MODIFICATION OR AMENDMENTS. Upon approval of the MOU by the City Council and after it has been fully executed by signature of all parties, the City designates the Manager of the Real Estate & Assets 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 term of this MOU, such as amendments, adjustments to monetary revenue or expenditure not to exceed ten thousand (\$10,000.00) dollars, and recordings and filing with the City Clerk's Office. No amendment, change or modification of this MOU shall be valid unless in writing and signed by City and the District.

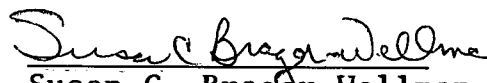
IN WITNESS WHEREOF, the City and District have executed this Memorandum of Understanding as of the date set forth above.

CLARK COUNTY SCHOOL DISTRICT
BOARD OF SCHOOL TRUSTEES

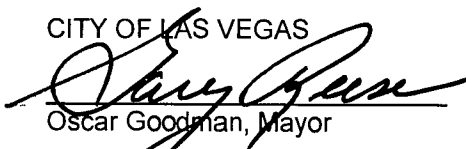

Sheila R. Moulton, President

Approved as to Form:


C.W. Hoffman, Jr., General Counsel Date

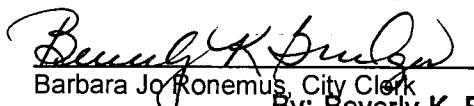

Susan C. Brager-Wellman, Clerk

CITY OF LAS VEGAS


Oscar Goodman, Mayor

Gary Beese, Mayor Pro-Tem

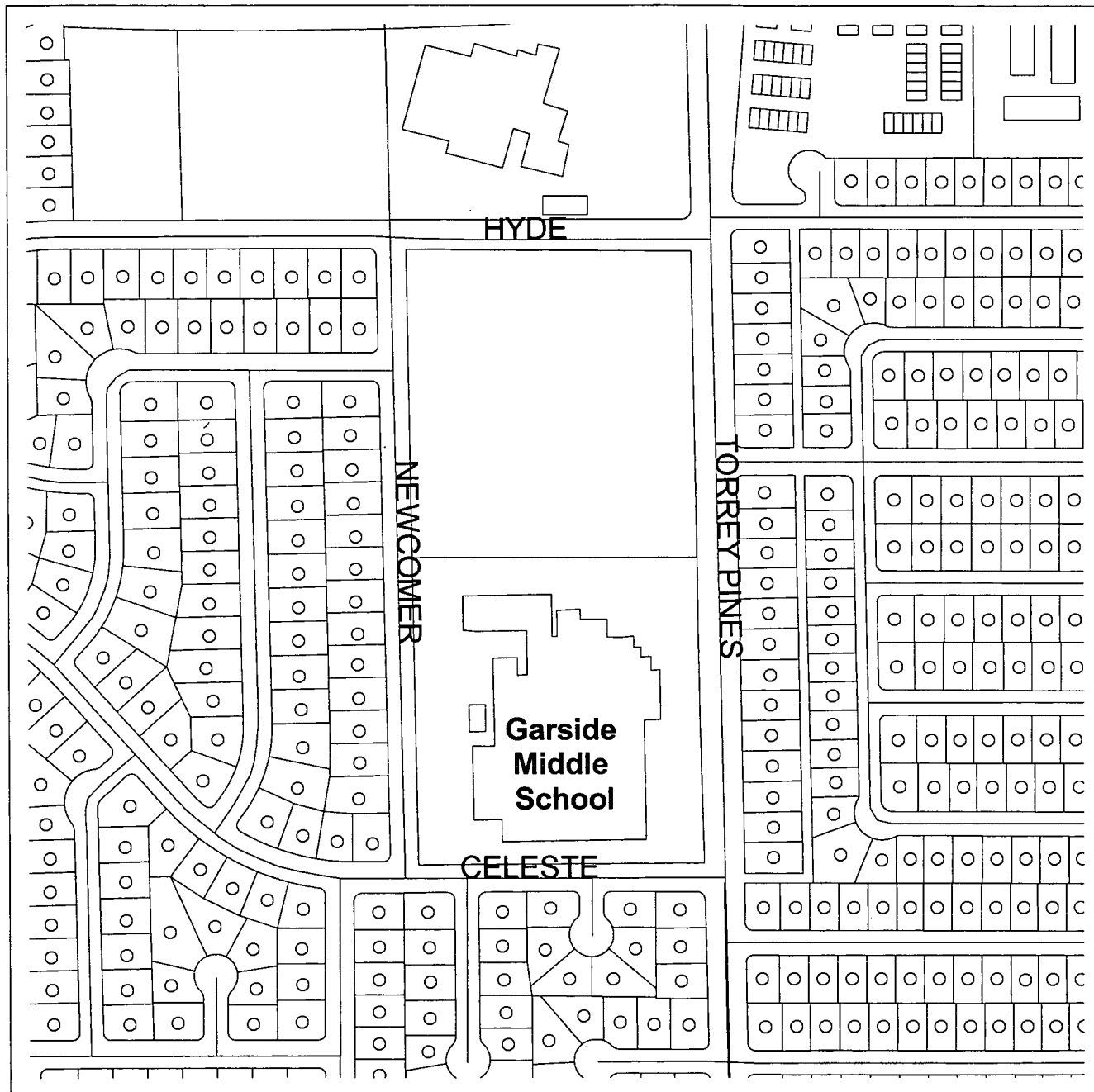
Attest:


Barbara Jo Ronemus, City Clerk
By: Beverly K. Bridges

Approved as to Form: Chief Deputy City Clerk

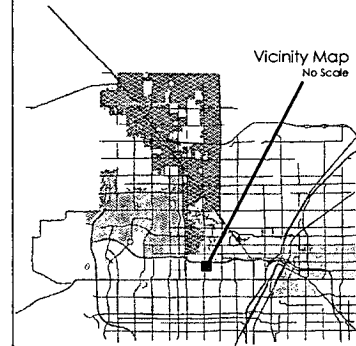

DEPUTY CITY ATTORNEY Date

EXHIBIT "A"



Site Map

-  Street Centerline
-  Building Footprints
-  Parcels



Real Estate & Asset Management



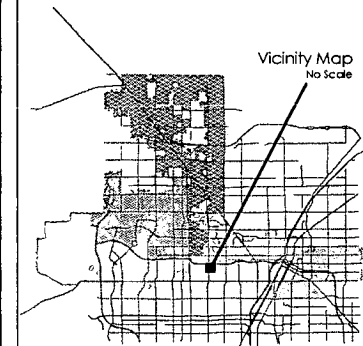
Date of Data: 2003/04/05

EXHIBIT "B"



Site Map

- Street Centerline
- Building Footprints
- Parcels



Real Estate & Asset Management

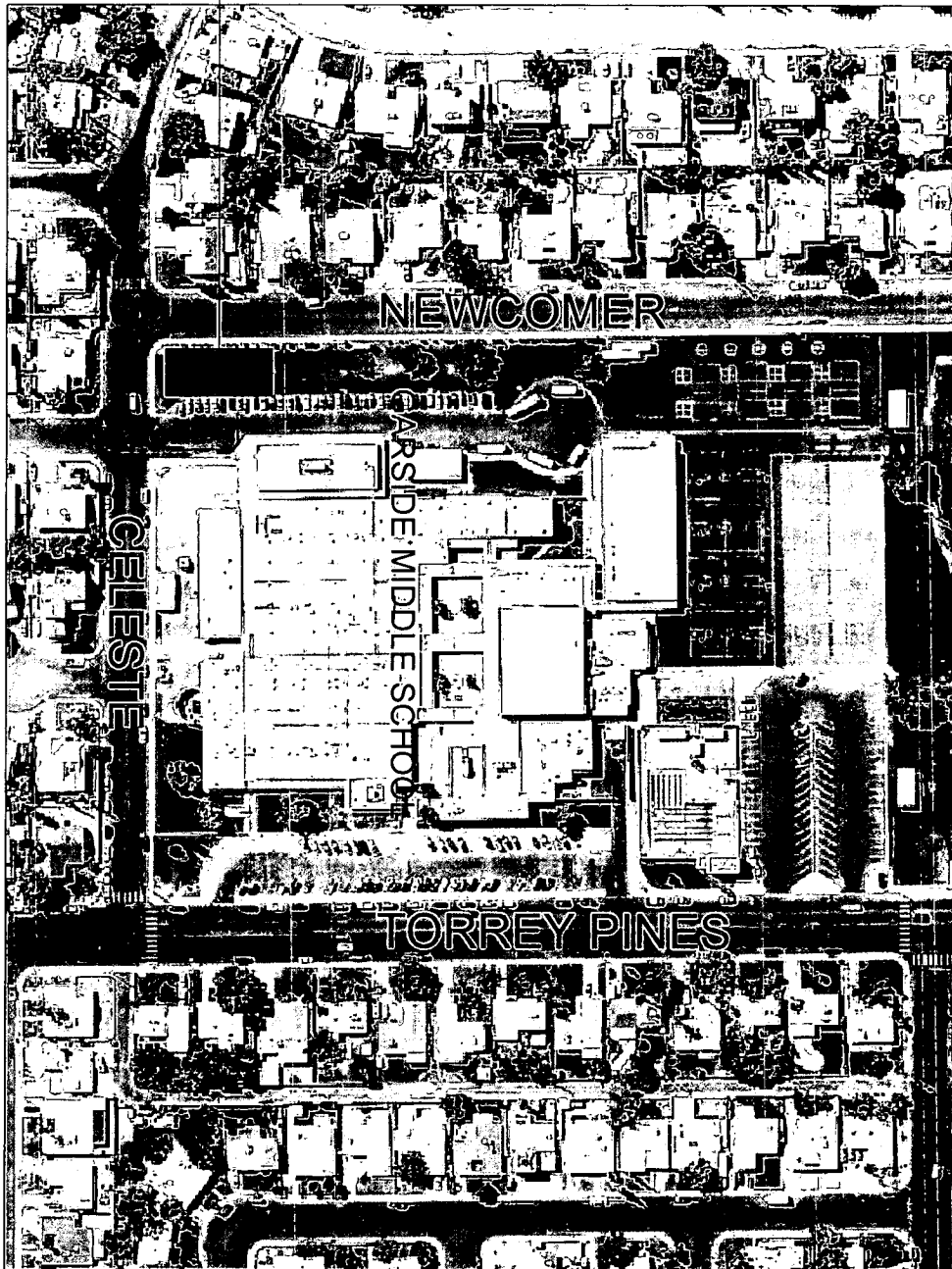


Date of Data: 2003/06/05

EXHIBIT "C"

Charleston Heights
Community School
Modular Office Building
at Garside Middle School

Development Area
Community School
Modular Building



City of Las Vegas

Agenda Item No. 57

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: AUGUST 6, 2003

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☒

CONSENT

☐

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Approval of Memorandum of Understanding #2003-06 between the City of Las Vegas and Clark County School District for modular classroom usage located at 4794 Harris Avenue commonly known as Dell H. Robison Middle School - Ward 3 (Reese)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Approval of this MOU will allow the City permission and authority under the City's supervision to enter upon, purchase, and install a modular building upon the premises to provide various recreational programs sponsored by the City for the benefit of the children attending Robison Middle School.

RECOMMENDATION:

The 8/4/2003 Real Estate Committee and staff recommend approval

BACKUP DOCUMENTATION:

MOU #2003-06

MOTION:

REESE – APPROVED Items 3-8, and 10-61 as recommended – UNANIMOUS with MACK abstaining on Item 38 because it involves Poggemeyer Design Group, a client of MK², and Item 55 because it is a part of a much larger project, which could have a significant financial impact on nearby property owned by his brother, STEVEN MACK, GOODMAN abstaining on Item 61 because of his and RITCHIE CLYNE'S potential interest in APEX

Item 9: APPROVED under separate action (see individual item)

MINUTES:

COUNCILMAN WEEKLY reported that the Real Estate Committee met to review all the Real Estate Items on the Consent Agenda and joins with the recommendation of staff that each be approved by the City Council.

There was no further discussion.

(9:34 – 9:39)

1-773

Memorandum of Understanding #2003-06

**Robison Community School Modular Recreation Office
(Dell H. Robison Middle School)
Between Clark County School District
& City of Las Vegas**

This Memorandum of Understanding (referenced at "MOU") is made and entered into this 6 day of August, 2003, between Clark County School District, a political subdivision of the State of Nevada ("District"), and the City of Las Vegas, a municipal corporation of the State of Nevada ("City").

RECITALS

WHEREAS, this MOU is made pursuant to, and is subject to, the terms and conditions of the Open Doors/Open Schools Community Access Agreement dated September 19, 1996, ("Agreement") between the City and the District. This MOU does not amend or modify the Agreement in any way; and,

WHEREAS, the District is the governmental entity which owns the real property and improvements thereon located at 4794 Harris Avenue, Las Vegas, Nevada, commonly known and referred to as "Dell H. Robison Middle School," ("Premises") where the Robison Community School is operated, and depicted on the Site Map, attached hereto as Exhibit "A", and the Aerial Map, attached hereto as Exhibit "B"; and,

WHEREAS, the City is responsible for operating various City sponsored recreational programs at Dell H. Robison Middle School and in the new modular building for a public recreational facility to operate said programs;

NOW, THEREFORE, in view of the foregoing premises, the parties agree to the following:

1. **PURPOSE.** This MOU is entered into for the purpose of granting the Robison Community School permission and authority under the City's supervision to enter upon, purchase, and install a modular building upon the Premises; and for the purpose of granting the City permission and authority to enter the modular building upon the Premises. Furthermore, Robison Community School will transfer the modular building in the City's name prior to the City occupying the Premises.
2. **AUTHORIZATION.** The Robison Community School and the City are hereby authorized to enter upon the Premises and maintain thereon a modular building to be used strictly for City public recreational purposes.
3. **TERM.** This MOU and the authorization provided herein shall commence as of the date of approval (which date shall be inserted in the first paragraph of this MOU) by the governing body of the District and the City, whichever is later. This MOU shall continue in force and effect until terminated as provided in Section 4.

Upon termination of this MOU, the City shall remove the modular building from the Premises, returning the Premises to its original condition, reasonable wear and tear excepted.

4. **RIGHT OF TERMINATION.** Either party may terminate this MOU and the authorization granted hereunder and such termination shall be effective six (6) months after written notice is given by the terminating party to the non-terminating parties as provided in Section 9.
5. **LOCATION.** All parties shall agree to authorize continued use of the modular building upon the Premises as depicted on the Location Site Map, attached hereto as Exhibit "C". Appropriate access corridors will be allowed by the District with the installation costs being borne by the Robison Community School in conjunction with original construction activities.
6. **USE OF FACILITY.** The City shall use the modular building for the purpose of a public facility to operate various recreational programs sponsored by the City.

Memorandum of Understanding #2003-06

**Robison Community School Modular Recreation Office
(Dell H. Robison Middle School)
Between Clark County School District
& City of Las Vegas**

7. **MAINTENANCE & REPAIRS.** The City will be responsible for the expense associated with maintaining and repairing the modular building.
8. **UTILITIES.** The Robison Community School will be responsible for initial utility connection fee(s) and facilities. The City will be responsible for all monthly utilities in association with the modular building. The District will allow connections to existing utility systems if capacities exist and such connections are beneficial to the parties.
9. **NOTICE.** Any notice required to be given hereunder shall be deemed to have been given when notice is (i) received by the party to whom it is directed by personal service, (ii) telephonically faxed to the telephone number below provided confirmation of transmission is received thereof, or (iii) deposited as registered or certified mail, return receipt requested, with the United States Postal Service, addressed as follows:

TO DISTRICT:

Matt LaCroix, Assistant Director
Clark County School District
Demographics, Zoning & Realty
4212 Eucalyptus Annex
Las Vegas, NV 89121
Phone: (702) 799-6435 x240
Fax: (702) 799-5436

TO CITY:

City of Las Vegas
Real Estate/Asset Management
Attn: Manager
400 Stewart Avenue, 4th Floor
Las Vegas, NV 89101
Phone: (702) 229-1020
Fax: (702) 384-0527

COPY TO:

Dr. Barbara Jackson
Director of Leisure Services
749 Veterans Memorial Drive
Las Vegas, NV 89101
Phone: (702) 229-6588
Fax: (702) 383-6306

10. **INDEMNITY.** Subject to NRS 41.035, the City hereby agrees to protect, indemnify, and hold the District, its officers, employees and agents, harmless from and against any and all claims, damages, losses, expenses, suits, actions, decrees, judgments, awards, attorneys' fees and court costs, which the District, its officers, employees or agents, may suffer or which may be sought against or are recovered or obtainable from the District its officers, employees or agents, as a result of, or by reason of, or arising out of or in consequence of any act or omission, negligent or otherwise, of the City or its officers, employees, contractors, subcontractors, agents, volunteers or anyone who is directly or indirectly employed by, or is acting in concert with, the City, officers, its employees, contractors, subcontractors, volunteers or agents in the performance of this MOU.

Memorandum of Understanding #2003-06

**Robison Community School Modular Recreation Office
(Dell H. Robison Middle School)
Between Clark County School District
& City of Las Vegas**

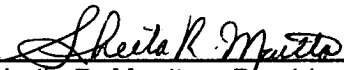
In this connection, the City expressly agrees, at its sole cost and expense, to defend the District, its officers, employees and agents, in any suit or action that may be brought against it or them, or any of them, by reason of any act or omission, negligent or otherwise, against which the City has agreed to indemnify the District, its officers, employees and agents. If the City fails so to do, the District shall have the right, but not the obligation to defend same and to charge all of the direct and incidental costs of such defense, including attorneys' fees and court costs, to the City.

Subject to the monetary limits of NRS Chapter 41, the City shall defend, indemnify, and hold the District harmless from any and all claims and costs which the District may suffer as a result of, or as a consequence of the negligence of the City, or its officers or its employees, in the performance of this MOU.

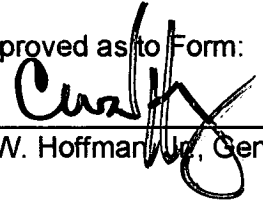
11. MODIFICATION OR AMENDMENTS. Upon approval of the MOU by the City Council and after it has been fully executed by signature of all parties, the City designates the Manager of the Real Estate & Assets Management Division in conjunction with the City Clerk who shall have the authority to complete and execute any additional documents necessary for the completion of the intent of this contractual obligation during the term of this MOU, such as amendments, adjustments to monetary revenue or expenditure not to exceed ten thousand (\$10,000.00) dollars, and recordings and filing with the City Clerk's Office. No amendment, change or modification of this MOU shall be valid unless in writing and signed by City and the District.

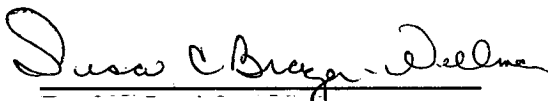
IN WITNESS WHEREOF, the City and the District have executed this Memorandum of Understanding as of the date set forth above.

**CLARK COUNTY SCHOOL DISTRICT
BOARD OF SCHOOL TRUSTEES**

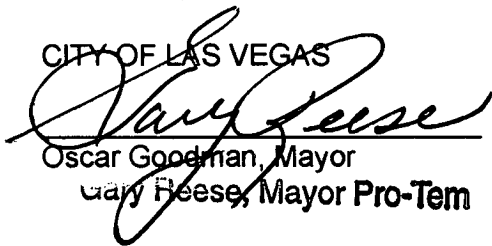

Sheila R. Moulton, President

Approved as to Form:

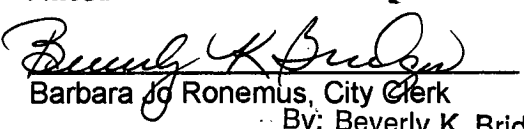
 6/3/03
C.W. Hoffman, Jr., General Counsel Date


Susan C. Brager-Wellman, Clerk

CITY OF LAS VEGAS


Oscar Goodman, Mayor
Gary Heese, Mayor Pro-Tem

Attest:


Barbara Jo Ronemus, City Clerk
By: Beverly K. Bridges

Approved as to Form: Chief Deputy City Clerk

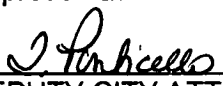
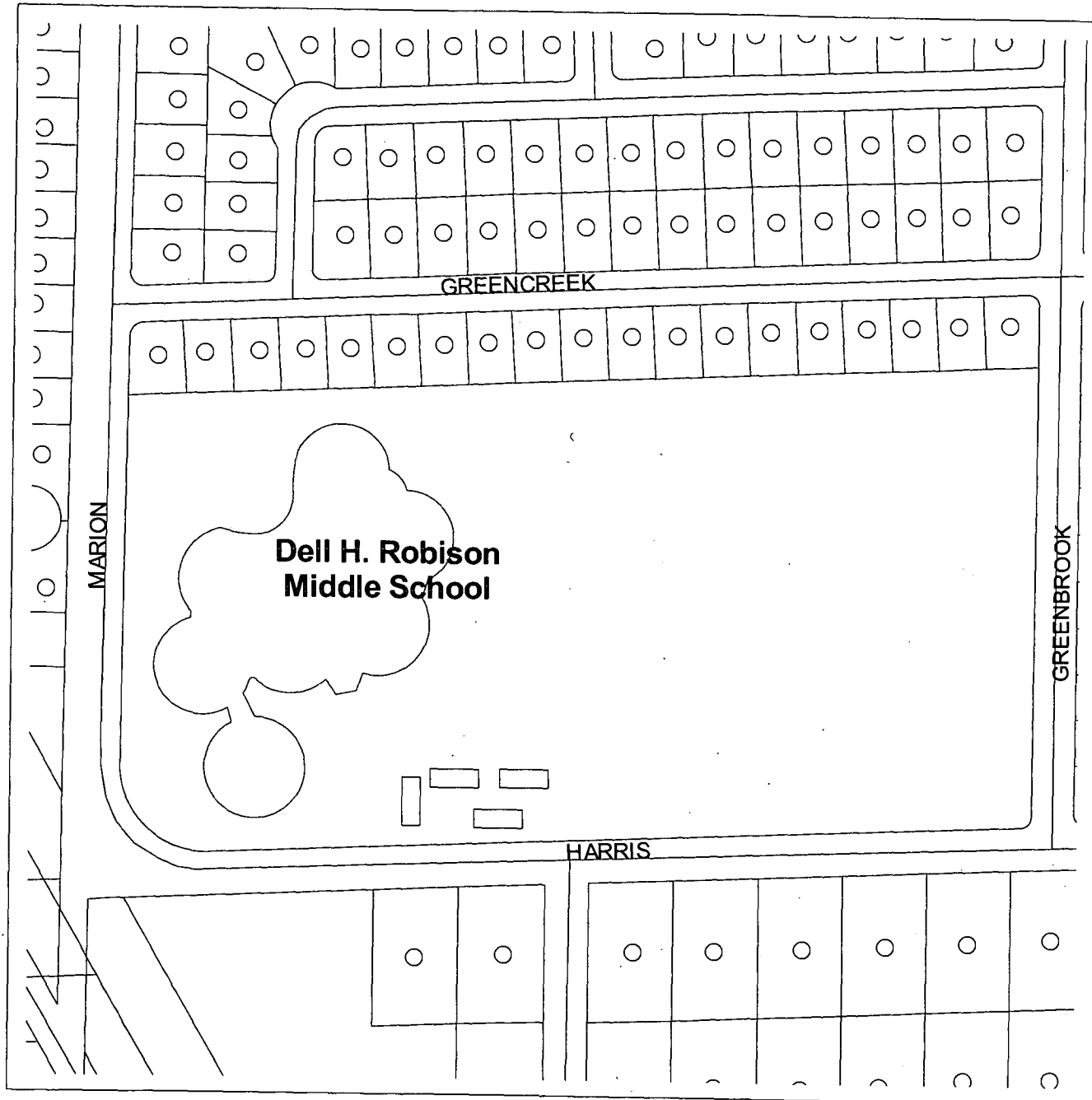
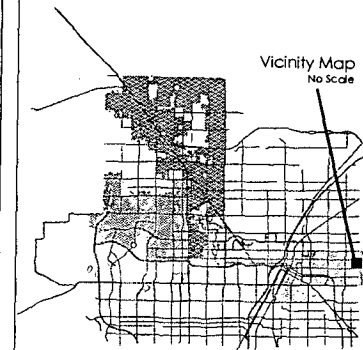
 7/15/03
DEPUTY CITY ATTORNEY Date

EXHIBIT "A"



Site Map

- Street Centerline
- Building Footprints
- Parcels

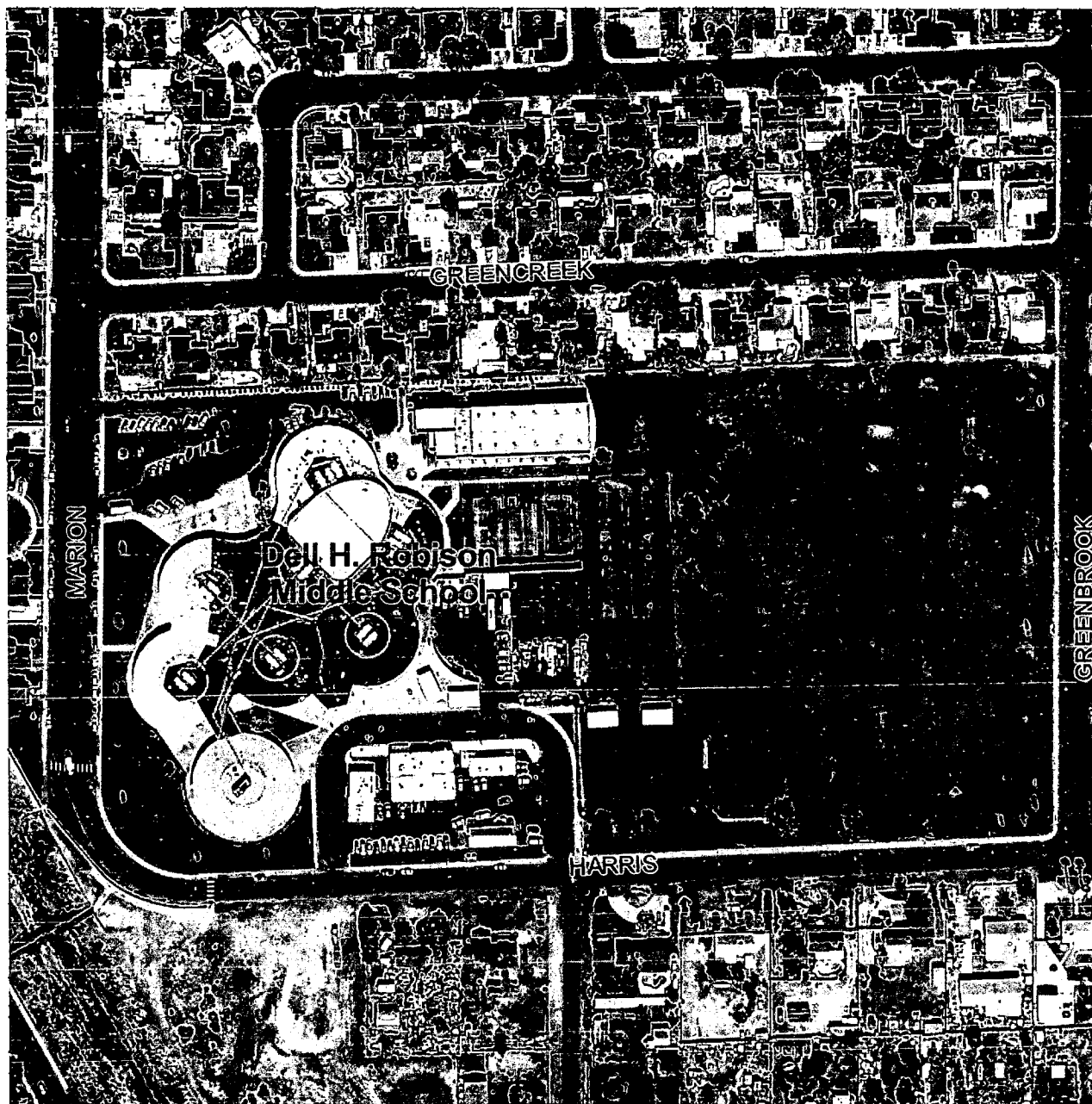


Real Estate & Asset Management



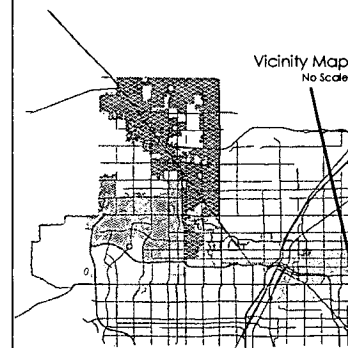
Date of Data: 2003/06/05

EXHIBIT "B"



Site Map

- Street Centerline
- Building Footprints
- Parcels



Real Estate & Asset Management



Date of Data: 2003/06/05

EXHIBIT "C"

Robison
Community School
Modular Office Building
at Robison Middle School

Development Area
Community School
Modular Building



City of Las Vegas

Agenda Item No. 58

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: AUGUST 6, 2003

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Approval of Memorandum of Understanding #2003-08 between the City of Las Vegas and Clark County School District for modular classroom usage located at 5350 West Tropical Parkway commonly known as Lied Middle School - Ward 6 (Mack)

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

Approval of this MOU will allow the City permission and authority under the City's supervision to enter upon, purchase, and install a modular building upon the premises to provide various recreational programs sponsored by the City for the benefit of the children attending Lied Middle School.

RECOMMENDATION:

The 8/4/2003 Real Estate Committee and staff recommend approval

BACKUP DOCUMENTATION:

MOU # 2003-08

MOTION:

REESE - APPROVED Items 3-8, and 10-61 as recommended - UNANIMOUS with MACK abstaining on Item 38 because it involves Poggemeyer Design Group, a client of MK², and Item 55 because it is a part of a much larger project, which could have a significant financial impact on nearby property owned by his brother, STEVEN MACK, GOODMAN abstaining on Item 61 because of his and RITCHIE CLYNE'S potential interest in APEX

Item 9: APPROVED under separate action (see individual item)

MINUTES:

COUNCILMAN WEEKLY reported that the Real Estate Committee met to review all the Real Estate Items on the Consent Agenda and joins with the recommendation of staff that each be approved by the City Council.

There was no further discussion.

(9:34 - 9:39)

1-773

Memorandum of Understanding #2003-08

**Lied Community School Modular Recreation Office
(Lied Middle School)
Between Clark County School District
& City of Las Vegas**

This Memorandum of Understanding (referenced at "MOU") is made and entered into this 6 day of August, 2003, between Clark County School District, a political subdivision of the State of Nevada ("District"), Lied Community School, a non-profit corporation of the State of Nevada ("School"), and the City of Las Vegas, a municipal corporation of the State of Nevada ("City").

RECITALS

WHEREAS, this MOU is made pursuant to, and is subject to, the terms and conditions of the Open Doors/Open Schools Community Access Agreement dated September 19, 1996, ("Agreement") between the City and the District. This MOU does not amend or modify the Agreement in any way; and,

WHEREAS, the District is the governmental entity which owns the real property and improvements thereon located at 5350 West Tropical Parkway, Las Vegas, Nevada, commonly known and referred to as "Lied Middle School," ("Premises") where the Lied Community School is operated, and depicted on the Site Map, attached hereto as Exhibit "A", and the Aerial Map, attached hereto as Exhibit "B"; and,

WHEREAS, the City is responsible for operating various City sponsored recreational programs at Lied Middle School and in the new modular building for a public recreational facility to operate said programs;

NOW, THEREFORE, in view of the foregoing premises, the parties agree to the following:

1. **PURPOSE.** This MOU is entered into for the purpose of granting the Lied Community School permission and authority under the City's supervision to enter upon, purchase, and install a modular building upon the Premises; and for the purpose of granting the City permission and authority to enter the modular building upon the Premises. Furthermore, Lied Community School will transfer the modular building in the City's name prior to the City occupying the Premises.
2. **AUTHORIZATION.** The Lied Community School and the City are hereby authorized to enter upon the Premises and maintain thereon a modular building to be used strictly for City public recreational purposes.
3. **TERM.** This MOU and the authorization provided herein shall commence as of the date of approval (which date shall be inserted in the first paragraph of this MOU) by the governing body of the District and the City, whichever is later. This MOU shall continue in force and effect until terminated as provided in Section 4.

Upon termination of this MOU, the City shall remove the modular building from the Premises, returning the Premises to its original condition, reasonable wear and tear excepted.

4. **RIGHT OF TERMINATION.** Either party may terminate this MOU and the authorization granted hereunder and such termination shall be effective six (6) months after written notice is given by the terminating party to the non-terminating parties as provided in Section 9.
5. **LOCATION.** All parties shall agree to authorize continued use of the modular building upon the Premises as depicted on the Location Site Map, attached hereto as Exhibit "C". Appropriate access corridors will be allowed by the District with the installation costs being borne by Lied Community School in conjunction with original construction activities.
6. **USE OF FACILITY.** The City shall use the building for the purpose a public facility to operate various recreational programs sponsored by the City.

Memorandum of Understanding #2003-08

**Lied Community School Modular Recreation Office
(Lied Middle School)
Between Clark County School District
& City of Las Vegas**

7. **MAINTENANCE & REPAIRS.** The City will be responsible for the expense associated with maintaining and repairing the modular building.
8. **UTILITIES.** The District will be responsible for initial utility connection fee(s) and facilities. The City will be responsible for all monthly utilities in associations with the modular building. The District will allow connections to existing utility systems if capacities exist and such connections are beneficial to the parties.
9. **NOTICE.** Any notice required to be given hereunder shall be deemed to have been given when notice is (i) received by the party to whom it is directed by personal service, (ii) telephonically faxed to the telephone number below provided confirmation of transmission is received thereof, or (iii) deposited as registered or certified mail, return receipt requested, with the United States Postal Service, addressed as follows:

TO DISTRICT:

Matt LaCroix, Assistant Director
Clark County School District
Demographics, Zoning & Realty
4212 Eucalyptus Annex
Las Vegas, NV 89121
Phone: (702) 799-6435 x240
Fax: (702) 799-5436

TO CITY:

City of Las Vegas
Real Estate/Asset Management
Attn: Manager
400 Stewart Avenue, 4th Floor
Las Vegas, NV 89101
Phone: (702) 229-1020
Fax: (702) 384-0527

COPY TO:

Dr. Barbara Jackson
Director of Leisure Services
749 Veterans Memorial Drive
Las Vegas, NV 89101
Phone: (702) 229-6588
Fax: (702) 383-6306

10. **INDEMNITY.** Subject to NRS 41.035, the City hereby agrees to protect, indemnify, and hold the District, its officers, employees and agents, harmless from and against any and all claims, damages, losses, expenses, suits, actions, decrees, judgments, awards, attorneys' fees and court costs, which the District, its officers, employees or agents, may suffer or which may be sought against or are recovered or obtainable from the District, its officers, employees or agents, as a result of, or by reason of, or arising out of or in consequence of any act or omission, negligent or otherwise, of the City or its officers, employees, contractors, subcontractors, agents, volunteers or anyone who is directly or indirectly employed by, or is acting in concert with, the City, officers, its employees, contractors, subcontractors, volunteers or agents in the performance of this MOU.

Memorandum of Understanding #2003-08**Lied Community School Modular Recreation Office
(Lied Middle School)
Between Clark County School District
& City of Las Vegas**

In this connection, the City expressly agrees, at its sole cost and expense, to defend the District, its officers, employees and agents, in any suit or action that may be brought against it or them, or any of them, by reason of any act or omission, negligent or otherwise, against which the City has agreed to indemnify the District, its officers, employees and agents. If the City fails so to do, the District shall have the right, but not the obligation to defend same and to charge all of the direct and incidental costs of such defense, including attorneys' fees and court costs, to the City.

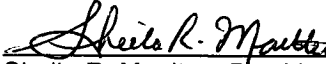
Subject to the monetary limits of NRS Chapter 41, the City shall defend, indemnify, and hold the District harmless from any and all claims and costs which the District may suffer as a result of, or as a consequence of the negligence of the City, or its officers or its employees, in the performance of this MOU.

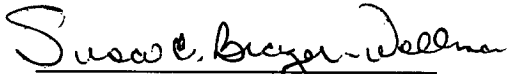
**Lied Community School Modular Recreation Office
(Lied Middle School)
Between Clark County School District
& City of Las Vegas**

11. MODIFICATION OR AMENDMENTS. Upon approval of the MOU by the City Council and after it has been fully executed by signature of all parties, the City designates the Manager of the Real Estate & Assets 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 term of this MOU, such as amendments, adjustments to monetary revenue or expenditure not to exceed ten thousand (\$10,000.00) dollars, and recordings and filing with the City Clerk's Office. No amendment, change or modification of this MOU shall be valid unless in writing and signed by City and the District.

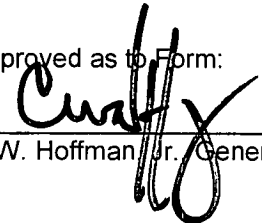
IN WITNESS WHEREOF, the City and the District have executed this Memorandum of Understanding as of the date set forth above.

**CLARK COUNTY SCHOOL DISTRICT
BOARD OF SCHOOL TRUSTEES**

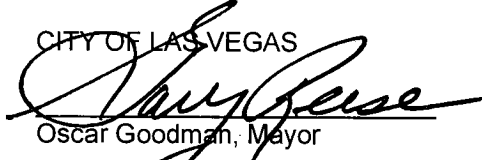

Sheila R. Moulton, President


Susan C. Brager-Wellman, Clerk

Approved as to Form:

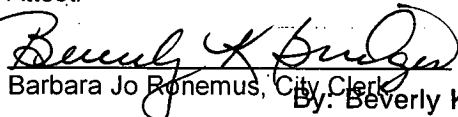
 6/3/03
C.W. Hoffman, Jr., General Counsel Date

CITY OF LAS VEGAS


Oscar Goodman, Mayor

Gary Reese, Mayor Pro-Tem

Attest:


Barbara Jo Ronemus, City Clerk

By: Beverly K. Bridges

Chief Deputy City Clerk

Approved as to Form:

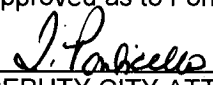
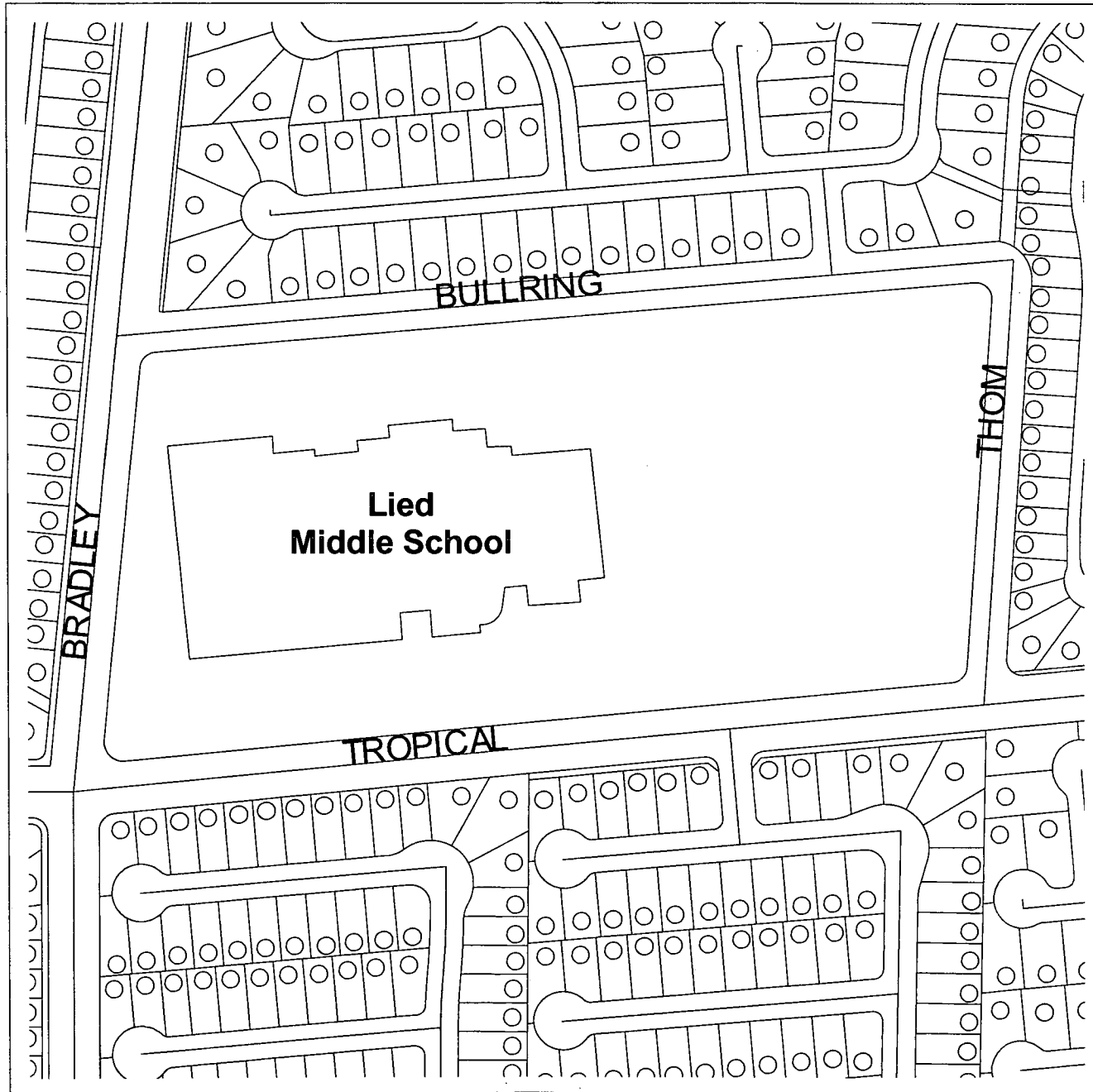
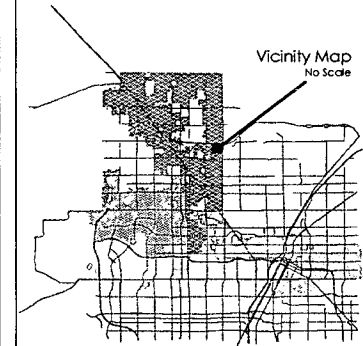
 7/15/03
DEPUTY CITY ATTORNEY Date

EXHIBIT "A"



Site Map



Real Estate & Asset Management



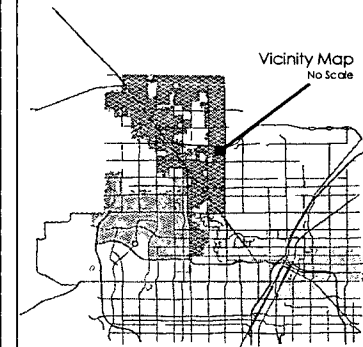
Date of Data: 2003/04/05

EXHIBIT "B"



Site Map

-  Street Centerline
-  Building Footprints
-  Parcels



Real Estate & Asset Management



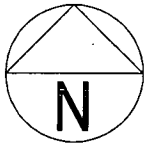
Date of Data: 2003/06/05

EXHIBIT "C"

Lied Community School

Modular Office Building
at Lied Middle School

Development Area
Community School
Modular Building



City of Las Vegas

Agenda Item No. 59

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: AUGUST 6, 2003

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☒**CONSENT**☐**DISCUSSION****SUBJECT:****REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief**

Approval of a Purchase Agreement for the sale of a residential home, located at 6325 North Julian Road, between Priority One Commercial (on behalf of the City of Las Vegas) and Aracely Valenzuela (\$295,000 Incoming Funds to be applied towards Road Projects/Rights-of-Way acquisition) - Ward 6 (Mack)

Fiscal Impact☐**No Impact****Amount:** \$295,000 Incoming Funds☐**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:** Road Projects/R-O-W acquisition**PURPOSE/BACKGROUND:**

In preparation for the upcoming Durango "S" Curve road alignment, staff acquired the home in 2000 for the road alignment usage in which the land is no longer needed for the project. Staff was granted approval at Council 6/4/03 to sell this property. Priority One, as the authorized agent of the City, accepted the offer. This agreement is contingent upon approval by the City Council to make it binding.

RECOMMENDATION:

The 8/4/2003 Real Estate Committee and staff recommend approval

BACKUP DOCUMENTATION:

1. Purchase Agreement
2. Counter Offer

MOTION:

REESE - APPROVED Items 3-8, and 10-61 as recommended - **UNANIMOUS** with **MACK** abstaining on Item 38 because it involves Poggemeyer Design Group, a client of MK², and Item 55 because it is a part of a much larger project, which could have a significant financial impact on nearby property owned by his brother, **STEVEN MACK**, **GOODMAN** abstaining on Item 61 because of his and **RITCHIE CLYNE'S** potential interest in **APEX**

Item 9: APPROVED under separate action (see individual item)

MINUTES:

COUNCILMAN WEEKLY reported that the Real Estate Committee met to review all the Real Estate Items on the Consent Agenda and joins with the recommendation of staff that each be approved by the City Council.

*City of Las Vegas***Agenda Item No. 59****CITY COUNCIL MEETING OF AUGUST 6, 2003****Consent – Real Estate**

Item 59 - Approval of a Purchase Agreement for the sale of a residential home, located at 6325 North Juliano Road, between Priority One Commercial (on behalf of the City of Las Vegas) and Aracely Valenzuela (\$295,000 Incoming Funds to be applied towards Road Projects/Rights-of-Way acquisition)

MINUTES – Continued:

There was no further discussion.

(9:34 – 9:39)

1-773



Residential Purchase Agreement and Earnest Money Receipt

BUYER(s) Aracely Valenzuela (hereinafter "Buyer"),

hereby offers to purchase 6325 N Julian Road

In the city or unincorporated area of Las Vegas, County of Clark

State of Nevada. Other Description A.P.N. # 175-29-501-010

for the PURCHASE PRICE OF \$ Two hundred and Eighty thousand on the following terms and conditions:

ALL APPLICABLE BOXES MUST HAVE AN "X". For the Definition of terms or abbreviations, please see page 6, paragraph 34.

1. FINANCIAL TERMS & CONDITIONS:

\$ 2,500 A. Earnest money presented with this offer. (See paragraph 7 for disposition of earnest money after acceptance.)

\$ 0 B. Additional money to be placed in escrow on or before (date): _____

\$ 37,500 C. BALANCE OF DOWN PAYMENT TO BE PAID AT CLOSE OF ESCROW (CASH OR CERTIFIED FUNDS).

\$ 24,000 D. CONTINGENT ON BUYER QUALIFYING FOR A NEW LOAN ON THE FOLLOWING TERMS AND

CONDITIONS. ☒ Conventional, ☐ FHA, ☐ VA, ☐ Other (specify) _____

Interest ☒ Fixed rate, 30 years. ☐ Adjustable Rate, _____ years. Initial rate of interest not to exceed 5.75 %.

Initial monthly payment not to exceed \$ 1,612 not including taxes, insurance and/or PMI or MIP.

Discount Points not to exceed _____ % (% or amount: _____ paid by ☐ Buyer; _____ paid by ☐ Seller.)

E. BUYER TO ASSUME EXISTING LOAN(S) PER THE TERMS OF THE EXISTING LOANS.

Approximate balances to be verified before close of escrow (CIE).

\$ N/A ☐ 1st DEED OF TRUST ☐ Fixed Rate ☐ Adjustable Rate. Interest rate upon assumption not to exceed _____ %

per year, payable at approximately \$ _____ per month, including P.I.T.I.

\$ N/A ☐ 2nd DEED OF TRUST ☐ Fixed Rate ☐ Adjustable Rate. Interest rate upon assumption not to exceed _____ %

per year, payable at approximately \$ _____ per month.

☐ Other _____ (see addendum).

Any difference between the approximate loan balance(s) being assumed and the actual balances at close of escrow (CIE) shall be adjusted in the ☐ Cash down payment, ☐ Sales price, ☐ Seller financing. Loan assumption fees to be paid by: ☐ Buyer, ☐ Seller. See paragraph 12 of this Purchase Agreement for information concerning "Due on Sale" clauses in existing loans.

\$ N/A F. BUYER TO EXECUTE A PROMISSORY NOTE IN FAVOR OF SELLER, SECURED BY A

☐ 1st DEED OF TRUST, ☐ 2nd DEED OF TRUST payable at \$ _____ per month, or more, including annual interest of _____ % . Note to be ☐ Fully amortized over _____ years; ☐ Amortized over _____ years, balance due in _____ years; ☐ Interest only, total purchase price due in _____ years. For other terms, see Seller Financing addendum.

\$ 0 G. SELLER'S CONTRIBUTION TO BUYER'S CLOSING COSTS.

\$ 280 H. TOTAL PURCHASE PRICE, (DOES NOT include closing costs, prorations, or other fees and costs associated with the purchase of the property. See paragraph 4 of this Purchase Agreement.)

CLOSE OF ESCROW shall be on or before (date) 8/31/03 5:00 p.m. P.S.T.

2. PERSONAL PROPERTY: All personal property to be transferred with the sale of the property (see addendum list) shall be conveyed to Buyer free of encumbrances, security interests and liens and is transferred with no value stated unless otherwise noted in writing by Seller and agreed to by Buyer. Personal Property sold to the Buyer shall be by Bill of Sale provided during Escrow.

Unless otherwise stated, each party declares he/she has read, understood, and agrees to each provision of this page unless a particular paragraph is otherwise modified by addendum or counteroffer.

BUYER(S) INITIALS: AV

SELLER(S) INITIALS: S

Page 1 of 8 Rev. 10/01

Property Address:

6325 N Juliana Rd

3. BUYER AGREES TO SUBMIT A COMPLETE LOAN APPLICATION WITH LENDER REQUIRED INFORMATION FOR LOAN QUALIFICATION within 10 days of Seller's acceptance of this offer. Buyer agrees to use Buyer's best efforts to obtain financing under the terms and conditions outlined in this Purchase Agreement. If Buyer does not submit the required information in the above time frame, Buyer is in default of this Purchase Agreement. Buyer is responsible for confirming all loan terms with lender before Close of Escrow.

Buyer authorizes lender to provide loan status updates to Seller's and Buyer's Brokers. () Buyer Buyer

4. COSTS, PRORATIONS, FEES: In addition to financing costs, this transaction will be subject to other costs, prorations and fees. Generally closing costs are negotiable, however, different lenders and loan types may require specific costs to each party. Ask your REALTOR[®] for an estimated cost/net sheet. Amounts are approximate:

- a. Title Insurance: Owner's/Buyer's policy paid by ☒ Seller, ☐ Buyer, in an amount not to exceed \$ 1160 - approx
Lender's policy paid by: ☐ Seller, ☒ Buyer;
- b. Escrow fees: Paid by: Seller \$ 250, Buyer \$ 250 - approx
- c. Transfer Tax: Paid by: ☒ Seller, ☐ Buyer, ☐ Exempt;
- d. County/City Required Inspection Fees: Paid by ☒ Seller, ☐ Buyer;
- e. Common Interest Ownership (HOA) Special Assessments, fees, fines, and other amounts not part of periodic HOA dues:
(identify if any): total amount owing \$ _____ Paid by: ☒ Seller, ☐ Buyer;
HOA Transfer Fees: Paid by: ☒ Seller, ☐ Buyer; HOA Document Fees: Paid by: ☐ Seller, ☐ Buyer;
- f. Home Warranty Plan (one year) Paid by: ☒ Seller, ☐ Buyer; at a price not to exceed \$ _____
Company National Home Warranty. See paragraph 13.
- g. Special Improvement District: If Property is subject to any SID or other special assessment designation - Seller shall inform Buyer within Buyer's Due Diligence Period of the nature of such assessment, total amount owing or annual fee and anticipated payoff date (if any).
☐ Amount to be paid in full at COE by: ☐ Seller, ☐ Buyer; or, ☐ Amount to be prorated at COE \$ _____
- h. Appraisal: Paid by: ☐ Seller, ☐ amount to be refunded to Seller by Buyer at COE or termination of this transaction except if the appraisal amount is less than the purchase price and contract is voided.
Paid by ☒ Buyer. ☒ Seller to refund appraisal cost if appraisal is less than the purchase price and contract is voided.

5. TITLE INSURANCE AND R.E.S.P.A. (federal Real Estate Settlement Procedures Act) - 12 U.S.C. §2608 provides that a Seller or Seller's Broker, may not require the Buyer, as a condition of the sale, to purchase title insurance from any particular title company if the Buyer will use a federally related loan to help purchase the property, irrespective of who pays for the title insurance. Buyer requests title insurance from: Fidelity National Title / Kim Braden / 877-203

Various types of title insurance are available to purchase. The most common policies are CLTA (California Land Title Association) and ALTA (American Land Title Association). Title insurance coverage varies as do the rates charged. Buyer needs to ask a title insurance professional about the cost and coverage of the Buyer's policy.

Buyer requests a ☒ ALTA owner's policy; ☐ CLTA owner's policy; ☐ Other: _____

6. APPRAISAL: If the appraisal is less than the purchase price the Buyer, at Buyer's option, may pay the difference or the Seller, at Seller's option, may adjust the purchase price accordingly, or this Purchase Agreement is voidable by either party and all parties shall be entitled to a refund of all money deposited minus offsets to third persons (ex: appraiser). Different loan types (ex: VA, FHA, conventional) have different appraisal and financing requirements which will affect the parties' rights and costs under this Purchase Agreement.

7. EARNEST MONEY: Upon Seller and Buyer signing this Purchase Agreement and all counteroffers or addendums, the Buyer's earnest money as shown in paragraph 1(A) of this Agreement, shall be deposited per the Earnest Money Receipt Notice and Instructions on page 8.

Both Buyer and Seller are aware that upon default or cancellation of this Agreement by either party, unless the Buyer and Seller agree in writing at that time, the earnest money may be held by escrow and not released to either party. Buyer and Seller understand there may be conflicting claims or third-party claims to the whole, or a portion of, the earnest money. If there is a dispute as to who is entitled to the earnest money, a court order may be necessary before the funds are released.

The Seller's right to the earnest money may be restricted under federal law if the Buyer is obtaining a VA or FHA loan.

Unless otherwise stated, each party declares he/she has read, understood, and agrees to each provision of this page unless a particular paragraph is otherwise modified by addendum or counteroffer.

BUYER(S) INITIALS: AVSELLER(S) INITIALS: AV

Page 2 of 8

Rev. 10/01

Property Address:

6325 N. Julian Rd

8. **IF BUYER DEFAULTS:** If Buyer defaults in performance under this Purchase Agreement, Seller reserves all legal or equitable rights against Buyer subject to the following. Buyer agrees Seller may seek to recover Seller's actual damages incurred by Seller due to Buyer's default, including any compensation or commission due to any third parties, OR, if initialed below by Buyer.

_____ Seller shall retain the earnest money deposit as liquidated damages which Buyer and Seller agree is the Seller's good faith estimate of the damages Seller will suffer from Buyer's breach and not as a penalty to ensure Buyer's performance of this Purchase Agreement.

Seller's right to the earnest money may be limited by any legal requirements as imposed by a government lending/insuring institution such as the VA or FHA.

9. **IF SELLER DEFAULTS:** If Seller defaults in performance under this Purchase Agreement, Buyer reserves all legal or equitable rights (such as specific performance) against Seller, and Buyer may seek to recover Buyer's actual damages incurred by Buyer due to Seller's default, including any compensation or commission due to any third parties and Broker(s).

10. **BROKER FEES:** Buyer herein requires, as a condition of this contract, that Seller pay to Buyer's Broker who becomes by this clause a third party beneficiary to this Purchase Agreement, that certain sum or percentage of the purchase price - commission, that Seller, or Seller's Broker, offered for the procurement of a ready, willing and able Buyer via a Multiple Listing Service or any other advertisement or other verbal or written offer. This clause shall survive the termination of this transaction.

Seller understands and agrees that if Seller defaults hereunder, as a third-party beneficiary of this contract, Buyer's Broker as identified in this Purchase Agreement, has the right to pursue all legal recourse against Seller for any certain sum or commission due to Buyer's Broker.

11. SALE OF OTHER PROPERTY -- reference clause: This Purchase Agreement IS CONTINGENT upon the sale of another property which address is 8419 Stradline Buyer and Seller agree

property which address is 10000 100th Ave, NE, Redmond, WA 98073. If Seller does not accept another bona fide offer, Seller retains the right to continue marketing the property and may accept back-up offers. If Seller accepts another bona fide offer, Seller shall give written notice to Buyer who will then have 5 days to respond in writing to Seller that Buyer will either 1) remove this contingency; or 2) rescind this Purchase Agreement without penalty and receive a refund of Buyer's money deposited herewith minus Buyer's expenses incurred; or 3) if Seller agrees, the Parties may renegotiate the terms of this Purchase Agreement.

If Buyer agrees to release this contingency, Buyer shall deposit \$_____ additional funds into escrow within _____ business days after written release is delivered to Seller. Funds deposited shall reduce total amount Buyer owes to Seller under this contract.

Release of Contingency Deposit to be:

☐ Released to Seller immediately. Seller understands that should this transaction NOT close for any reason (other than Buyer's default), Seller agrees to refund the total amount of this deposit, with no off-sets, to Buyer within two (2) business days after the COE date as stated in this contract or its addendums. If Buyer defaults, these funds are non-refundable.

☒ Held in Escrow until COE then released to Seller upon successful closing.

12. **DUE ON SALE CLAUSES in Existing Loans to be Assumed by Buyer:** Buyer acknowledges that if Buyer is going to assume or take "subject to" Seller's existing loans, those loans may contain a "Due on Sale" clause. A "Due on Sale" clause may be called different names by different lenders. A "Due on Sale" clause allows the lender to demand that the outstanding balance of the loan be paid in full because the Seller no longer holds title to the property. Most assumable loans require an assumption fee.

Seller shall provide the Buyer with copies of any promissory notes and deeds of trust that the Buyer will be assuming. It is the responsibility of the Buyer to insure the Buyer is in compliance with the assumption requirements of the lender. THE BUYER SHOULD NOT RELY ON THE ADVICE OF ANY PERSON OTHER THAN THE BUYER'S ATTORNEY AS TO THE EFFECT OF ASSUMING OR BUYING "SUBJECT TO" AN EXISTING LOAN.

13. **HOME WARRANTY/PROTECTION PLAN:** Buyer and Seller acknowledge that they have been made aware of Home Protection Plans that provide coverage to the Buyer after COE. Neither Seller nor Brokers make any representations as to the extent, exclusions, or deductibles of such warranty/protection plans.

Buyer waive: Home Warranty _____ / _____ (Buyer's initials).

14. **SELLER'S REAL PROPERTY DISCLOSURE:** Under Nevada law a Seller of residential property must disclose to a Buyer any and all *known* defects or conditions which materially affect the value or use of the property in an adverse manner. The Seller can face severe penalties for non-disclosure. However, there may be conditions which would adversely affect the value or use of the property of which the Seller is unaware. It is the Buyer's responsibility to inspect the property sufficiently as to satisfy the Buyer concerning the property's condition and fitness for the Buyer's use.

All inspection reports are hereby incorporated by reference into the Seller's Real Property Disclosure Statement such that Buyer is Notified of any defects identified in the inspection reports as required under NRS 113.150.

Unless otherwise stated, each party declares he/she has read, understood, and agrees to each provision of this page unless a particular paragraph is otherwise modified by addendum or counteroffer.

BUYER(S) INITIALS:

SELLER(S) INITIALS

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Property Address:

6325 N. Julian Rd

15. **ENVIRONMENTAL HAZARDS** - Seller shall disclose in writing to Buyer all Environmental Hazards of which Seller is aware including but not limited to: asbestos, mold, underground oil tank, dirt fill, mining refuse (includes tailings), lead based paint, mercury, and radon. Buyer has the Due Diligence period as stated in paragraph 21 of this Purchase Agreement to investigate and accept the property with any such Environmental Hazards as identified by the Seller or in a time frame as agreed to in writing between the parties.

16. **PROPERTY INSPECTION:** Buyer is aware that this property is being sold without any warranties, expressed or implied unless specifically stated otherwise or as imposed by law. Buyer has the right to have non-destructive inspections of all structural, roofing, mechanical, electrical, plumbing, heating/air conditioning, water/well/septic, pool/spa, survey/square footage, and any other property systems, inspected through licensed contractors or other qualified professionals. Seller agrees to provide reasonable access to the property to Buyer and Buyer's inspectors.

17. **SELLER'S LIMIT FOR COST OF REPAIRS.** Buyer agrees to limit Seller's liability for the costs of correction, repair or replacement of any disclosed defects in the property to \$ 500, which amount includes the costs for repairs of defects that may be identified in any appraisal or inspection report. It is the Buyer's responsibility to inspect the property sufficiently as to satisfy the Buyer concerning the property's condition and fitness for the Buyer's use.

BUYER HEREBY WAIVES any claims Buyer may have against Seller, including any claim on the amount identified above, for damages Buyer may discover after the COE if such damage could have been discovered by an inspection or walk-through that Buyer did not perform, unless otherwise provided by law.

18. **INSPECTION REPORTS AND BUYER'S CONTINGENCY TO CANCEL THIS CONTRACT.** All inspection reports are hereby incorporated by reference into the Seller's Real Property Disclosure Statement such that Buyer is Noticed of any defects identified in the inspection reports as required under NRS 113.150.

a. All inspections must be made by Nevada licensed professionals or certified inspectors unless otherwise agreed to in writing between the parties, for Buyer to rescind this Purchase Agreement based upon such inspections. If Buyer chooses not to complete this purchase due to any condition or information contained in an inspection report or as discovered by the Buyer in the Due Diligence period, Buyer shall give written Notice to the Seller not later than 10 days after the date as stated in Buyer's Due Diligence paragraph 21 of this Purchase Agreement or after receipt of such report. If the Buyer rescinds this Purchase Agreement, Buyer shall provide Seller at the time of Notice or Rescission with a copy of the report containing the name, address and telephone number of the inspector for independent verification by Seller.

b. If Seller discloses, or Buyer discovers, a material defect before COE but after Buyer's Due Diligence Period, Buyer shall have 10 business days after discovery to notice Seller whether Buyer accepts, rejects, or requests renegotiation of the purchase of the property.

c. If Buyer timely withdraws the offer to purchase under the terms of this paragraph, Buyer is entitled to a full refund of all funds Buyer deposited herewith minus costs or expenses of third persons as agreed to herein (ex: inspector/ appraisal fees).

19. **TITLE:** Upon COE, Buyer shall tender to Seller the agreed upon purchase price and Seller shall tender to Buyer marketable title to the property free of all encumbrances other than (1) current pro-rata property taxes, (2) covenants, conditions and restrictions (C C & R's) and related restrictions including HOA obligations, (3) zoning or master plan restrictions, public utility easements and easements of record, (4) obligations assumed and encumbrances accepted by the Buyer prior to COE. If Seller is unable to provide Buyer with clear title, subject to the above, by COE, Seller has breached this contract and may be subject to payment of Buyer's damages.

20. REQUIRED DISCLOSURES All applicable Disclosures are check marked.

- ☒ **Sellers Real Property Disclosure Form.** NRS 113.130
- ☐ Lead-Based Paint Disclosure and Acknowledgment (see paragraph 23) 24 CFR 745.113
- ☒ Duties Owed (and Consent to Act, if applicable) signed by each real estate agent and client(s) in this transaction. NRS 645.252
- ☐ For FHA Loans - For Your Protection - Get a Home Inspection (HUD 92544-CN)
- ☐ Common Interest Community Information Statement and Resale Certificate (Homeowner's Associations) NRS 116.4109
- ☐ Disclosures if Seller has marked "Yes" to paragraph 7 of the Sellers Real Property Disclosure Form "Construction Defect claims."
- ☐ Special Improvement District or other Assessment Encumbrances _____
- ☐ "Open Range" disclosure. NRS 113
- ☐ Other (list) _____

Unless otherwise stated, each party declares he/she has read, understood, and agrees to each provision of this page unless a particular paragraph is otherwise modified by addendum or counteroffer.

BUYER(S) INITIALS: DNSELLER(S) INITIALS: X

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6325 N. Julian Rd

21.

BUYER'S DUE DILIGENCE

All property inspections and Buyer's Due Diligence must be completed within 10 days after acceptance or Buyer's right to cancel based on the content of those reports is WAIVED except as provided by law. Buyer is to ensure that all inspections can be made, and reports can be given in time to review such reports and notify Seller, in the time frame established by Buyer above. Buyer and Seller may mutually agree to waive or extend any inspection, report or time frame herein established.

This Purchase Agreement is CONTINGENT UPON BUYER'S ACCEPTANCE OF THE FINDINGS OF THE FOLLOWING INSPECTIONS:

Buyer requests the following inspections: (Inspections not applicable unless checked. If "other", see addendum.)

- ☒ **TITLE POLICY:** Buyer shall receive a preliminary title insurance report to review which items in the report (excepting those items as identified in paragraph 19 of this Purchase Agreement) must be accepted or rejected within the Buyer's Due Diligence period.
- ☒ **COMMON INTEREST OWNERSHIP DOCUMENTS (Homeowner Association):** Seller shall provide all those certain documents as required under NRS 116.4109.
- ☒ **PEST/TERMITE INSPECTION:** Paid by: ☒ Seller, ☐ Buyer, ☐ Other, Waived by Buyer XW (initial)
(May be required by some Lenders, especially VA or FHA guaranteed loans.)
- ☒ **STRUCTURAL INSPECTION:** Paid by: ☐ Seller, ☒ Buyer, ☐ Other, Waived by Buyer XW (initial)
(includes roof)
- ☒ **MECHANICAL INSPECTION:** Paid by: ☐ Seller, ☒ Buyer, ☐ Other, Waived by Buyer XW (initial)
(includes plumbing and electrical)
- ☐ **WELL/SEPTIC MECHANICAL INSPECTION:** Paid by: ☐ Seller, ☐ Buyer, ☐ Other, Waived by Buyer XW (initial)
- ☐ **WATER (POTABILITY/PRODUCTION):** Paid by: ☐ Seller, ☐ Buyer, Waived by Buyer XW (initial)
- ☐ **SURVEY:** Paid by: ☐ Seller, ☐ Buyer, ☐ Other, Waived by Buyer XW (initial)
- ☐ **ENVIRONMENTAL HAZARD:** Paid by: ☐ Seller, ☐ Buyer, ☐ Other, Waived by Buyer XW (initial)
(see paragraph 15 of this Purchase Agreement)
- ☐ **LEAD-BASED PAINT INSPECTION:** Paid by: ☐ Buyer, Waived by Buyer XW (initial)
(Pursuant to Federal Law, Buyer has ten (10) days after signing the Purchase Agreement to inspect for Lead-based Paint)
- ☐ **OTHER (identify)** _____ Paid by: ☐ Seller, ☐ Buyer, ☐ Other.
- ☐ **OTHER (identify)** _____ Paid by: ☐ Seller, ☐ Buyer, ☐ Other.

22. **SQUARE FOOTAGE/ACREAGE:** Buyer acknowledges and agrees that any representation (whether in the MLS, advertising, appraisal, obtained from county records, or otherwise) of the square footage or acreage of the property by the Seller or Broker IS APPROXIMATE and represents the Seller's best guess, and neither Seller nor Broker guarantee its accuracy. Buyers are to satisfy themselves concerning this information when square footage is a critical element of the purchase decision.

23. **LEAD-BASED PAINT WARNING:** If the property was built before 1978, then this Purchase Agreement is contingent upon a risk assessment or inspection of the property for the presence of lead-based paint and/or lead-based paint hazard at the Buyer's expense until 9 p.m. P.S.T. on the tenth (10) calendar-day after the Buyer and Seller have signed this Purchase Agreement. (Intact lead-based paint that is in good condition is not necessarily a hazard. See the EPA pamphlet *Protect your Family From Lead in Your Home* for more information). This contingency will terminate at the above predetermined deadline unless the Buyer delivers to the Seller a written contract addendum listing the specific existing deficiencies and corrections needed, together with a copy of the inspection and/or risk assessment report. The Seller may, at the Seller's option, correct the condition(s) prior to close of escrow. If the Seller does not elect to make the repairs, the Buyer may reject the property with a refund, or take the property in an "as is" condition in respect to any lead-based paint or lead-based paint hazard.

Unless otherwise stated, each party declares he/she has read, understood, and agrees to each provision of this page unless a particular paragraph is otherwise modified by addendum or counteroffer.

BUYER(S) INITIALS: NSELLER(S) INITIALS: X

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6325 N. Juliana Rd

24. **FLOOD HAZARD ZONE:** Buyer is advised that the property may be located in a designated "flood zone" or other hazardous location. Buyer must verify within the Due Diligence period the lender's requirements as to the purchase of Flood Insurance.

25. **ZONING:** Zoning and changes in the government's Master Plan may affect Buyer's use of the property. Buyer is responsible for verifying current or future zoning and land use restrictions. Buyer is instructed to contact the proper government or regulatory agencies within the Due Diligence period to satisfy Buyer's concerns.

26. **WALK-THROUGH INSPECTION OF PROPERTY:** Buyer is entitled under this agreement to a walk-through of the property within 2 days prior to possession or transfer of title to ensure the property and all major systems, appliances, heating/cooling, plumbing and electrical systems and mechanical fixtures are as stated in the *Seller's Real Property Disclosure Statement*, and that the property and improvements are in the same general condition as when this Purchase Agreement was signed by the Seller and Buyer. To facilitate Buyer's walk-through, Seller is responsible for keeping all necessary utilities on.

If any system cannot be checked by Buyer on walk-through due to non-access or no power/gas/water, then Buyer reserves the right to hold Seller responsible for defects which could not be detected on walk-through because of the lack of such access or power/gas/water. This clause shall survive the termination of the Purchase Agreement.

27. **PHYSICAL POSSESSION** of the property with all keys, alarm codes and garage door opener/controls, shall be delivered to Buyer upon COE. Seller agrees to vacate the property and leave it in a neat and orderly fashion and tender possession no later than COE. Seller understands that should Seller remain in the property after COE without Buyer's permission, Seller may be subject to legal action and damages.

Should Buyer and Seller agree that Seller may remain in possession after the COE, or that Buyer will take possession before COE, then the occupying party will pay a daily rent of \$, to be paid through escrow or as otherwise agreed to in writing by Buyer and Seller. The maximum time provided for the ☐ Seller, ☐ Buyer, to occupy the property is days. The Seller and Buyer should consult their homeowner hazard insurance agents for any adjustments necessary if possession of the property occurs before or after COE.

28. **TIME IS OF THE ESSENCE AND EXTENSIONS:** It is understood that time is of the essence in this Purchase Agreement. Any extensions must be in writing and signed by the party granting the extension. If either party does not perform within the time parameters as stated, such non-performance shall be considered a default.

29. **RISK OF LOSS:** After this Purchase Agreement is signed by both Buyer and Seller, risk of loss shall be governed by NRS §113.040. This law provides generally that if all or any material part of the property is destroyed before transfer of legal title or possession, the Seller cannot enforce the Purchase Agreement and Buyer is entitled to recover any portion of the sales price paid. If legal title or possession has transferred, risk of loss shall fall on the Buyer.

30. **DISHONORED CHECKS:** Any party to this Purchase Agreement who issues a check or other draft on a nonexistent account, or an account with insufficient funds, or directs non-payment of an issued check, may be liable under Nevada law both criminally and civilly. If the party issuing a dishonored check or draft has not made such funds good within one (1) business day, the payee may consider this Purchase Agreement in default and is entitled to all remedies for such default.

31. **ASSIGNMENT OF THIS PURCHASE AGREEMENT:** This Purchase Agreement is non-assignable by the Buyer without the Seller's prior approval of assignee (which shall not be unreasonably withheld) on the same terms and conditions of this Purchase Agreement, unless the Buyer notifies the Seller on page one (1) of this Purchase Agreement that Buyer reserves the right to assign the Purchase Agreement without Seller's approval by stating "and/or assignee" after Buyer's name.

32. **TAX INFORMATION DISCLOSURE and FIRPTA (26 I.R.C. §1445):** Both Buyer and Seller understand and agree that they are not relying on any tax advice or statements made to them by any Broker and that if the tax consequences of this transaction are a concern, Buyer and Seller should seek advice from their tax accountant or legal counsel.

Seller, if a foreign person or other foreign entity as defined in 26 I.R.C. §897, may be required to have U.S. income tax withheld from the proceeds of this sale. Seller agrees to provide Buyer or escrow holder with a NON-FOREIGN SELLER AFFIDAVIT if the withholding does not apply, or to execute the appropriate I.R.C. form for withholding if applicable.

33. **NO VERBAL AGREEMENTS:** This Purchase Agreement constitutes the entire agreement between the parties and no verbal statements made by any person are a part hereof unless reduced to writing and signed by the parties. Any agreements made after the signing of the Purchase Agreement and addendums, must be in writing and signed by the parties.

34. **DEATH:** Should a Buyer die before COE, Seller understands and agrees that this Purchase Agreement is voidable without default by the remaining living Buyer(s) who are identified in this Purchase Agreement, or if none, by the Buyer's estate's personal representative.

Should the Seller die before the COE, this Purchase Agreement is subject to the rights of the parties under NRS §148.

Unless otherwise stated, each party declares he/she has read, understood, and agrees to each provision of this page unless a particular paragraph is otherwise modified by addendum or counteroffer.

BUYER(S) INITIALS: SELLER(S) INITIALS:

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35. **GENERAL CONTRACT PROVISIONS: CHOICE OF LAW:** Both Buyer and Seller agree that any dispute concerning the terms and conditions of this Purchase Agreement will be resolved in reference to the law of the State of Nevada, irrespective of where such suit may be brought. **SEVERANCE:** Should any clause in this Purchase Agreement be found to be void by law or unenforceable, then such clause shall be severed from this Purchase Agreement and all other clauses shall remain in full force and effect. **PARAGRAPH HEADINGS AND TITLES** are for descriptive purposes only and are not a part of the terms and conditions of this Purchase Agreement. **GENDER AND PLURAL:** The masculine includes the feminine and the singular includes the plural. The singular terms Buyer or Seller includes the plural.

36. **LEGAL FEES:** In the event either party shall prevail in any legal action, arbitration or mediation, commenced to enforce this agreement or any term thereof, the prevailing party shall be entitled to all costs including reasonable attorney fees.

37. **DEFINITIONS:** **BROKER** means Nevada licensed real estate Brokers, Brokerages and all real estate agents associated therewith. **DAY** means a calendar day from midnight to midnight unless otherwise specified. **Business Day** excludes Saturdays, Sundays and legal holidays. **ACCEPTANCE** means the last date on which the Buyer and Seller signed this Purchase Agreement and all associated counteroffers, addendums and attachments, and each Broker has a signed copy or facsimile thereof. **BONA FIDE** means genuine. **COE - CLOSE OF ESCROW** means the date title is transferred to the Buyer. **FHA** is the U.S. Federal Housing Administration. **HOA** - homeowners association or common-interest ownership association. **I.R.C.** means the Internal Revenue Code (tax code). **NRS** means Nevada Revised Statutes as amended. **P.I.T.I.** means principal, interest, taxes and hazard insurance. **P.M.I.** means private mortgage insurance. **P.S.T.** Pacific Standard Time, includes daylight savings time if in effect on the date specified. **PROPERTY** means the real property and any personal property included in the sale as provided herein. **U.S.C.** is the United States Code. **VA** is the U.S. Veterans Administration.

38. **DELIVERY - FACSIMILE AND COPIES:** Delivery of all instruments or documents associated with this Purchase Agreement shall be by delivery to the Seller's or Buyer's Broker with notice to the agent(s). This Purchase Agreement may be signed by the parties on more than one copy which, when taken together, each signed copy shall be read as one completed form. Facsimile signatures may be accepted as original.

39. **MEDIATION Option:** Before any legal action is taken to enforce any term or condition under this Purchase Agreement, the parties may agree to mediate. Mediation is a dispute resolution process whereby the parties meet with a trained mediator who facilitates the parties in reaching a mutually agreeable solution to their dispute. Mediation is both quicker and less costly than traditional litigation.

Buyers agree to mediate _____; Sellers agree to mediate _____

40. **ADDITIONAL TERMS:** Buyer related to Agent

Addendum attached: _____ Addendum attached: _____ Addendum attached: _____

THIS IS A LEGALLY BINDING CONTRACT! All parties are advised to seek independent legal advice with respect to anything they do not understand in this Purchase Agreement, any counteroffers, and all addendums.

BUYER ACCEPTANCE: Each party acknowledges they accept and agree to be bound by each provision of this Purchase Agreement, and all signed addendums, disclosures and attachments.

[Signature] Buyer's Signature Aracely Valenzuela Buyer's Printed Name 7-7-03 Date 6 Time PM

Buyer's Signature _____

Buyer's Printed Name _____

Date _____

Time _____
AM
PM

NO REAL ESTATE BROKER/AGENT MAY SIGN FOR A PARTY TO THIS AGREEMENT UNLESS THE BROKER OR AGENT HAS A PROPERLY EXECUTED POWER OF ATTORNEY TO DO SO.

Unless otherwise stated, each party declares he/she has read, understood, and agrees to each provision of this page unless a particular paragraph is otherwise modified by addendum or counteroffer.

BUYER(S) INITIALS: _____ SELLER(S) INITIALS: _____ Page 7 of 8 Rev. 10/01

Property Address:

6325 N. Julian Rd

EARNEST MONEY RECEIPT NOTICE AND INSTRUCTIONS

BUYER'S AGENT ACKNOWLEDGES RECEIPT FROM THE BUYER HEREIN, the sum of \$ _____
 evidenced by ☐ Cash ☐ Cashier's Check ☒ Personal Check or _____ payable to
Fidelity National title to be held un-cashed until acceptance as Earnest Money toward the purchase
 of 6325 N. Julian Rd (property address). Upon acceptance, Earnest Money to be
 deposited within ONE (1) business day, with ☐ Escrow Holder, ☐ Buyer's Broker's Trust Account, ☐ Seller's Broker's Trust
 Account ☐ Other _____
 Dated: _____ Signed: _____ Buyer's Agent.

41. AGENCY DISCLOSURE: Both Buyer and Seller must sign the Nevada mandated Duties Owed form which identifies an agent's duties and who the real estate agent is representing. If an agent is acting for more than one party in this transaction, then the Seller and Buyer must sign the Nevada mandated Consent to Act. The agent(s) in this transaction is/are:

Buyer's Agent: Jansen Taylor Broker: Jay Dang
 License # 55674 MLS # 203187 Phone: (702) 870-4664

Seller's Agent _____ Broker: _____
 License # _____ MLS # _____ Phone: _____

Seller must respond within 2 days upon presentation of this offer, but in no case later than: _____ (AM/PM) on (month) _____, (day) _____, (year) _____. Unless accepted in writing and delivered to the Buyer's Broker, this offer shall lapse.

THIS IS A LEGALLY BINDING CONTRACT! All parties are advised to seek independent legal advice with respect to anything you do not understand in this Purchase Agreement, any counteroffers, and all addendums.

In accordance with NAC 645.632, Seller (Offeree) hereby informs Buyer (Offeror) the Offer presented herein is **Not Accepted** and there is **NO COUNTEROFFER**.

Seller's signature _____ Date _____

ACCEPTANCE: Each party acknowledges they accept and agree to be bound by each provision of this Purchase Agreement, and all signed addendums, disclosures and attachments. ☒ Subject to attached counteroffer.

<u>X</u>	Seller's Signature _____	Seller's Printed Name _____	Date _____	Time _____	AM PM
	Seller's Signature _____	Seller's Printed Name _____	Date _____	Time _____	AM PM

RECEIPT OF ACCEPTED CONTRACT

Received by _____ at _____ a.m./p.m. on _____
 (Buyer, Agent or Office) (Time) (Date)

Unless otherwise stated, each party declares he/she has read, understood, and agrees to each provision of this page unless a particular paragraph is otherwise modified by addendum or counteroffer.

BUYER(S) INITIALS: AT / SELLER(S) INITIALS: _____ / Page 8 of 8 Rev. 10/01

DUTIES OWED BY A NEVADA REAL ESTATE LICENSEE*This form does not constitute a contract for services.*

In Nevada, a real estate licensee can ☐ act for only one party to a real estate transaction, ☐ act for more than one party to a real estate transaction with written consent of each party, or ☐ if licensed as a broker, assign different licensees affiliated with the broker's company to separate parties to a real estate transaction. A licensee, acting as an agent, must act in one of these capacities in every real estate transaction. If this form is used for a lease, the term Seller shall mean Landlord/Lessor and the term Buyer shall mean Tenant/Lessee.

LICENSEE: The licensee in the real estate transaction is Jansen Taylor
 ("Licensee") whose license number is 55674. The licensee is acting for

Aracely Valenzuela
BROKER: The broker in the real estate transaction is Jay Dana ("Broker"),
 whose company is General Realty
 ("Company").

A NEVADA REAL ESTATE LICENSEE IN A REAL ESTATE TRANSACTION SHALL:

1. Disclose to each party to the real estate transaction as soon as is practicable:
 - a) Any material and relevant facts, data or information which Licensee knows, or which by the exercise of reasonable care and diligence licensee should have known, relating to the property which is the subject of the real estate transaction.
 - b) Each source from which Licensee will receive compensation as a result of the transaction.
 - c) That Licensee is a principal to the transaction or has an interest in a principal to the transaction.
 - d) Any changes in Licensee's relationship to a party to the real estate transaction.
2. Disclose, if applicable, that Licensee is acting for more than one party to the transaction. Upon making such a disclosure the Licensee must obtain the written consent of each party to the transaction for whom Licensee is acting before Licensee may continue to act in Licensee's capacity as an agent.
3. Exercise reasonable skill and care with respect to all parties to the real estate transaction.
4. Provide this form to each party to the real estate transaction.
5. Not disclose, except to the Broker, confidential information relating to a client.
6. Exercise reasonable skill and care to carry out the terms of the brokerage agreement and to carry out Licensee's duties pursuant to the terms of the brokerage agreement.
7. Not disclose confidential information relating to a client for 1 year after the revocation or termination of the brokerage agreement, unless Licensee is required to do so by order of the court. Confidential information includes, but is not limited to the client's motivation to purchase, sell or trade and other information of a personal nature.
8. Promote the interest of his client by:
 - a) Seeking a sale, lease or property at the price and terms stated in the brokerage agreement or at a price acceptable to the client.
 - b) Presenting all offers made to or by the client as soon as is practicable.
 - c) Disclosing material facts of which the licensee has knowledge concerning the transaction.
 - d) Advising the client to obtain advice from an expert relating to matters which are beyond the expertise of the licensee.
 - e) Accounting for all money and property Licensee receives (in which the client may have an interest) as soon as is practicable.
9. Not deal with any party to a real estate transaction in a manner which is deceitful, fraudulent or dishonest.
10. Abide by all duties, responsibilities and obligations required of Licensee in chapters 119, 119A, 119B, 645, 645A, and 645C of the NRS.

I/We acknowledge receipt of a copy of this list of licensee duties, and have read and understand this disclosure					
☒	Seller/Landlord	Date	Time	<u>Aracely Valenzuela</u>	Buyer/Tenant
				<u>7/7/03</u>	<u>6pm</u>
	Seller/Landlord	Date	Time	Buyer/Tenant	Date Time

CONFIRMATION REGARDING REAL ESTATE AGENT RELATIONSHIP

This form does not constitute a contract for services

Property Address

6325 N. Julian Rd

In the event any party to the real estate transaction is also represented by another licensee who is affiliated with the same Company, the Broker may assign a licensee to act for each party, respectively. As set forth within the *Duties Owed* form, no confidential information will be disclosed. This is ☒ is not ☐ such a transaction.

I/We confirm the duties of a real estate licensee of which has been presented and explained to me/us.
My/Our representative's relationship is:

Julie M Collins is the AGENT of	Jansen Taylor is the AGENT of
☒ Seller/Landlord Exclusively ² ☐ Buyer/Tenant Exclusively ³ ☐ Both Buyer/Tenant & Seller/Landlord ¹	☒ Buyer/Tenant Exclusively ³ ☐ Seller/Landlord Exclusively ² ☐ Both Buyer/Tenant & Seller/Landlord ¹

IF LICENSEE IS ACTING FOR MORE THAN ONE PARTY IN THIS TRANSACTION, you will be provided a Consent to Act form for your review, consideration and approval or rejection. A licensee can legally represent both the Seller/Landlord and Buyer/Tenant in a transaction, but ONLY with the knowledge and written consent of BOTH the Seller/Landlord and Buyer/Tenant.

A licensee who is acting for the Seller/Landlord exclusively, is not representing the Buyer/Tenant and has no duty to advocate or negotiate for the Buyer/Tenant.

A licensee who is acting for the Buyer/Tenant exclusively, is not representing the Seller/Landlord and has no duty to advocate or negotiate for the Seller/Landlord.

Priority One Commercial Seller's/Landlord's Company by Julie M Collins Licensed Real Estate Agent 7/14/03 10:00 AM Date Time	General Realty Buyer's/Tenant's Company by Jansen Taylor Licensed Real Estate Agent Date Time

X
Seller/Landlord

Date Time

Buyer/Tenant

Date Time 7/7/03 6pm

Seller/Landlord

Date Time

Buyer/Tenant

Date Time

GLVAR
ML# 000000 Offc PRIO SINGLE FAMILY RESIDENTIAL
Address 6075 /N /JULIANO ROAD PubID 000004 Status CR Area 405 L/Price \$199,000
Highlights 1/2 Acre lot Builder Model #1 1
County CLARK Parcel# 125-29-001 010 Tn 9 Rg 60 Sect 29 Land Use 110
Legal L B B L2 Subdiv NONT Subdiv# 9999
MstPlan Community
Zoning YrBuilt 1994 /RE
LlemSch ALLE YrRnd Y Junior MOA HighSch CMMK FrontBoy 15-12D MetroMap 22 D3

GENERAL INFORMATION
Typ/Style 2 STORY /DETACHED /CUSTOM #Bdrms 3 #Baths 2 1 0 3
Appx SF 3274 Garage 3 /ATTACHED /ENTRYHS /FINISHD /STOR/ GF Conv N Carport 0
Roof TILE #Acres +/- 0.510 Lot Dimen +/- 157 X 149
Spa N LotDsc CO SHAC
PvPool N Pool Size +/- Lot SF 22651
Dir FROM 195 EXIT ANN RD., WEST TO EL CAPITAN, N. TO REGINA, E. TO JULIANO, N TO 1ST CUL DASC TO 6325

Rem NICE CUSTOM TWO STORY HOUSE ON LARGE 1/2 ACRE CUL DASC LOT. HOUSE IN GREAT CONDITION WITH LARGE BEDROOMS WITH BONUS ROOM UPSTAIRS. CEILING FANS IN ALL THE BEDROOMS. MASTER HAS SITTING ROOM/EXERCISE ROOM. HOUSE BACKS UP TO DUNSMO RE ALIGNMENT.

Ag/Ag Rem BUYER TO VERIFY SCHOOLS AND ROOM DIMENSIONS. CURRENTLY VERIFYING COMMUNITY WELL FEE

FINANCIAL INFORMATION

1stBal \$0	Pmt \$0	Incl	Rate	Assump Fee 1 \$0
2ndBal \$0	Pmt \$0	Incl	Rate	Assump Fee 2 \$0
Down Payment \$199,000	Annual Taxes \$2,613		Rent	Possess COE
Cash to Assm \$199,000	MP Fee/Pmt \$0		Assoc fee \$0	Assessments
Earn Deposit \$1,500	Existing Finance FINCLER			Combo L/B
Finance Consid CASH /CONV		Short Sale N		GateCode

LISTING OFFICE INFORMATION

L/Agent COLLINS, JULIE	L/A Ph 702 228 7464	REALTOR Y	Lockbox 3	Ex N
Office PRIORITY ONE COMMERCIAL	OffcPh 702 228 7464	Bonus SO	CoOp 2.50%	Vr N
Resident VACANT	Res Ph 228-7464	Phot MISSPHOT	OwnrLic N	IDX Y
Showing KEYANY	Occup VAC	Power ON	List Date 04/30/03	
	Internet Y	WD	Exp Date	

APPROXIMATE ROOM SIZES/DESCRIPTORS/UTILITIES

Liv 15x14	ENTFOY /FRONT /FORMAL	2ndBd: 10x14
Din 12x12	FORMAL	Desc CEILFN /WICLOS
Kit	BKBRAR /CUSCAB /ISLAND /NOOK /CUSCNT	3rdBd:
Fam 15x14		Desc CEILFN
MBR 12x15	CEILFN /SEPRAT /STTRM	4thBd: 12x12
MB Bath	DBLBNK /SHOWER /BHTUB	Desc CEILFN
Washer/Dryer Util	Location ROOM Included? N	Bed & Bath Down Y
Refrg N	Dispos Y Compac N Dishw Y	Oven/Range 1 /MILLER
Oth Appliances	CENTVAC /MICROWV /WTCND/O	Construction FROMSTUC
Interior	ALARM/O /BLINDS /CEILFN /INTERCM /POTSHLV /DRAPES	Flooring CARPET /HRDWOOD /MARBLE /VINYL
Firept 1 /FAMILY		Equest
Fence 5 /BLOCK		Miscel
Hse Face NORTH		
Exterior	BALCONY /CVPATIO	
Landscap	AUTONPK /BUSHNRP /OB SRT /SEGRUS /SPRINKR /SPRINKRS	
Heat Sys	2UNIT4+ /CENTRAL Ht Fuel ELEC	Water COMWELL
Cool Sys	2UNIT4+ /CENTRAL Grd Mounted Y	Sewer SEPTIC
Util Inf	AN Electric	CL Fuel ELEC Energy

CONTINGENT/PENDING/OLD INFO RMATION

Contr/Date	EstClo/Date	S/PubID	SB	DOM
Sold Terms	ActClo/Date	O/Price	S/Price	
Down Pmt	Buyer Pts	Seller Pts		
OwnrCarry	Appraisal	Prop Conditn		

Presented by: Office Name: AmeriDream Realty

Agent: Albert Hernandez-Nava

GLVAR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED - IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT

Addendum To Purchase Agreement

In reference to Agreement of Sale executed by Aracely Valenzuela
as Buyer (s) dated 7-7-03
covering the real property commonly known as 6325 Julian Rd

it is further agreed by both parties as follows: Number (11) in purchase
agreement to be removed of the contingency
selling the property of 8619 Shady Pines and instead
leasing the property.

By: [Signature]
Licensed Real Estate Agent

This agreement, upon its execution by both parties, is herewith made an integral part of the
forementioned agreement of Sale.

WHEN PROPERLY COMPLETED THIS IS A BINDING CONTRACT, IF NOT FULLY
UNDERSTOOD, SEEK COMPETENT LEGAL AID AND/OR COUNSEL BEFORE SIGNING.

The undersigned Buyer, having inspected the above property and its appurtenances, offers
and agrees to purchase said property on the terms and conditions as stated herein and
acknowledges receipt of a copy of this agreement from the Agent named above.

[Signature] 7/7/03
Buyer

The undersigned Seller accepts the foregoing offer to purchase and agrees to sell the above
described property on the terms and conditions as stated herein and acknowledges receipt of
a copy of the agreement.

[Signature] 7-22-03
Seller

Authorized Agent Branch Phone

COUNTER OFFER

The counter offer made by Aracely Valenzuela, Buyer, to purchase the real property commonly known as 6325 N. Julian Road, Las Vegas, Nevada 89149, dated July 15, 2003, is not accepted in its present form, but the following counter offer is hereby submitted:

1. Purchase Price shall be \$295,000.00

OTHER TERMS: All other terms to remain the same as outlined in the original Offer, Counter Offer dated July 14, 2003, and Counter Offer dated July 15, 2003.

RIGHT TO ACCEPT OTHER OFFERS: Seller reserves the right to accept any other Offer prior to the Buyer's acceptance of this Counter Offer and Seller's Agent being so advised in writing.

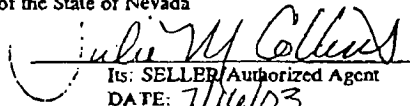
EXPIRATION: This Counter Offer shall expire unless a copy hereof with Buyer's written acceptance is delivered to Seller or his Agent, before 5:00 [] AM, [X] PM on the 18th day of July 2003.

IN WITNESS WHEREOF, this Counter Offer to Residential Purchase Agreement and Earnest Money Receipt dated July 7, 2003 is submitted as an offer by Buyer on the date set forth opposite Buyer's signature below and is accepted by Priority One Commercial, on behalf of Seller, as of the date set forth opposite Priority One Commercial's signature below, subject to City Of Las Vegas Council Approval, as evidenced by the signature of an authorized representative of Seller below

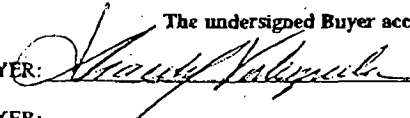
"Seller" CITY OF LAS VEGAS

a municipal corporation and political subdivision of the State of Nevada

By: Priority One Commercial
a Nevada corporation


Its: SELLER/Authorized Agent
DATE: 7/14/03

The undersigned Buyer accepts the above Counter Offer:

BUYER:  DATE: 7/17/03
BUYER: _____ DATE: _____

Approved and Accepted by City of Las Vegas:

By: _____ Date: _____
By: _____ Date: _____

City of Las Vegas

Agenda Item No. 60

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: AUGUST 6, 2003

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☒ **CONSENT** ☐ **DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Approval authorizing staff to enter into negotiations with The Salvation Army for a possible Lease Agreement to provide programs such as the Family Services Center, Christmas Angel Program, and Vocational Training located at 1581 North Main Street, commonly known as the Crisis Intervention Center - Ward 5 (Weekly)

Fiscal Impact

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

PURPOSE/BACKGROUND:

Staff received an unsolicited letter of proposal from The Salvation Army on 7/7/03 expressing their desire to secure the Crisis Intervention Center facility for a period of 18 months. The Salvation Army will undergo a large construction project at their Owens campus. Due to this project, some programs will be adversely affected. It is the intention of The Salvation Army to relocate these programs during this construction.

RECOMMENDATION:

The 8/4/2003 Real Estate Committee and staff recommend approval

BACKUP DOCUMENTATION:

1. Letter from The Salvation Army date 7/7/2003
2. Site Map

MOTION:

REESE – APPROVED Items 3-8, and 10-61 as recommended – **UNANIMOUS** with **MACK** abstaining on Item 38 because it involves Poggemeyer Design Group, a client of MK², and Item 55 because it is a part of a much larger project, which could have a significant financial impact on nearby property owned by his brother, **STEVEN MACK**, **GOODMAN** abstaining on Item 61 because of his and **RITCHIE CLYNE'S** potential interest in **APEX**

Item 9: APPROVED under separate action (see individual item)

*City of Las Vegas***Agenda Item No. 60**

CITY COUNCIL MEETING OF AUGUST 6, 2003

Consent – Real Estate

Item 60 – Approval authorizing staff to enter into negotiations with The Salvation Army for a possible Lease Agreement to provide programs such as the Family Services Center, Christmas Angel Program, and Vocational Training located at 1581 North Main Street, commonly known as the Crisis Intervention Center

MOTION - Continued:

NOTE: COUNCILMAN MACK disclosed that Courtesy Pontiac, owned by JOSEPH SCALA, is close to the location involved in Item 20; however, he would be voting on that item, as their business relationship has ended, and it is no longer necessary for COUNCILMAN MACK to abstain on items related to MR. SCALA's property. COUNCILMAN MACK also disclosed that the location involved in Item 11 is near Timbers Bar and Grill, owned by his brother-in-law, ANDREW DONNER. The location in Item 18 is near the Lady Luck Casino, in which MR. DONNER has a contract. Item 19, in addition to being close to Becker Gaming, a client of MK², is also to a SuperPawn shop owned by his brother, STEVEN MACK. The locations involved in Items 22 and 60 are near another SuperPawn owned by his brother, and the location in Item 45 is near another one of STEVEN'S properties. COUNCILMAN MACK indicated that although he is affiliated with both MK² and SuperPawn, he did not believe any of these requests would have an impact on his family or his clients' businesses. None of them have approached him on any of these items, and he feels comfortable voting on them.

MINUTES:

COUNCILMAN WEEKLY reported that the Real Estate Committee met to review all the Real Estate Items on the Consent Agenda and joins with the recommendation of staff that each be approved by the City Council.

There was no further discussion.

(9:34 – 9:39)

1-773



THE SALVATION ARMY
CLARK COUNTY COMMAND

2900 Palomino Lane
P.O. Box 28369 • Las Vegas, NV 89126
(702) 870-4430 • Fax (702) 870-4087

Majors William and Harryette Raihl
Clark County Coordinator & Director of Special Services

July 7, 2003

City of Las Vegas
Sharon Segerblom
Director of Neighborhood Services
400 Stewart Avenue
Las Vegas, NV 89101

Dear Sharon:

Attached please find a letter from Major Harryette Raihl outlining our desire to secure the CIC facility for use during the construction project at our Owens Campus.

I hope this addresses the items you need to assist you in moving this request forward.

I will be available to answer any questions or concerns. Thank you.

Sincerely,

Charles Desiderio
Director of Development and Marketing
The Salvation Army

Enclosure

Cc: Faye Johnson, Manager of Neighborhood Development



THE SALVATION ARMY CLARK COUNTY COMMAND

2900 Palomino Lane
P.O. Box 28369 • Las Vegas, NV 89126
(702) 870-4430 • Fax (702) 870-4087

Majors William and Harryette Raihl
Clark County Coordinator & Director of Special Services

July 7, 2003

City of Las Vegas
Sharon Segerblom
Director of Neighborhood Services
400 Stewart Ave.
Las Vegas, NV 89101

Dear Ms. Segerblom:

As indicated in previous correspondence and meetings, The Salvation Army would welcome the opportunity to use the former Mash Village, CIC Building for a period of 18 months commencing August 2003. Described below are items pertaining to the use if allowed:

We understand that The Salvation Army will be responsible for all utilities, maintenance, and security. The cost to The Salvation Army will be \$1.00 per year as outlined in the contract to be submitted by the City of Las Vegas. We understand that this item must be approved by Neighborhood Services and agreed to and voted on by the City Council.

The Salvation Army Use of Property

Starting in August of 2003, The Salvation Army will undergo a large construction project at its campus on Owens, west of Main Street. Because of this project, some programs will be adversely affected. With that in mind, it is the intention of The Salvation Army to relocate Family Services to the CIC Building. This program allows families to receive food boxes, utility assistance, gas, and Thrift Store vouchers, counseling, and other services. Major food supplies would continue to be located on the Owens Campus. Additionally, Family Services is where families register their children for Back-to-School, Christmas Angel, and other family programs.

Another major program that will operate out of the CIC Building would be the Christmas Angel Program. It is estimated that this year between 12 and 15 thousand children will be part of the Christmas Angel Program. This facility will be used to process, tag, wrap, and store about 40,000 presents. The actual distribution, which is approximately 3 days prior to Christmas, will be at Cashman Field as in past years. Christmas for The Salvation Army is almost a 7-month event. Presents need to be accumulated and



THE SALVATION ARMY CLARK COUNTY COMMAND

2900 Palomino Lane
P.O. Box 28369 • Las Vegas, NV 89126
(702) 870-4430 • Fax (702) 870-4087

Majors William and Harryette Raihl
Clark County Coordinator & Director of Special Services

Page 2-continued

processed by the child's name, age, etc. This is a major undertaking and the use of the CIC facility will be perfect for this effort.

In addition, the CIC Building will offer The Salvation Army additional office space, meeting, and counseling rooms for our Vocational Training Program. During our construction project on Owens, this program will be disrupted unless we have a facility such as the CIC Building to interview, counsel, and teach potential clients who have agreed to allow The Salvation Army to help them turn their lives around.

Future Vision for CIC Use

It would be desirable for the contract for this property to be renewable, or possibly some time in the future for The Salvation Army to have permanent use of this facility.

Currently, The Salvation Army is discussing with Neighborhood Services, Councilman Weekly, Mayor Goodman, and the City Council regarding the acquisition of former Mash Village land to build our Automotive Vocational Training Center to teach clients automotive trade skills. As it stands now, the CIC Building will be adjacent to this parcel giving The Salvation Army a connecting property to further expand the Automotive Training Program and potentially any additional training programs.

This property would not be used as a homeless shelter.

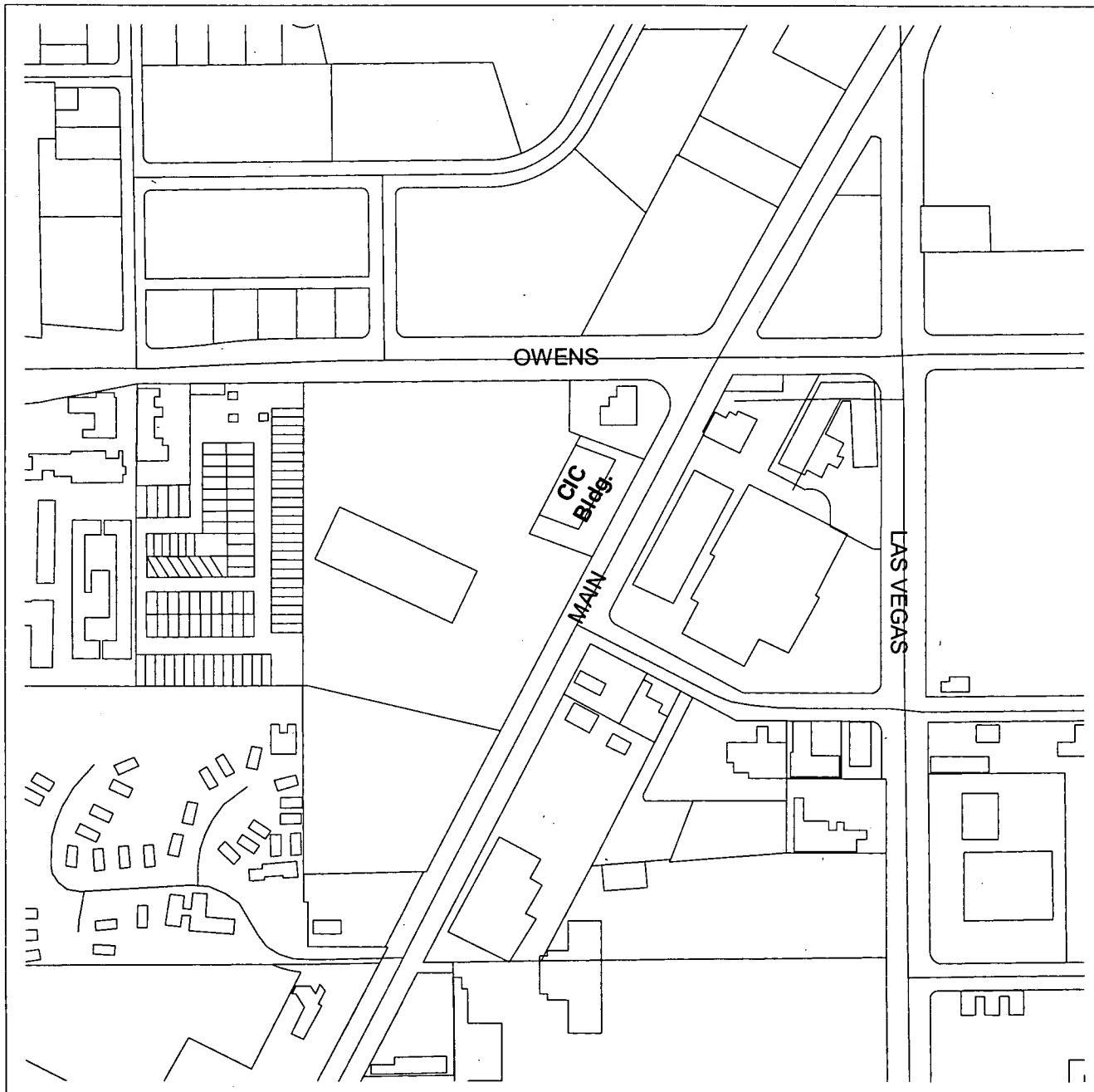
We would maintain this property as we are currently doing at our Owens Campus with Safe Haven, Pathways, Lied Transitional Housing, and the new facility the Lied Vocational Training Center, which is funded by Ms. Christina Hixson with additional support from the Fertitta Family.

We are available to further discuss this acquisition. Thank you.

Sincerely,

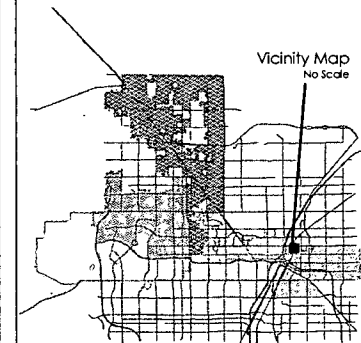
Major Harryette Raihl
Director of Special Services
The Salvation Army

Cc: Faye Johnson, Manager of Neighborhood Development, City of Las Vegas
Charles Desiderio, Director of Development and Marketing, The Salvation Army
Gary Zielinski, Business Manager, The Salvation Army



Site Map

- Street Centerline
- Building Footprints
- City of Las Vegas
- Parcels



Real Estate & Asset Management



Date of Data: 2003/05/27

City of Las Vegas

Agenda Item No. 61

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: AUGUST 6, 2003

DEPARTMENT: BUSINESS DEVELOPMENT**DIRECTOR: LESA CODER**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - COUNCILWOMAN MONCRIEF AND
 COUNCILMAN WEEKLY

Approval of Purchase and Sale Agreement between Clark County and the City of Las Vegas for the fee simple purchase of the real property known as 601 Fremont Street, located at the southeast corner of Fremont Street and Sixth Street, APN 139-34-611-018, for a payment of \$1,196,500 plus closing costs, due on or before October 1, 2003 - Ward 5 (Weekly)

Fiscal Impact☐**No Impact****Amount:** \$1,196,500 plus closing costs☒**Budget Funds Available****Dept./Division:** OBD/Economic Development☐**Augmentation Required****Funding Source:** Industrial Special Revenue Fund**PURPOSE/BACKGROUND:**

The city of Las Vegas desires to purchase the property at 601 Fremont Street, fee simple, from Clark County for a purchase price of \$1,196,500, with the city paying all closing costs. The purchase price is based on fair market value, less the cost of demolishing the existing building on site. Upon approval of this Purchase and Sale Agreement, the city desires to enter into a Purchase and Sale Agreement with a third party buyer to use the property for the purpose of an entertainment venue with either a tavern-limited license, restaurant business, or retail business, or a combination thereof, which would be consistent with the uses authorized by city of Las Vegas Ordinance No. 5621 (the Entertainment District).

RECOMMENDATION:

The 8/4/2003 Real Estate Committee and staff recommend approval

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Purchase and Sale Agreement with Clark County
3. Site Map

MOTION:

REESE – APPROVED Items 3-8, and 10-61 as recommended – **UNANIMOUS** with **MACK** abstaining on Item 38 because it involves Poggemeyer Design Group, a client of MK², and Item 55 because it is a part of a much larger project, which could have a significant financial impact on nearby property owned by his brother, **STEVEN MACK**, **GOODMAN** abstaining on Item 61 because of his and **RITCHIE CLYNE'S** potential interest in **APEX**

Item 9: **APPROVED** under separate action (see individual item)

*City of Las Vegas***Agenda Item No. 61**

CITY COUNCIL MEETING OF AUGUST 6, 2003

Consent – Real Estate

Item 61 – Approval of Purchase and Sale Agreement between Clark County and the City of Las Vegas for the fee simple purchase of the real property known as 601 Fremont Street, located at the southeast corner of Fremont Street and Sixth Street, APN 139-34-611-018, for a payment of \$1,196,500 plus closing costs, due on or before October 1, 2003

MINUTES:

COUNCILMAN WEEKLY reported that the Real Estate Committee met to review all the Real Estate Items on the Consent Agenda and joins with the recommendation of staff that each be approved by the City Council.

Under Item 3, AL GALLEG0, citizen of Las Vegas, advised MAYOR GOODMAN that he might have a conflict with Item 61, because of his and RITCHIE CLYNE'S interest in APEX. MAYOR GOODMAN said that MR. CLYNE might have an interest in it as a result of the passing of his father-in-law, who did have an interest in APEX. MAYOR GOODMAN indicated that he would be abstaining.

There was no further discussion.

(9:34 – 9:39)

1-773

*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: AUGUST 6, 2003****DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT****ITEM DESCRIPTION: APPROVAL OF A PURCHASE AND SALE AGREEMENT
BETWEEN CLARK COUNTY AND THE CITY OF LAS VEGAS FOR THE FEE
SIMPLE PURCHASE OF 601 FREMONT STREET, APN 139-34-611-018**

1. Clark County currently owns the real property known as 601 Fremont Street, located at the Southeastern corner of Fremont Street and Sixth Street, Assessor's Parcel Number 139-34-611-018. The Las Vegas Metropolitan Police Department (LVMPD) Fingerprint Building is situated on the site.
2. On October 1, 2002, the Board of County Commissioners declared the property as surplus, thereby permitting the Board to sell the property at fair market value in accordance with NRS 277.050. LVMPD no longer needs the facility since a new LVMPD Fingerprint Building has opened on Russell Road, and has vacated the building at 601 Fremont Street.
3. The site was appraised by Timothy R. Morse & Associates at \$1,886,500, as vacant land. The County estimated the cost to demolish the existing building at \$690,000. The city of Las Vegas desires to purchase the property for the appraised value of the vacant land less the cost for demolition, or a final purchase price of \$1,196,500. The city as purchaser will pay for closing costs.
4. The city is purchasing the land and any improvements thereon in an "as-is" condition.
5. The city is purchasing the site via a quitclaim deed, which will be executed and recorded prior to the close of escrow, which is October 1, 2003 or sooner. Deposit of the final purchase price in full is required on or prior to the close of escrow. The city will provide an ALTA standard form of title insurance at the city's expense at the close of escrow.
6. The Purchase and Sale Agreement has been approved and executed by Clark County. Upon execution of the Agreement, an escrow will be opened with Lawyer's Title of Nevada.
7. Concurrent with or subsequent to the execution of the Purchase and Sale Agreement with Clark County, the city desires to execute a Purchase and Sale Agreement with a third party buyer who intends to use the property for a use consistent with the city of Las Vegas Ordinance No. 5621, the Entertainment District. Such use shall be an entertainment venue with one or more of the following: a tavern-limited license business, restaurant business, or retail business, subject to proper application and approval by the city of Las Vegas. Such third-party buyer intends to close escrow immediately after the city completes the purchase of the site from Clark County, but in no event, no later than October 1, 2003.

AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY

THIS AGREEMENT is made and entered into by and between the COUNTY OF CLARK, a political subdivision of the State of Nevada ("Seller"), and the CITY OF LAS VEGAS, a municipal corporation ("Buyer").

WITNESSETH:

WHEREAS, NRS 277.050 authorizes one public agency to sell its real property to another public agency, without competitive bidding, for at least current fair market value; and

WHEREAS, the Seller is willing to sell to the Buyer certain real property, such property being legally described on **Exhibit A**, attached hereto; and

WHEREAS, the Seller is willing to sell the real property via quitclaim deed subject to reservations, encumbrances, liens, restrictions, conditions, rights, rights of way and easements; and

WHEREAS, the Buyer desires to purchase the real property from the Seller pursuant to this Agreement;

NOW, THEREFORE, the parties agree as follows:

Section 1. Subject Property.

1.1 Seller hereby agrees to sell, and Buyer hereby agrees to purchase Seller's right, title and interest in and to approximately 1.24 acres of real property, subject to reservations, encumbrances, liens, restrictions, conditions, rights, rights of way and easements, located at 601 East Fremont Street, Las Vegas, Clark County, Nevada, Assessor Parcel Number 139-34-611-018, more particularly described on the attached **Exhibit A** hereof (the "Property").

1.2 Buyer agrees to purchase the Property sold "as is" and without warranty via quitclaim deed. Buyer represents that it has made an independent investigation of the Property. Buyer acknowledges that Seller makes no warranties regarding the physical condition of the Property or regarding the existence of hazardous materials on or under the surface of the property. Buyer further acknowledges that Seller makes no warranties or representations as to the suitability of the Property for the purposes of Buyer or for any other purpose.

Section 2. Closing of Escrow.

2.1 Closing of escrow shall occur on or before October 1, 2003. Closing will take place at the offices of Lawyers Title of Nevada, Inc., located at 1210 South Valley View Blvd. # 104, Las Vegas, Nevada ("Title Company").

2.2 Buyer will pay all closing costs.

2.3 Immediately after closing, Title Company shall deliver to Buyer and Seller, at the address provided in Section 4 herein, a conformed copy of the recorded quitclaim deed, in substantially the form attached as **Exhibit B**, together with a true and correct copy of the closing documents.

2.4 Buyer and Seller shall execute and deliver all documents required by Title Company to close escrow. Title Company shall issue an ALTA standard form of title insurance to Buyer at closing, at Buyer's expense. Possession of the Property, shall be provided to Buyer upon closing, free of tenants or other occupants. The Buyer's City Manager, Douglas Selby, shall have the authority on behalf of Buyer to execute this Agreement and all documents required of Buyer to close escrow. The Seller's Director of the Real Property Management, Sandra M. Norskog, shall have such authority on behalf of Seller.

Section 3. Price and Terms.

The Property shall be sold for cash. At closing, Buyer shall pay to Seller the amount of One Million One Hundred Ninety-Six Thousand Five Hundred Dollars and no/100 (\$1,196,500.00) for the Property. Buyer's check shall be made payable to the Clark County Treasurer. Wire transfer of funds by Buyer is also acceptable to transfer the required funds to Title Company and/or Seller.

Section 4. Notices.

Any notice or other communication required or desired to be given under this Agreement will be in writing and personally served, served by facsimile, or served by U.S. Mail. Notices sent by facsimile will be deemed delivered if receipt is confirmed electronically by the sender's facsimile machine and are actually received by the individual to whom addressed and followed by delivery of the notice via U.S. mail within three business days thereafter. Any notice given by mail will be sent, postage prepaid, by certified mail, return receipt requested, addressed to the other party at the following address or such other address as the party may from time to time direct in writing:

BUYER: CITY OF LAS VEGAS
400 Stewart Avenue
ATTN: City Manager
Las Vegas, NV 89101

SELLER: COUNTY OF Clark County
Real Property Management
ATTN: Sandra M. Norskog
500 S. Grand Central Pkwy., 5th Floor
Las Vegas, NV 89106

Postal notices will be deemed to be given three days after deposit with the U.S. Postal Service. Copies of all notices to the other party to this Agreement will be given to Title Company, and copies of all notices to Title Company will be given to the other party to this Agreement.

Section 5. No Assignment.

Neither party shall transfer nor assign this Agreement, nor any interest therein. Any such transfer or assignment will be void and will, at the option of the nonassigning or nontransferring party, terminate this Agreement.

Section 6. Time of Essence.

Time is of the essence of this Agreement.

Section 7. Governing Law.

This Agreement will be governed by the laws of the State of Nevada.

Section 8. Entire Agreement.

It is understood and agreed that all understandings and agreements, whether written or oral, heretofore had between the parties hereto are merged in this Agreement, which along fully and completely expresses their agreement, that neither party is relying upon any statement or representation not embodied in this Agreement, made by the other, and that this Agreement may not be amended, modified, supplemented or changed except by an instrument in writing signed by both parties.

Section 9. Recitals Incorporated.

Section 9. Recitals Incorporated.

The recitals contained herein are hereby incorporated into the body of this Agreement and are hereby made a part hereof.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in duplicate as of the dates below written.

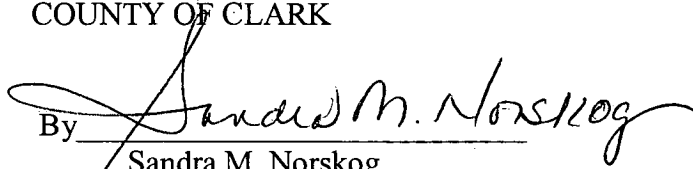
SELLER:

BUYER:

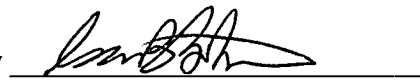
COUNTY OF CLARK

CITY OF LAS VEGAS

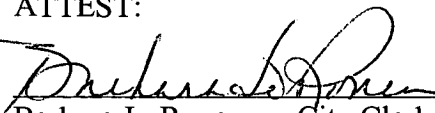
By


Sandra M. Norskog
Director, Real Property Management

By


Oscar B. Goodman, MayorDate of execution: 9-23-03Date of execution: 8-6-03

ATTEST:


Barbara Jo Ronemus, City Clerk

Approved as to form:

Approved as to form:

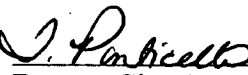
Deputy District Attorney
Deputy City Attorney 9/28/03

EXHIBIT A
LEGAL DESCRIPTION

APN 139-34-611-018

Lots One (1) through Five (5) inclusive and Lots Thirteen (13) through Twenty-two (22) inclusive in Block Six (6) of HAWKINS ADDITION TO THE CITY OF LAS VEGAS, as shown by map thereof on file in Book 1 of Plats, Page 40, in the County Recorder of Clark County, Nevada.

TOGETHER with those portions of vacated alley as disclosed by that certain "Order of Vacation" recorded in Book 48 of Official Records, as Document No. 038243.

Commonly known as 601 Fremont Street, Las Vegas, Nevada.

Jim Pegues

From: Tom Green
Sent: Monday, September 22, 2003 9:03 AM
To: Jim Pegues; Beverly Bridges
Subject: FW: City Manager authority to authorize minor amendment to Purchase and Sale Agreement

Attached is the e-mail authorization fro Doug Selby to insert the corrected pages into the contract signed by the Mayor and then get the Count to sign. Please make sure a copy of this e-mail gets into the Clerk's file to document these changes. Thank you. Tom Green

-----Original Message-----

From: Doug Selby
 Sent: Friday, September 19, 2003 5:16 PM
 To: Tom Green
 Subject: Re: City Manager authority to authorize minor amendment to Purchase and Sale Agreement

I approve of these minor changes.
 Doug

 Sent from my BlackBerry Wireless Handheld

-----Original Message-----

From: Tom Green <TRGreen@ci.las-vegas.nv.us>
 To: Doug Selby <DSelby@ci.las-vegas.nv.us>
 CC: Jim Pegues <jpegues@ci.las-vegas.nv.us>; Beverly Bridges <bbridges@ci.las-vegas.nv.us>
 Sent: Fri Sep 19 16:22:41 2003
 Subject: City Manager authority to authorize minor amendment to Purchase and Sale Agreement

The City Council approved and the Mayor signed (on 8/6/03) the Agreement For Purchase And Sale Of Real Property for the City to purchase the Metro fingerprint bureau at 601 E. Fremont. The County Commission however approved a slightly different version of the same contract; so the County will not execute our version until the two versions are conformed. The City can make the necessary changes to our contract by inserting corrected pages into the contract executed by the Mayor. The changes are as follows: (1) changing the County's representative from "Sandy Norskog" to "Sandra M. Norskog" in sections 2.4 and 4 and also in the signature line on the last page, (2) changing the City's representative and authorizing language related thereto from Lesa Coder, as Director of the City's Office of Business Development, to Douglas Selby, City Manager, in paragraph 2.4, and (3) deleting the word "division" from the reference to the County's "Real Property Management division" in paragraph 2.4. These amendments are within the authority of the City Manager to authorize, so if you would authorize OBD to make these amendments to the contract by inserting corrected pages into the contract executed by the Mayor, then OBD will make the corrections, get the County's signature, and deliver an executed copy to the City Clerk, together with a copy of this e-mail for the file, documenting this amendment for the record. You may authorize this action by simply responding to the above named parties by you e-mail response. Thank you for the anticipated authorization. Thomas R. Green, Deputy City Attorney.

2003 SEP 23 P 4: 09

RECEIVED
 CITY CLERK

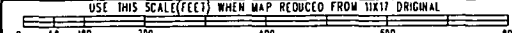
EXHIBIT A

NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 1:1217 ORIGINAL



MAP LEGEND

- PARCEL BOUNDARY
- SUBD BOUNDARY
- ROAD EASEMENT
- PM/LO BOUNDARY
- NON-PARCEL LOT LINE
- WATCH LINE / LEADER LINE
- ROAD ID NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

AVERAGE QA VALUE: 35

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Scale: 1"=200' Rev: 06/19/02





EXHIBIT B

WHEN RECORDED MAIL TO:

Clark County
Real Property Management
500 S. Grand Central Pkwy., 5th Fl.
Las Vegas, NV 89155

City of Las Vegas

Las Vegas, NV 89_____

QUITCLAIM DEED

CLARK COUNTY, a political subdivision of the State of Nevada, 500 S. Grand Central Parkway, Las Vegas, Clark County, Nevada 89155, Grantor, for good and valuable consideration, receipt of which is hereby acknowledged, does hereby remise, release and forever quitclaim to CITY OF LAS VEGAS, a municipal corporation, _____, Las Vegas, NV 89_____, Grantee, and to Grantee's successors forever, Grantor's right, title, interest, estate, claim and demand, both at law and in equity, of _____, in, and to the real estate, situated in Clark County, State of Nevada, subject to reservations, encumbrances, liens, restrictions, conditions, rights, rights of way and easements, said real estate being more particularly described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART
HEREOF AS EXHIBIT A.**

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining; TO HAVE AND TO HOLD, subject to the aforesaid provisions, the Property unto the said Grantee and unto its successors and assigns.

IN WITNESS WHEREOF, Grantor has caused this deed to be duly executed as of the ____ day of _____, 2003.

CLARK COUNTY, NEVADA

By _____
Its _____

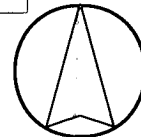
STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this ____ day of _____, 2003, personally appeared before me, the undersigned, a Notary Public in and for the County of Clark, State of Nevada, _____, known to me to be the person who executed the foregoing instrument and who acknowledged to me that she executed the same freely and voluntarily and the the uses and purposes thereby mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public

Site Map



City of Las Vegas

Agenda Item No. 62

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: AUGUST 6, 2003

DEPARTMENT: CITY ATTORNEY**DIRECTOR: BRADFORD R. JERBIC**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

Hearing, discussion and possible action regarding disciplinary complaint against Li Sheng Zhang d/b/a Joyful Massage Therapy, 2009 Paradise Road, Las Vegas, Clark County, Nevada for violation of Title 6 of the Las Vegas Municipal Code - Ward 3 (Reese)

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

Hearing, discussion and possible action regarding filing of disciplinary complaint.

RECOMMENDATION:

That disciplinary complaint be filed against Massage Establishment License No. M03-000105-4-092697.

BACKUP DOCUMENTATION:

Complaint for Disciplinary Action

Submitted after final agenda: Waiver of Respondent's Right to Hearing Within Sixty Days

MOTION:

REESE – Motion to bring forward and Hold in ABEYANCE Items 62 and 66 to 8/20/2003 and STRIKE Item 69 – UNANIMOUS

MINUTES:

There was no discussion.

(9:33 – 9:34)

1-716

BEFORE THE CITY COUNCIL
OF THE CITY OF LAS VEGAS, NEVADA

* * *

IN THE MATTER OF:

DEPARTMENT OF FINANCE AND
BUSINESS SERVICES on behalf of the
CITY OF LAS VEGAS, NEVADA,

Petitioner,

vs.

LI SHENG ZHANG d/b/a JOYFUL
MASSAGE THERAPY,

Respondent.

**COMPLAINT FOR
DISCIPLINARY ACTION**

The DEPARTMENT OF FINANCE AND BUSINESS SERVICES, on behalf of the CITY OF LAS VEGAS, NEVADA (Department), Petitioner, makes this Complaint for Disciplinary Action involving LI SHENG ZHANG d/b/a JOYFUL MASSAGE THERAPY, 2009 Paradise Road, Las Vegas, Clark County, Nevada, Respondent, and states:

1. Respondent LI SHENG ZHANG, in his business capacity as owner and operator of JOYFUL MASSAGE THERAPY, holds Massage Establishment License No. M03-000105-4-092697.

2. Respondent LI SHENG ZHANG, in his personal capacity, held Independent Massage Therapist License No. M12-00515-3-092697, which was revoked by the Department on February 24, 2003.

3. MEI JUAN ZHENG held Independent Massage Therapist License No. M12-00535-6-092757, which she surrendered as part of a plea agreement on October 23, 2002, in Las Vegas Municipal Court.

1 4. Records in the Department's possession reflect that the ownership of JOYFUL
2 MASSAGE THERAPY, 2009 Paradise Road, Las Vegas, Clark County, Nevada, is in the
3 name of LI SHENG ZHANG.

4 5. LVMC § 6.06.250 relevantly provides:

5 (A) A licensee may be subject to disciplinary action as set
6 forth in Sections 6.02.330 through 6.02.360.

7 (B) A principal approved for suitability may be subject to
8 disciplinary action by the City Council for good cause, which
9 may include, but is not limited to:

10

11 (6) The principal has committed acts which would consti-
12 tute a **crime** . . . involving any Federal, State or local law or
13 regulation **relating to the same or a similar business;**

14 (7) When substantial information exists which tends to
15 show that the **principal is dishonest or corrupt** [Emphasis
16 added.]

17 6. LVMC § 6.52.170 relevantly provides:

18 (B) The City Council may deny, revoke or suspend a **mas-**
19 **sage establishment license** for good cause, which includes but is
20 not limited to:

21

22 (2) **Two convictions** of any person or persons who are
23 required to be licensed under this Chapter **for solicitation of**
24 **prostitution** on the massage establishment premises within the
25 preceding three-year period. [Emphasis added.]

26 7. LVMC § 6.02.330 relevantly provides:

27 The licensee may be subject to disciplinary action by the
28 City Council for good cause, which may, without limitation, in-
29 clude:

30

31 (C) The licensee or any of its principals has been convicted
32 of an act which constitutes a **crime** which involves moral turpitude
33 or involves any local, state or federal law or regulation **which**
34 **relates to the same or a similar business;**

35

1 (H) The actual business activity constitutes a public or
2 private **nuisance**, or has been or is being conducted in an unlawful,
illegal or impermissible manner. [Emphasis added.]

3 8. LVMC § 6.02.350 relevantly provides:

4 A licensee under this Chapter shall be **subject to disci-**
5 **plinary action** not only **for acts** or omissions **done by** such
6 licensee but also for acts and omissions done by the principals,
managers, **agents**, representatives, servants or employees of such
licensee. [Emphasis added.]

7 9. Records held by and investigation conducted by the Business Services Division
8 of the City of Las Vegas' Department of Finance and Business Services reveal that licensee, LI
9 SHENG ZHANG, was arrested June 14, 2002, for Solicitation of Prostitution while working
10 on the premises of JOYFUL MASSAGE THERAPY as an independent massage therapist. An
11 undercover female officer paid \$80 for a massage and during the course of receiving it LI
12 SHENG ZHANG made several attempts to force himself on her in a sexual manner. LI
13 SHENG ZHANG was arrested, **charged** under Las Vegas Municipal Court Case No.
14 C0520671A with **Solicitation of Prostitution**, and **convicted** January 15, 2003.

15 10. Records held by and investigation conducted by the Business Services Division
16 of the City of Las Vegas' Department of Finance and Business Services reveal that licensee,
17 MEI JUAN ZHENG, working as an independent massage therapist at JOYFUL MASSAGE
18 THERAPY, was arrested December 11, 2001, for Solicitation of Prostitution. An undercover
19 officer paid \$60 for a massage. During the course of the massage, MEI JUAN ZHENG
20 inquired of the officer if he wished her to massage his penis. He inquired how much that
21 would cost. She replied, "You pay when I finish." MEI JUAN ZHENG was arrested,
22 **charged** in the Las Vegas Municipal Court under Case No. C0519756A with **Solicitation of**
23 **Prostitution** and as part of a plea bargain agreed to **surrender her Independent Massage**
24 **Therapist License** No. M12-00535-6-092757. She surrendered that license on October 23,
25 2002.

26 11. MEI JUAN ZHENG was arrested for Loitering for Purposes of Prostitution on
27 May 23, 2002, while working at JOYFUL MASSAGE THERAPY. An undercover police
28 officer paid \$40 for a massage. MEI JUAN ZHENG suggested to the officer that she might

1 make available to him services contrary to law. He stated to her that he wanted a "hand job,"
2 and pointed to his genitals. As MEI JUAN ZHENG moved to accommodate the officer's
3 request she was arrested, **charged** in the Las Vegas Municipal Court under Case No.
4 C0520669A with **Loitering for Purposes of Prostitution** and upon her plea of nolo conten-
5 dere January 8, 2003, was **found guilty**.

6 12. The allegations set forth above constitute grounds for disciplinary action with
7 respect to LI SHENG ZHANG d/b/a JOYFUL MASSAGE THERAPY pursuant to LVMC §§
8 6.02.330, 6.06.250, and 6.52.170.

9 ALLEGATION

10 13. As a result of these convictions, and the plea bargain, the Department alleges
11 that LI SHENG ZHANG d/b/a JOYFUL MASSAGE THERAPY has operated in an illegal
12 manner, contrary to law, and in violation of LVMC §§ 6.02.330, 6.06.250, and 6.52.170.

13 14. LVMC § 6.06.260 provides:

14 (A) Upon a showing of good cause and in the discretion of
15 the City Council **disciplinary action against a principal ap-**
16 **proved for suitability may take the form of** cancellation, revoca-
17 tion, suspension, imposition of conditions or restrictions, or civil
18 fines (or any combination thereof) as the particular situation may
19 require.

18 (B) The Council may also impose against the principal the
19 actual cost incurred, and a reasonable amount for attorneys' fees
20 resulting, from the imposition of disciplinary action.

21 (C) The disciplinary actions available in this section shall
22 be in addition to, and not exclusive of, any other civil or criminal
23 remedy which otherwise might be available. [Emphasis added.]

22 WHEREFORE, the Petitioner respectfully requests the City Council to:

23 A. Approve the Complaint for Disciplinary Action and order a disciplinary hearing
24 at which the Respondent shall appear and show cause why the license that is the subject of this
25 Complaint should not be suspended or revoked, or other disciplinary action taken; or

26

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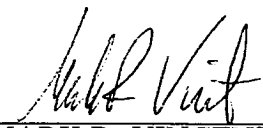
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1 B. Grant such other and further relief as the Council deems appropriate.

2 DATED this 9 day of June, 2003.

3 RESPECTFULLY SUBMITTED:

4
5 By:


MARK R. VINCENT, Director
Finance and Business Services

6
7 BRADFORD R. JERBIC
8 City Attorney

9 By:


WILLIAM P. HENRY
Senior Litigation Counsel
Nevada Bar No. 101
400 Stewart Avenue, Ninth Floor
Las Vegas, NV 89101
Attorneys for CITY OF LAS VEGAS

BEFORE THE CITY COUNCIL
OF THE CITY OF LAS VEGAS, NEVADA

* * *

IN THE MATTER OF:

DEPARTMENT OF FINANCE AND
BUSINESS SERVICES on behalf of the
CITY OF LAS VEGAS,

Petitioner,

vs.

LI SHENG ZHANG d/b/a JOYFUL
MASSAGE THERAPY,

Respondent.

**RESPONDENT'S WAIVER OF RIGHT
TO HEARING WITHIN SIXTY DAYS**

Respondent LI SHENG ZHANG d/b/a JOYFUL MASSAGE THERAPY, represented by and through his counsel, Kirk T. Kennedy, Esq., hereby acknowledges that he has the right to a hearing, pursuant to LVMC § 6.88.050, in the above-captioned matter within sixty (60) days from the date of the approval of the Complaint. He further acknowledges that the Complaint was approved June 11, 2003.

Respondent, having made these acknowledgments, freely and voluntarily waives his right to hearing within sixty (60) days and states that he is doing so for his own convenience.

DATED this 5 day of August, 2003.

KIRK T. KENNEDY, ESQ.

By

2881 S. Valley View Blvd. #5
Las Vegas, NV 89102
Attorneys for RESPONDENT
LI SHENG ZHANG d/b/a JOYFUL
MASSAGE THERAPY

F:\Depot\FILELOGS\BSE\2003\03-004\Waiver.wpd

cc: [signature]
8/6/03
#62

City of Las Vegas

Agenda Item No. 63

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: AUGUST 6, 2003

DEPARTMENT: CITY ATTORNEY**DIRECTOR: BRADFORD R. JERBIC**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

Discussion and possible action regarding the filing of a complaint seeking the disciplinary action against Lakana Campbell d/b/a Real Men Outdoor Productions, Inc., 3609 Shanagolden Street, Las Vegas, Clark County, Nevada for violation of Title 6 of the Las Vegas Municipal Code - Ward 4 (Brown)

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

Any business licensee is subject to discipline, up to and including revocation of his license for misconduct. If the City Council authorizes the filing of a complaint today, a determination of guilt and possible punishment will take place at a future meeting of the City Council.

RECOMMENDATION:

That the City Council issue the Complaint for Disciplinary Action and set a date and time certain for hearing no later than 60 days from the date of approval of the Complaint.

BACKUP DOCUMENTATION:

Amended Complaint for Disciplinary Action

Submitted after the meeting: Second Amended Complaint for Disciplinary Action

Order Approving the Second Amended Complaint for Disciplinary Action

MOTION:

GOODMAN – APPROVED the filing of the Second Amended Complaint for Disciplinary Action and set the hearing for 10:00 a.m. time certain on 9/3/2003 – UNANIMOUS

MINUTES:

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

APPEARANCES:

BRAD JERBIC, City Attorney

(9:43 – 9:44)

1-1069

BEFORE THE CITY COUNCIL
OF THE CITY OF LAS VEGAS, NEVADA

* * *

IN THE MATTER OF:

DEPARTMENT OF FINANCE AND
BUSINESS SERVICES on behalf of the
CITY OF LAS VEGAS,

Petitioner,

vs.

LAKANA CAMPBELL d/b/a REAL MEN
OUTDOOR PRODUCTIONS, INC.,

Respondent.

**ORDER APPROVING SECOND AMENDED
COMPLAINT AND NOTICE OF HEARING**

TO: LAKANA CAMPBELL d/b/a REAL MEN OUTDOOR PRODUCTIONS, INC.,
Respondent:

The Second Amended Complaint by the DEPARTMENT OF FINANCE AND
BUSINESS SERVICES on behalf of the CITY OF LAS VEGAS, NEVADA, against you
dated August 5, 2003, a copy of which is attached to this Order and Notice, having come
before the City Council of the City of Las Vegas, Nevada, at its regular meeting held on
August 6, 2003, and the Council being satisfied that probable grounds exist for disciplinary
action against you as alleged in the Second Amended Complaint;

IT IS ORDERED that the issuance of the Second Amended Complaint and a hearing on
the Second Amended Complaint are approved.

YOU ARE HEREBY NOTIFIED that the hearing will be held before the City Council
of the City of Las Vegas, Nevada, at the Council Chambers, City Hall, 400 Stewart Avenue,
Las Vegas, Nevada, 89101, on September 3, 2003, beginning at the hour of 10 a.m.

The hearing will be upon the charges in the Second Amended Complaint which has
been served upon you. You may be present at the hearing and you may be represented by a

....

1 lawyer. You may present any relevant evidence you have, and you will be given full
2 opportunity to cross examine all witnesses testifying against you.

3 YOU ARE FURTHER NOTIFIED that within twenty (20) days after service of the
4 Second Amended Complaint, but not later than five (5) days before the hearing date, you must
5 file with the City Clerk, First Floor, City Hall, 400 Stewart Avenue, Las Vegas, Nevada,
6 89101, and serve a copy upon the City Attorney of your answer to the charges made in the
7 Second Amended Complaint, and set forth any affirmative defenses you intend to raise.

8 YOU ARE ALSO NOTIFIED that your failure to file an answer to the Second
9 Amended Complaint or to appear at the hearing shall constitute an admission to all the matters
10 contained in the Second Amended Complaint as provided by Las Vegas Municipal Code
11 § 6.88.100.

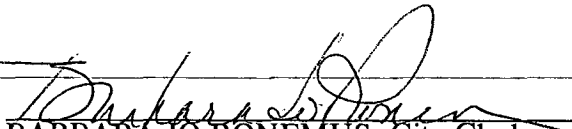
12 DATED this 6th day of August, 2003.

13 THE CITY COUNCIL OF THE
14 CITY OF LAS VEGAS, NEVADA

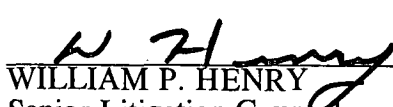
15 By:

16 
17 OSCAR B. GOODMAN
18 Mayor

19 ATTEST:

20 
21 BARBARA JO RONEMUS, City Clerk

22 APPROVED AS TO LEGAL FORM:

23 
24 WILLIAM P. HENRY
25 Senior Litigation Counsel

26 6 AUG 2003
27 Date
28

BEFORE THE CITY COUNCIL
OF THE CITY OF LAS VEGAS, NEVADA

* * *

IN THE MATTER OF:

DEPARTMENT OF FINANCE AND
BUSINESS SERVICES on behalf of the
CITY OF LAS VEGAS, NEVADA,

Petitioner,

vs.

LAKANA CAMPBELL d/b/a REAL MEN
OUTDOOR PRODUCTIONS, INC.,

Respondent.

**SECOND AMENDED
COMPLAINT FOR
DISCIPLINARY ACTION**

The DEPARTMENT OF FINANCE AND BUSINESS SERVICES, on behalf of the CITY OF LAS VEGAS, NEVADA (Department), Petitioner, makes this Complaint for Disciplinary Action involving LAKANA CAMPBELL d/b/a REAL MEN OUTDOOR PRODUCTIONS, INC., 3609 Shanagolden Street, Las Vegas, Clark County, Nevada, Respondent, and states:

1. Records in the Department's possession reflect that the ownership of REAL MEN OUTDOOR PRODUCTIONS, INC., 3609 Shanagolden Street, Las Vegas, Clark County, Nevada, is in the name of LAKANA CAMPBELL.

2. LVMC § 6.02.060 requires businesses to be licensed:

It is unlawful for any person to:

(A) Commence, carry on, engage in or continue in the City any business without a valid unexpired license issued pursuant to this Code; or

(B) Conduct, manage or carry on, either permanently or temporarily, any business of any other person if the person who conducts, manages or carries on such business knows or should

1 know that such other person is not licensed under this Title to
2 conduct, manage or carry on such business.

3 Each day or portion thereof in which a violation of any
4 provision of this Section is committed, continued or permitted
5 constitutes a separate offense.

6 3. LVMC § 6.02.140 restricts business activities to those permitted by the
7 license:

8 A license issued pursuant to this Title authorizes the person
9 to whom it is issued to exercise **only those privileges** expressly
10 permitted for the specific classification of license issued and only
11 on the premises identified in the license. [Emphasis added.]

12 4. LVMC § 6.02.150 requires a different business license for each type of
13 activity conducted:

14 Separate licenses or permits must be obtained for each
15 branch establishment or separate place of business, whether the
16 activity is intended to be permanent or temporary, and a license
17 must be obtained for every class and type of business in this
18 Code specified, even though several classes or types of business
19 may be operated by the same person and at the same place of
20 business

21 5. LVMC § 6.02.080 requires the licensee to list each principal in the business,
22 and attest to the accuracy of the business license application:

23 (A) Any person who desires to engage in business shall
24 first apply for and obtain the appropriate license. The license
25 application shall be filed with the Department on forms
26 acceptable to the Department. The applicant shall furnish all the
27 information required by the Department including, but not
28 limited to:

(1) The applicant's business organization and structure;

(2) The proposed business operation and location;

(3) **The name and address of each principal;**

(4) Copies of all other licenses or permits required by
local, state or federal law to engage in the proposed business; and

(5) Any other information that reasonably relates, or may
lead to information that reasonably relates, to the applicant's
qualification, acceptability or fitness for a license.

.....

(B) The applicant must **sign the application for license acknowledging** that all the information furnished by the applicant is **true, accurate and current**. [Emphasis added.]

6. LVMC § 6.02.320 imposes on licensees a **continuing duty to notify the Department of any changes in the business**:

(A) Licensees have a continuing duty and obligation to notify the Department of additions, deletions, changes or modifications in the information furnished the Department and this duty continues as long as a valid license remains in effect. Failure to report any change that alters the licensing status of the licensee or business is unlawful.

(B) A licensee may be required, in the discretion of the Director, to apply for a **new license** if changes in the licensee's business operations alters the original purpose for which the business was licensed. **The burden is on the licensee** to show that the changes have not altered the original business purpose. [Emphasis added.]

7. LVMC § 6.36.020 **defines** escort and escort bureau:

Unless the context otherwise requires the following words shall have the meaning ascribed to them:

(A) "**Escort**" **means** any person who, for a salary, fee, commission, hire, or profit, makes himself or herself available to the public for the purpose of accompanying other persons for social engagements.

(B) "**Escort bureau**" **means** any business, agency or person who, for a fee, commission, hire, or profit, furnishes or arranges for escorts to accompany other persons for social engagements. [Emphasis added.]

8. LVMC § 6.36.030 **requires a license in order to provide escorts or act as an escort bureau**: "No person shall engage in the business of providing escorts or conduct an escort bureau without first obtaining and thereafter maintaining a valid unexpired license pursuant to this Chapter and this Code."

9. LVMC § 6.02.350 makes a **licensee subject to discipline for acts or omissions of her principals and agents**: "A licensee under this Chapter shall be subject to disciplinary action not only for acts or omissions done by such licensee but also for acts and omissions done by the principals, managers, agents, representatives, servants or employees of such licensee."

10. LVMC § 6.02.330 subjects a licensee to discipline for engaging in a business without having obtained a valid license, or for conducting any business in an unlawful manner:

The licensee may be subject to disciplinary action by the City Council for good cause, which may, without limitation, include:

(A) The licensee or any of its principals is or has engaged in a business, trade or profession without having obtained a valid license, an approval for suitability, a permit or a work card when such licensee or principal knew that one was required or under such circumstances that he reasonably should have known one was required;

....

(H) The actual business activity constitutes a public or private nuisance, or has been or is being conducted in an unlawful, illegal or impermissible manner.

11. Records held by and investigation conducted by the Department reveal that licensee, LAKANA CAMPBELL, applied for and was granted a **Video Rental and Sales License No. V07-00181-6-110572** pursuant to a business license application entitled "Nevada Business Registration." In this business license application she described the nature of the business to be conducted by **REAL MEN OUTDOOR PRODUCTIONS, INC.**, as "video sales--internet sold VHS & DVD videos of hunting nature. Selling hunting videos." The telephone number of the business listed on the business license application is **800-393-9395**.

FAILURE TO LIST PRINCIPAL

12. On **July 17, 2003**, Business Services Manager Jim DiFiore went to 3609 Shanagolden Street, Las Vegas, Clark County, Nevada, the listed address of **REAL MEN OUTDOOR PRODUCTIONS, INC.** There he encountered LAKANA CAMPBELL, the woman listed on the business license for **REAL MEN OUTDOOR PRODUCTIONS, INC.**, as the owner of that business, and a man who identified himself as Michael Burdick. Mr. DiFiore began to ask the licensee, LAKANA CAMPBELL, questions regarding her business operation. Mr. DiFiore asked to enter the business for purposes of inspecting it pursuant to LVMC § 6.02.020(B)(1). Mr. Burdick objected, but after speaking with his

1 attorney, agreed to admit Mr. DiFiore. Again, Mr. DiFiore began to ask LAKANA
 2 CAMPBELL questions about the operation of her business. Again, Mr. Burdick interrupted.
 3 He then stated that he was the Director of Operations for REAL MEN OUTDOOR
 4 PRODUCTIONS, INC., and for all intents and purposes LAKANA CAMPBELL had nothing
 5 to do with business operations. Mr. Burdick stated that REAL MEN OUTDOOR
 6 PRODUCTIONS, INC., produced and sold video tapes of an outdoor hunt in the same fashion
 7 as "Bumfights" and "Jackass, The Movie." He went on to explain that the videos contained
 8 footage of naked females being hunted. He also said that the videos were a gimmick similar to
 9 "Bumfights" or "Jackass, The Movie." Mr. Burdick went on to say that the intent of the
 10 media exposure was to sell the video, but he had received so many hits on the website for
 11 requests to conduct personal hunts, that he began booking hunts ranging in price from \$4,000
 12 to \$10,000 per person. Mr. DiFiore established the identity of LAKANA CAMPBELL and
 13 Michael Burdick by examining her Nevada driver's license, and his Florida driver's license,
 14 and then left.

15 UNLICENSED PAINTBALL BUSINESS

16 13. Records held by and investigation conducted by the Department on July 14,
 17 2003, establish that an internet website called "**huntingforbambi.com**" existed. In relevant
 18 part, the site provided:

19 If you would like to fly out to wonderful fun filled Las
 20 Vegas, Nevada for the hunt of a lifetime now is your chance.
 21 You can actually hunt one of our Bambi's and shoot her with
 22 paintballs while we film the whole thing and tape it for your
 home video. . . . With over 30 women ready to be chased down
 and shot like dogs we guarantee a wide variety of Bambi's to
 choose from. . . .

23 Private hunt includes:

- 24 -Round Trip Airfare for hunter
- Lodging for hunter (3 Days 4 Nights)
- 25 -Meals for hunter
- The Hunt
- 26 -Video of the Hunt
- Mount (*not for virgins, you figure it out*)

27 Price: \$10,000.00 U.S.

28

The huntingforbambi.com website also provided seven pages of "terms and conditions." In relevant part, it is provided that "This Section (this 'Agreement') sets forth the terms and conditions apply to the use by you of the **Real Men Outdoor Productions, Inc.** (as defined below) and any other subscription products or service offered for sale by Real Men Outdoor Productions, Inc.'s and/or its affiliates (collectively 'Real Men'). [Emphasis added.]"

14. Records held by and investigation conducted by the Department on **July 23, 2003**, establish the existence of the huntingforbambi.com website. The website continued to list "terms and conditions" for using the services advertised. The terms and conditions "apply to the use by you of the **Real Men Outdoor Productions, Inc.** (as defined below) and any other subscription product or services offered for sale by Real Men Outdoor Productions, Inc. and/or its affiliates (collectively 'Real Men'). [Emphasis added.]" The first page of the website reads:

More shocking than anything you've ever seen before. Labeled by CBS News as a cross between **Sex** and **Violence** a deadly combination! Women are being hunted down like animals and shot with paintball guns. This **Raw** and completely **Uncensored** video is a cross between Bum Fights and Girls Gone Wild and is sure to be the topic of many Howard Stern Show fans. You will be completely stunned when you see some of the wildest, most outrageous moments ever caught on tape. This is without a doubt one of the sickest and most shocking videos ever made. When it comes to **hunting women** if you can think of it we probably show it. Women are **screaming** with fear as our Team Bambi hunters track them down and blast them with paintball guns. . . . [Emphasis in original.]

UNLICENSED ESCORT BUREAU

15. The huntingforbambi.com website also listed the photographs and solicitations of women on July 16, 2003, as follows:

Lovely

Hi Guys! I am a young and vivacious redhead who loves entertaining gentleman [sic]. I love a wild nite on the town, a quiet dinner for two and some intimate time together one on one. If you want to see the strip or just have a sexy companion lets schedule some time together. . . .

. . . .

. . . .

1 Lina Lin

2 Hello Gentlemem [sic]! If your [sic] looking for an
3 upscale, exotic and educated woman that is guaranteed to make
4 your evening a once in a lifetime experience than [sic] I'm the
5 girl for you. . . .

6 Skylar¹

7 Hi Guys, My name is Skylar. If you are looking for the
8 ultimate outdoor adventure, look no further. I am 115lbs with
9 blonde hair, blue eyes and an incredible body. I am a True
10 Girlfriend Experience. Let me be your next trophy mount and
11 fulfill all your wildest fantasies. . . .

12 16. Records held by and investigation conducted by the Department on July 19,
13 2003, establish the existence of an internet website called "www.BambiDolls.com." One page
14 of that website read: "New **ESCORTS** join here and receive 2 months FREE. [Emphasis
15 added.]" The telephone number listed was 1-800-393-9395, the same number listed on the
16 business license application for REAL MEN OUTDOOR PRODUCTIONS, INC. The
17 BambiDolls.com website also listed the photographs and solicitations of women:

18 1

19 PROSTITUTION

20 On July 20, 2003, Business Services Manager Jim DiFiore dialed the phone number listed
21 in Skylar's solicitation on huntingforbambi.com. He told Skylar that he was looking for a
22 companion for his friend who was coming to Las Vegas, and asked her what the arrangements
23 would be. She stated that: "Donations are \$500 for full service for one hour, \$700 for full
24 service for two hours, up to \$2,500 for a full day, but normally a customer doesn't want a full
25 day, because he might get bored after about two hours." He stated: "I am new at this, what did
26 full service mean . . . ?" She replied: "You know . . . full service . . . he will be satisfied." He
27 asked: "Sexually satisfied?" She replied: "Yes." She then stated: "This is first time calling for
28 an escort because we don't use . . . you know . . . what you just referred this as" He stated:
"You mean sex?" She replied: "Yes, we use donations and do not ask for money." She
volunteered that she could meet Mr. DiFiore's friend at a hotel, and they could identify
themselves using code words.

Mr. DiFiore asked Skylar if he had to book a hunt with this deal, and she said "No." He
asked her if she had ever been the target of a hunt. She replied: "No . . . I told the owner I would
help him out with his escort business, Bambi Dolls, but I didn't want to get shot at, those things
hurt" Mr. DiFiore asked: "You mean the guy on the news, the owner . . . ?" Skylar replied:
"Yes. I advertise on Eros . . . but I told him I would help out with the escort service but didn't
want to be hunted."

1 [Christina Applejade]

2 Hi My name is Christina and I'm so glad you are reading
3 this which means you are interested in me . . well, I'm interested
4 in you.. I just moved out here from a simple little town in
5 Colorado, so this is a big change for me.. I'm very excited about
6 meeting and experiencing new things.. I guess you can say I'm a
7 little naive to the city life but I'm a fast learner. . .

8 [Kaylynn]

9 I have danced at some of the top clubs in Florida such as
10 Pure Platinum and Gold Rush . . . also a dancer for "Playmate
11 Parties". Serious inquiries only . . . Prefer classy, discreet and
12 affluent gentlemen. I am also very classy and available as a
13 dinner date, night on the town or just about any sporting event.
14 Oh and did I mention travel companion? Kisses, Kaylynn

15 17. The huntingforbambi.com website as viewed on **July 23, 2003**, also lists the
16 photographs and solicitations of a number of women, including:

17 Jennifer Tyler

18 Hi Guys, My name is Jennifer Tyler. I am every hunters
19 ideal mount with blonde hair, blue eyes and some of the softest
20 skin you will ever feel. Let me help you fulfill all your erotic
21 fantasies and share with you some of mine too. . . .

22 18. Records held by and investigation conducted by the Department on **July 27,**
23 **2003**, establish the existence of an internet website entitled "BambiDolls.com." One page of
24 that website reads: "Bambi Dolls HOT ESCORTS," as well as "© **Real Men Outdoor**
25 **Productions, Inc. All Rights Reserved.** [Emphasis added.]" Another page of the website
26 reads: "New ESCORTS join here and receive 2 months FREE." Several pages list the
27 photographs and solicitations of women, including:

28 [Wendy]

I'm exceptionally skilled in erotic arts and am very open
minded. My hands are magical. Let me help relax you and
leave you with a truly memorable experience

. . . .

. . . .

. . . .

. . . .

19. Records held by and investigation conducted by the Department on July 27, 2003, establish the existence of an internet website entitled "huntingforbambi.com." One page of the website reads:

Here's a photo library of some of the **hottest females in Las Vegas**. They are available for private bookings to all of our clients via our Book A Hunt category. These ladies will gladly fulfill your wildest desires. Feel free to contact us for a private encounter with any one of these beautiful women at bambi@huntingforbambi.com. [Emphasis added.]

ALLEGATION

20. The Department alleges that LAKANA CAMPBELL d/b/a REAL MEN OUTDOOR PRODUCTIONS, INC., has operated in an illegal manner, contrary to law, and in violation of LVMC §§ 6.02.060, 6.02.080, 6.02.140, 6.02.320(A), 6.36.030, 6.02.330(A), and 6.02.330(H), by **failing to list Michael Burdick as a principal in REAL MEN OUTDOOR PRODUCTIONS, INC., operating an unlicensed paintball business, and an unlicensed escort bureau.**

21. LVMC § 6.06.260 provides:

(A) Upon a showing of good cause and in the discretion of the City Council **disciplinary action against a principal approved for suitability may take the form of** cancellation, revocation, suspension, imposition of conditions or restrictions, or civil fines (or any combination thereof) as the particular situation may require.

(B) The Council may also impose against the principal the actual cost incurred, and a reasonable amount for attorneys' fees resulting, from the imposition of disciplinary action.

(C) The disciplinary actions available in this section shall be in addition to, and not exclusive of, any other civil or criminal remedy which otherwise might be available. [Emphasis added.]

WHEREFORE, the Petitioner respectfully requests the City Council to:

A. Approve the Complaint for Disciplinary Action and order a disciplinary hearing at which the Respondent shall appear and show cause why the license that is the subject of this Complaint should not be suspended or revoked, or other disciplinary action taken; or

....

1 B. Grant such other and further relief as the Council deems appropriate.

2 DATED this 5th day of August, 2003.

3 RESPECTFULLY SUBMITTED:

4
5 By: 
6 MARK R. VINCENT, Director
Finance and Business Services

7 BRADFORD R. JERBIC
8 City Attorney

9 By: 
10 WILLIAM P. HENRY
11 Senior Litigation Counsel
12 Nevada Bar No. 101
400 Stewart Avenue, Ninth Floor
Las Vegas, NV 89101
Attorneys for CITY OF LAS VEGAS

BEFORE THE CITY COUNCIL
OF THE CITY OF LAS VEGAS, NEVADA

* * *

IN THE MATTER OF:

DEPARTMENT OF FINANCE AND
BUSINESS SERVICES on behalf of the
CITY OF LAS VEGAS, NEVADA,

Petitioner,

vs.

LAKANA CAMPBELL d/b/a REAL MEN
OUTDOOR PRODUCTIONS, INC.,

Respondent.

**AMENDED
COMPLAINT FOR
DISCIPLINARY ACTION**

The DEPARTMENT OF FINANCE AND BUSINESS SERVICES, on behalf of the
CITY OF LAS VEGAS, NEVADA (Department), Petitioner, makes this Complaint for
Disciplinary Action involving LAKANA CAMPBELL d/b/a REAL MEN OUTDOOR
PRODUCTIONS, INC., 3609 Shanagolden Street, Las Vegas, Clark County, Nevada,
Respondent, and states:

1. Records in the Department's possession reflect that the ownership of REAL
MEN OUTDOOR PRODUCTIONS, INC., 3609 Shanagolden Street, Las Vegas, Clark
County, Nevada, is in the name of LAKANA CAMPBELL.

2. LVMC § 6.02.060 requires businesses to be licensed:

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City any business without a valid unexpired license issued
pursuant to this Code; or

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temporarily, any business of any other person if the person who
conducts, manages or carries on such business knows or should

#63

1 know that such other person is not licensed under this Title to
2 conduct, manage or carry on such business.

3 Each day or portion thereof in which a violation of any
4 provision of this Section is committed, continued or permitted
5 constitutes a separate offense.

6 3. LVMC § 6.02.140 restricts business activities to those permitted by the
7 license:

8 A license issued pursuant to this Title authorizes the person
9 to whom it is issued to exercise **only those privileges** expressly
10 permitted for the specific classification of license issued and only
11 on the premises identified in the license. [Emphasis added.]

12 4. LVMC § 6.02.150 requires a different business license for each type of
13 activity conducted:

14 Separate licenses or permits must be obtained for each
15 branch establishment or separate place of business, whether the
16 activity is intended to be permanent or temporary, and a license
17 must be obtained for every class and type of business in this
18 Code specified, even though several classes or types of business
19 may be operated by the same person and at the same place of
20 business

21 5. LVMC § 6.02.080 requires the licensee to list each principal in the business,
22 and attest to the accuracy of the business license application:

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24 first apply for and obtain the appropriate license. The license
25 application shall be filed with the Department on forms
26 acceptable to the Department. The applicant shall furnish all the
27 information required by the Department including, but not
28 limited to:

(1) The applicant's business organization and structure;

(2) The proposed business operation and location;

(3) **The name and address of each principal;**

(4) Copies of all other licenses or permits required by
local, state or federal law to engage in the proposed business; and

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lead to information that reasonably relates, to the applicant's
qualification, acceptability or fitness for a license.

.....

1 (B) The applicant must **sign the application for license**
2 **acknowledging** that all the information furnished by the applicant
is **true, accurate and current.** [Emphasis added.]

3 6. LVMC § 6.02.320 imposes on licensees a **continuing duty to notify the**
4 **Department of any changes in the business:**

5 (A) Licensees have a continuing duty and obligation to
6 notify the Department of additions, deletions, changes or
7 modifications in the information furnished the Department and
this duty continues as long as a valid license remains in effect.
Failure to report any change that alters the licensing status of the
licensee or business is unlawful.

8 (B) A licensee may be required, in the discretion of the
9 Director, to apply for a **new license** if changes in the licensee's
10 business operations alters the original purpose for which the
business was licensed. **The burden is on the licensee** to show
11 that the changes have not altered the original business purpose.
[Emphasis added.]

12 7. LVMC § 6.36.020 **defines** escort and escort bureau:

13 Unless the context otherwise requires the following words
14 shall have the meaning ascribed to them:

15 (A) "**Escort**" **means** any person who, for a salary, fee,
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the public for the purpose of accompanying other persons for
social engagements.

17 (B) "**Escort bureau**" **means** any business, agency or
18 person who, for a fee, commission, hire, or profit, furnishes or
arranges for escorts to accompany other persons for social
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19
20 8. LVMC § 6.36.030 **requires a license in order to provide escorts or act as an**
21 **escort bureau:** "No person shall engage in the business of providing escorts or conduct an
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23 pursuant to this Chapter and this Code."

24 9. LVMC § 6.02.350 makes a **licensee subject to discipline for acts or omissions**
25 **of her principals and agents:** "A licensee under this Chapter shall be subject to disciplinary
26 action not only for acts or omissions done by such licensee but also for acts and omissions
27 done by the principals, managers, agents, representatives, servants or employees of such
28 licensee."

10. LVMC § 6.02.330 subjects a licensee to discipline for engaging in a business without having obtained a valid license, or for conducting any business in an unlawful manner:

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FAILURE TO LIST PRINCIPAL

12. On **July 17, 2003**, Business Services Manager Jim DiFiore went to 3609 Shanagolden Street, Las Vegas, Clark County, Nevada, the listed address of **REAL MEN OUTDOOR PRODUCTIONS, INC.** There he encountered LAKANA CAMPBELL, the woman listed on the business license for **REAL MEN OUTDOOR PRODUCTIONS, INC.**, as the owner of that business, and a man who identified himself as Michael Burdick. Mr. DiFiore began to ask the licensee, LAKANA CAMPBELL, questions regarding her business operation. Mr. DiFiore asked to enter the business for purposes of inspecting it pursuant to LVMC § 6.02.020(B)(1). Mr. Burdick objected, but after speaking with his

1 attorney, agreed to admit Mr. DiFiore. Again, Mr. DiFiore began to ask LAKANA
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1 The huntingforbambi.com website also provided seven pages of "terms and conditions." In
2 relevant part, it is provided that "This Section (this 'Agreement') sets forth the terms and
3 conditions apply to the use by you of the **Real Men Outdoor Productions, Inc.** (as defined
4 below) and any other subscription products or service offered for sale by Real Men Outdoor
5 Productions, Inc.'s and/or its affiliates (collectively 'Real Men'). [Emphasis added.]"

6 14. Records held by and investigation conducted by the Department on **July 23,**
7 **2003,** establish the existence of the huntingforbambi.com website. The website continued to
8 list "terms and conditions" for using the services advertised. The terms and conditions "apply
9 to the use by you of the **Real Men Outdoor Productions, Inc.** (as defined below) and any
10 other subscription product or services offered for sale by Real Men Outdoor Productions, Inc.
11 and/or its affiliates (collectively 'Real Men'). [Emphasis added.]" The first page of the
12 website reads:

13 More shocking than anything you've ever seen before.
14 Labeled by CBS News as a cross between **Sex** and **Violence** a
15 deadly combination! Women are being hunted down like animals
16 and shot with paintball guns. This **Raw** and completely
17 **Uncensored** video is a cross between Bum Fights and Girls Gone
18 Wild and is sure to be the topic of many Howard Stern Show
19 fans. You will be completely stunned when you see some of the
20 wildest, most outrageous moments ever caught on tape. This is
21 without a doubt one of the sickest and most shocking videos ever
22 made. When it comes to **hunting women** if you can think of it
23 we probably show it. Women are **screaming** with fear as our
24 Team Bambi hunters track them down and blast them with
25 paintball guns. . . . [Emphasis in original.]

26 UNLICENSED ESCORT BUREAU

27 15. The huntingforbambi.com website also listed the photographs and solicitations
28 of women on July 16, 2003, as follows:

29 Skylar

30 Hi Guys, My name is Skylar. If you are looking for the
31 ultimate outdoor adventure, look no further. I am 115lbs with
32 blonde hair, blue eyes and an incredible body. I am a True
33 Girlfriend Experience. Let me be your next trophy mount and
34 fulfill all your wildest fantasies. . . .

35

36

1 Lovely

2 Hi Guys! I am a young and vivacious redhead who loves
3 entertaining gentleman [sic]. I love a wild nite on the town, a
4 quiet dinner for two and some intimate time together one on one.
 If you want to see the strip or just have a sexy companion lets
 schedule some time together. . . .

5 Lina Lin

6 Hello Gentlemem [sic]! If your [sic] looking for an
7 upscale, exotic and educated woman that is guaranteed to make
8 your evening a once in a lifetime experience than [sic] I'm the
 girl for you. . . .

9 16. Records held by and investigation conducted by the Department on **July 19,**
10 **2003**, establish the existence of an internet website called "www.BambiDolls.com." One page
11 of that website read: "**New ESCORTS join here** and receive 2 months FREE. [Emphasis
12 added.]" The telephone number listed was **1-800-393-9395**, the same number listed on the
13 business license application for REAL MEN OUTDOOR PRODUCTIONS, INC. The
14 BambiDolls.com website also listed the photographs and solicitations of women:

15 [Christina Applejade]

16 Hi My name is Christina and I'm so glad you are reading
17 this which means you are interested in me . . well, I'm interested
18 in you.. I just moved out here from a simple little town in
19 Colorado, so this is a big change for me.. I'm very excited about
 meeting and experiencing new things.. I guess you can say I'm a
 little naive to the city life but I'm a fast learner. . .

20 [Kaylynn]

21 I have danced at some of the top clubs in Florida such as
22 Pure Platinum and Gold Rush . . . also a dancer for "Playmate
23 Parties". Serious inquiries only . . . Prefer classy, discreet and
 affluent gentlemen. I am also very classy and available as a
 dinner date, night on the town or just about any sporting event.
 Oh and did I mention travel companion? Kisses, Kaylynn

24 17. The huntingforbambi.com website as viewed on **July 23, 2003**, also lists the
25 photographs and solicitations of a number of women, including:

26 Jennifer Tyler

27 Hi Guys, My name is Jennifer Tyler. I am every hunters
28 ideal mount with blonde hair, blue eyes and some of the softest

1 skin you will ever feel. Let me help you fulfill all your erotic
2 fantasies and share with you some of mine too. . . .

3 18. Records held by and investigation conducted by the Department on July 27,
4 2003, establish the existence of an internet website entitled "BambiDolls.com." One page of
5 that website reads: "Bambi Dolls HOT ESCORTS," as well as "© Real Men Outdoor
6 Productions, Inc. All Rights Reserved." Another page of the website reads: "New ESCORTS
7 join here and receive 2 months FREE." Several pages list the photographs and solicitations of
8 women, including:

9 [Wendy]

10 I'm exceptionally skilled in erotic arts and am very open
11 minded. My hands are magical. Let me help relax you and
12 leave you with a truly memorable experience

13 19. Records held by and investigation conducted by the Department on July 27,
14 2003, establish the existence of an internet website entitled "huntingforbambi.com." One page
15 of the website reads:

16 Here's a photo library of some of the **hottest females in**
17 **Las Vegas.** They are available for private bookings to all of our
18 clients via our Book A Hunt category. These ladies will gladly
19 fulfill your wildest desires. Feel free to contact us for a private
20 encounter with any one of these beautiful women at
21 bambi@huntingforbambi.com. [Emphasis added.]

22 ALLEGATION

23 20. The Department alleges that LAKANA CAMPBELL d/b/a REAL MEN
24 OUTDOOR PRODUCTIONS, INC., has operated in an illegal manner, contrary to law, and
25 in violation of LVMC §§ 6.02.060, 6.02.080, 6.02.140, 6.02.320(A), 6.36.030, 6.02.330(A),
26 and 6.02.330(H), by **failing to list Michael Burdick as a principal** in REAL MEN
27 OUTDOOR PRODUCTIONS, INC., **operating an unlicensed paintball business**, and an
28 **unlicensed escort bureau.**

29 21. LVMC § 6.06.260 provides:

30 (A) Upon a showing of good cause and in the discretion of
31 the City Council **disciplinary action against a principal**
32 **approved for suitability may take the form of cancellation,**

1 revocation, suspension, imposition of conditions or restrictions, or
2 civil fines (or any combination thereof) as the particular situation
may require.

3 (B) The Council may also impose against the principal the
4 actual cost incurred, and a reasonable amount for attorneys' fees
resulting, from the imposition of disciplinary action.

5 (C) The disciplinary actions available in this section shall
6 be in addition to, and not exclusive of, any other civil or criminal
remedy which otherwise might be available. [Emphasis added.]

7 WHEREFORE, the Petitioner respectfully requests the City Council to:

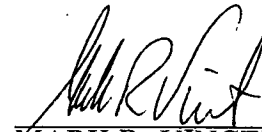
8 A. Approve the Complaint for Disciplinary Action and order a disciplinary hearing
9 at which the Respondent shall appear and show cause why the license that is the subject of this
10 Complaint should not be suspended or revoked, or other disciplinary action taken; or

11 B. Grant such other and further relief as the Council deems appropriate.

12 DATED this 30th day of July, 2003.

13 RESPECTFULLY SUBMITTED:

14
15 By:



16 MARK R. VINCENT, Director
Finance and Business Services

17 BRADFORD R. JERBIC
18 City Attorney

19 By:

20 
WILLIAM P. HENRY
21 Senior Litigation Counsel
22 Nevada Bar No. 101
400 Stewart Avenue, Ninth Floor
Las Vegas, NV 89101
Attorneys for CITY OF LAS VEGAS

City of Las Vegas

Agenda Item No. 64

AGENDA SUMMARY PAGE**CITY COUNCIL MEETING OF: AUGUST 6, 2003****DEPARTMENT: FINANCE AND BUSINESS SERVICES****DIRECTOR: MARK R. VINCENT**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

Discussion and possible action regarding Change of Ownership & Business Name for a Tavern License and a new Restricted Gaming License for 15 slots subject to Health Dept. regulations and approval by the Nevada Gaming Commission, From: Marganna, Inc., dba Las Vegas Bar and Liquors, Anna M. Rozen, Dir, Pres, 50%, Margaret Guarini, Dir, Secy, Treas, 50%, To: L.V.B.L. Las Vegas Bar & Liquor, LLC, dba Las Vegas Bar and Liquor, 1600 East Sahara Avenue, Robert J. A. Ferranti, Sr., Mgr, Mmbr, 100% - Ward 3 (Reese)

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

Discussion and possible action regarding Change of Ownership & Business Name for a Tavern License and a new Restricted Gaming License

RECOMMENDATION:

Recommendation to be provided after discussion of this item at the City Council meeting

BACKUP DOCUMENTATION:

None

MOTION:

REESE - APPROVED a temporary license, subject to a six-month (2/4/2004) review, with possible extension at that time to 7/2005 to run concurrent with the gaming license - UNANIMOUS

NOTE: MAYOR GOODMAN confirmed with MR. FERRANTI that he was never represented by his law firm or any of his sons.

NOTE: COUNCILWOMAN McDONALD disclosed that she did not believe her affiliation with Station Casinos would have any bearing on this matter; therefore, she would vote.

NOTE: COUNCILMAN MACK disclosed that ATTORNEY SILVER'S law firm represented him in a matter that has been dismissed; therefore, he felt comfortable partaking in this matter.

MINUTES:

The applicant was present, accompanied by ATTORNEY JEFF SILVER.

*City of Las Vegas***Agenda Item No. 64****CITY COUNCIL MEETING OF AUGUST 6, 2003****Finance and Business Services**

Item 64 – Discussion and possible action regarding Change of Ownership & Business Name for a Tavern License and a new Restricted Gaming License for 15 slots subject to Health Dept. regulations and approval by the Nevada Gaming Commission, From: Marganna, Inc., dba Las Vegas Bar and Liquors, Anna M. Rozen, Dir, Pres, 50%, Margaret Guarini, Dir, Secy, Treas, 50%, To: L.V.B.L. Las Vegas Bar & Liquor, LLC, dba Las Vegas Bar and Liquor, 1600 East Sahara Avenue, Robert J. A. Ferranti, Sr., Mgr, Mmbr, 100%

MINUTES – Continued:

MARK VINCENT, Director, Finance and Business Services, reported that the Las Vegas Metropolitan Police Department (Metro) found a couple areas of concern when they conducted the background investigation on MR. FERRANTI.

DETECTIVE STACY RODD, Metro Special Investigations, stated that the confidential report was submitted. It includes confirmation from two separate sources, including the State, that there was a contract in place for Stardust Limousine Service, in which MR. FERRANTI was the direct beneficiary. This company was operating without a license at that time. There is also the issue of MR. FERRANTI not being forthcoming on the application or during the interview.

ATTORNEY SILVER explicated that the confidential report was issued some months ago, because the application was filed in March 2003. A number of discussions have been held with the State Gaming Commission regarding the same subjects. However, no question was ever asked during the interview as to whether or not MR. FERRANTI was in fact operating a limousine service. He was asked if his company, HTSI, was engaged in any business activity. At that time, it was no longer in the limousine operations; it was engaged as a consultant to various hotel companies in Southern California. The arrangement that MR. FERRANTI had with Stardust Limousine had ended by the time he was actually interviewed, which explains why the responses were given as they were.

The business venture involved the purchase by MR. FERRANTI of three vehicles that would be put in operation by MR. D'ANGELO, owner of Stardust Limousine, in the Las Vegas area. MR. FERRANTI would then manage the three vehicles, and, based upon his contacts in Los Angeles, try to acquire new business for the company. At that point, MR. FERRANTI did not realize that such a management arrangement required any kind of approval or licensing from the transportation services authority. MR. FERRANTI was asked by gaming regulators whether California would require any kind of approval for a similar business venture in California. Based upon his experience, MR. FERRANTI indicated that he believed it was not a requirement in California and that he was not aware of any requirements in Nevada. Subsequently, MR. FERRANTI received a letter from the State of California Automobile Bureau indicating that the kind of business venture MR. FERRANTI was attempting would not have required any license in California.

*City of Las Vegas***Agenda Item No. 64****CITY COUNCIL MEETING OF AUGUST 6, 2003****Finance and Business Services**

Item 64 – Discussion and possible action regarding Change of Ownership & Business Name for a Tavern License and a new Restricted Gaming License for 15 slots subject to Health Dept. regulations and approval by the Nevada Gaming Commission, From: Marganna, Inc., dba Las Vegas Bar and Liquors, Anna M. Rozen, Dir, Pres, 50%, Margaret Guarini, Dir, Secy, Treas, 50%, To: L.V.B.L. Las Vegas Bar & Liquor, LLC, dba Las Vegas Bar and Liquor, 1600 East Sahara Avenue, Robert J. A. Ferranti, Sr., Mgr, Mmbr, 100%

MINUTES – Continued:

Hence, there was a gray area as to whether or not MR. FERRANTI was acting in good faith. However, MR. D'ANGELO was cited by the Transportation Services Authority and paid a \$3,500 fine for allowing someone to come in and manage a portion of his operation. No one has ever cited MR. FERRANTI for those activities, and he certainly knows now that his business transaction was inappropriate for the State of Nevada. After the gaming authorities reviewed the circumstances, they concluded that MR. FERRANTI did not intentionally violate the law and awarded him a two-year limited gaming license. Nevertheless, MR. FERRANTI realizes that the City of Las Vegas is a separate and distinct body from the gaming authorities and can impose whatever requirements it feels necessary. ATTORNEY SILVER requested the Council follow the actions of the gaming authority.

DETECTIVE RODD said that Metro does not profess to presume the intentions of MR. FERRANTI and can only represent the facts, but it was MR. FERRANTI'S responsibility to make sure that he had the proper licensing in place. DETECTIVE RODD indicated that Metro would not be opposed to a conditional license.

COUNCILMAN REESE motioned for approval, subject to a one-year review. MR. VINCENT recommended approval of a temporary license, subject to a six-month review, with possible extension at that time to 7/2005 to run concurrent with the gaming license.

(9:44 – 9:55)

1-1128

City of Las Vegas

Agenda Item No. 65

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: AUGUST 6, 2003

DEPARTMENT: FINANCE AND BUSINESS SERVICES**DIRECTOR: MARK R. VINCENT**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

Discussion and possible action regarding a new Beer/Wine/Cooler Off-Sale License subject to the provisions of the planning and fire codes, Terrible Herbst, Inc., dba Terrible's #257, 8425 West Centennial Parkway, Suite 150, Jerry E. Herbst, Dir, Pres, 100%, Maryanna A. Herbst, Secy, Treas, Edward J. Herbst, VP, Timothy P. Herbst, VP, Troy D. Herbst, VP, Michael J. Roop, VP (NOTE: Item to be heard in the afternoon session in conjunction with Item #134 Special Use Permit #2455) - Ward 6 (Mack)

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

Discussion and possible action regarding a new Beer/Wine/Cooler Off-Sale License

RECOMMENDATION:

Recommend approval subject to the provisions of the planning and fire codes

BACKUP DOCUMENTATION:

Map

MOTION:

MACK – APPROVED subject to the provisions of the planning and fire codes–
UNANIMOUS

MINUTES:

The applicant was not present.

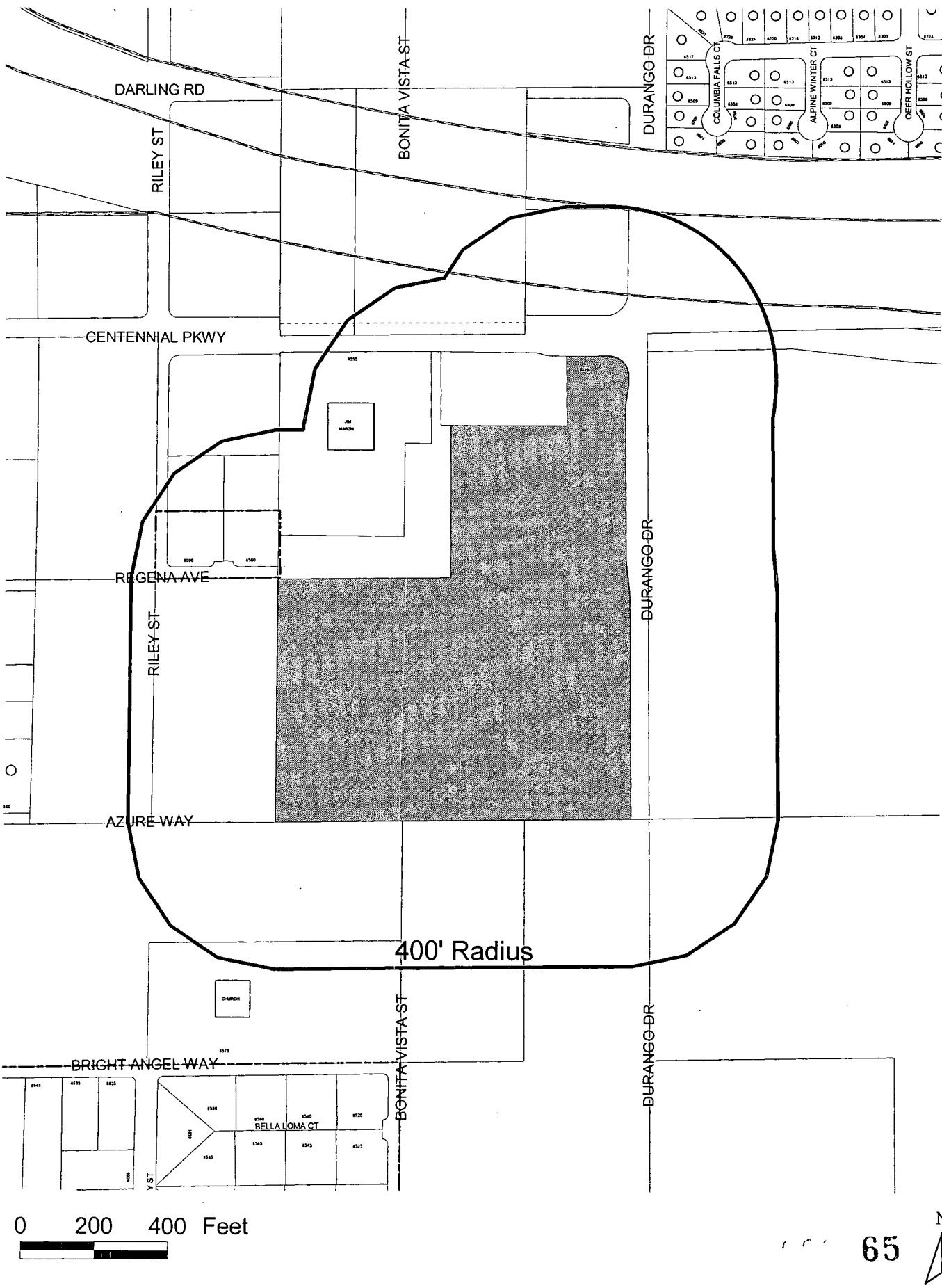
RANDY BARRY, 8233 Fawn Brook Court, appeared in protest.

See Item 134 [SUP-2455] for all related discussion.

(2:32 – 2:34)

2-3637

Terrible's #257



City of Las Vegas

Agenda Item No. 66

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: AUGUST 6, 2003

DEPARTMENT: HUMAN RESOURCES**DIRECTOR: F. CLAUDETTE ENUS**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

Discussion and possible action to authorize the City Attorney-Criminal Budget to create the positions of a Deputy City Attorney I/II and a Legal Technician I/II and the purchase of the necessary furniture/equipment required to prosecute and support the demands of a caseload redistribution resulting from the Municipal Court decision to implement six departments hearing criminal/contested matters (Annual aggregate amount of \$204,690 - General Fund)

Fiscal Impact☐**No Impact****Amount: \$204,690**☐**Budget Funds Available****Dept./Division: City Attorney/Criminal**☒**Augmentation Required****Funding Source: General Fund****PURPOSE/BACKGROUND:**

This request provides for the creation of one (1) new Deputy City Attorney I/II position and one (1) new Legal Technician I/II position, as well as, the purchase of the necessary equipment, furniture, and space configuration required to incorporate the additional personnel and workload distribution. This action is necessitated by Municipal Court's decision to implement six full time court departments, hearing criminal/contested matters requiring a full time Deputy City Attorney & support personnel (Legal Technician I/II) to manage the redistribution of case load in a reorganized Municipal Court Department. Muni Court has asserted with concurrence of Finance & Business Services, the increased revenue from the new bail/fine schedule, to be implemented in August 2003, will provide sufficient revenue to augment the City Attorney-Criminal Budget for the additional costs, as indicated in the above fiscal impact.

RECOMMENDATION:**BACKUP DOCUMENTATION:**

Agenda Memo

MOTION:

REESE – Motion to bring forward and Hold in ABEYANCE Items 62 and 66 to 8/20/2003 and STRIKE Item 69 – UNANIMOUS

MINUTES:

Under Item 66, MAYOR GOODMAN noted that he had a discussion with JUDGES TOY GREGORY and CEDRIC KERNS about meeting with all the judges in order to discuss the resolution of this issue.

NOTE: MAYOR GOODMAN directed CITY MANAGER SELBY to brief the individual Council members after DEPUTY CITY MANAGER HOUCHENS has had an opportunity to review the financial implications of this matter.

*City of Las Vegas***Agenda Item No. 66****CITY COUNCIL MEETING OF AUGUST 6, 2003****Human Resources**

Item 66 - discussion and possible action to authorize the City Attorney-Criminal Budget to create the positions of a Deputy City Attorney I/II and a Legal Technician I/II and the purchase of the necessary furniture/equipment required to prosecute and support the demands of a caseload redistribution resulting from the Municipal Court decision to implement six departments hearing criminal/contested matters

MINUTES – Continued:

There was no further discussion.

(9:33 – 9:34/9:54 – 9:55)

1-716/1-1499

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 6, 2003

DEPARTMENT: CITY ATTORNEY

**ITEM DESCRIPTION: MUNICIPAL COURT'S POSITION ON CALENDARING
CRIMINAL/CONTESTED CASES IN DEPARTMENT 2**

This move would position the Court to absorb increasing caseloads and delay adding a seventh Court Department by at least another three-five years.

The Court's most expensive and experienced resources, the Judges, would be used in the most efficient and effective manner possible, allowing them to focus attention on the more serious cases/matters pending before the Court.

Service to the citizens of Las Vegas would be enhanced by offering simplified methods for adjudicating minor traffic cases; i.e., mailing in payments, dropping off payments, signing up for traffic school directly, and by providing proof of license, registration, or insurance without making a court appearance.

Through the use of Judicial Standing Orders, the processes for handling minor traffic offenses would be streamlined, which will lead to enhanced collections.

Fiscal Considerations:

The Court will begin charging \$20 fine and costs for handling equipment violation tickets. Thirteen dollars will be kept by the City of Las Vegas. The Construction Assessment will be increased by approximately \$33,000 and the general fund revenues will be increased by approximately \$10,000.

The Municipal Court's new Bail/Fine table, to be implemented in August 2003, will positively impact the dollar amount of fines represented by approximately seventy percent of our traffic citations. On a conservative basis, this will increase general fund revenue by \$600,000. We have reviewed our new bail schedule with Mr. Mark Vincent, and he concurs with our estimate.

Anticipated Increase to General Fund Revenues:

Equipment Tickets:	\$ 10,000.00
<u>New Bail/Fine Table:</u>	<u>\$600,000.00</u>
Total:	\$610,000.00

Anticipated Increase to Construction Assessment Fees:	\$ 33,000.00

City of Las Vegas

Agenda Item No. 67

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: AUGUST 6, 2003

DEPARTMENT: NEIGHBORHOOD SERVICES**DIRECTOR: SHARON SEGERBLOM**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

Discussion and possible action regarding an Agreement between the EOB Community Action Partnership CCAD (Child Care Assistance Division) and the City of Las Vegas in the amount of \$102,308 for the Child Care Improvement Grant (CCIG) - All Wards

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

The Child Care Improvement Grant created in 1997 is a proactive approach to addressing the rising concerns of quality childcare in Las Vegas. The program enhances the quality of childcare services by providing mini-grants up to \$5,000. Funding can be used towards facility rehabilitation, including interior and exterior upgrades such as flooring and landscaping. More importantly, Neighborhood Services works closely with the CLV Childcare Licensing Division and Clark County Health District to ensure providers meet codes and regulations. To date, the City of Las Vegas has received \$861,000 for the CCIG program and has helped one hundred and twenty-one childcare providers provide a healthier and safer environment to over 3,021 children. Due to the City's outstanding performance, the CCIG program has been awarded an additional \$102,308.

RECOMMENDATION:

City Manager recommends City Council approval to enter into an Agreement for Quality Enhancement Programs and Services with the EOB Community Action Partnership - CCAD in the amount of \$102,308 and authorize the Mayor to execute the agreement.

BACKUP DOCUMENTATION:

Agreement for Quality Enhancement Programs and Services
Submitted after the meeting: hard copy of PowerPoint

MOTION:

WEEKLY – APPROVED as recommended – UNANIMOUS

MINUTES:

SHARON SEGERBLOM, Director, Neighborhood Services, introduced TIFFANY JACKSON, Management Analyst, who used a PowerPoint document to review how this program has helped some recipients of this grant make improvements to their childcare facilities and meet code regulations.

*City of Las Vegas***Agenda Item No. 67**

CITY COUNCIL MEETING OF AUGUST 6, 2003

Neighborhood Services

Item 67 – Discussion and possible action regarding an Agreement between the EOB Community Action Partnership CCAD (Child Care Assistance Division) and the City of Las Vegas in the amount of \$102,308 for the Child Care Improvement Grant (CCIG)

MINUTES – Continued:

MS. SEGERBLOM indicated that many children receive childcare while their parents are working. Neighborhood Services staff believes that this program makes a significant difference in the lives of many children. She requested the Council's approval.

COUNCILMAN WEEKLY questioned the role of the Economic Opportunity Board (EOB). MS. SEGERBLOM answered that EOB receives a significant amount of money through the State to provide childcare. EOB has grant money to award to the City in order to continue this program.

There was no further discussion.

(9:55 – 10:02)

1-1524



EOB Community Action
Partnership
Child Care Assistance Division
2500 W. Washington Ave.
Las Vegas, Nevada 89106
Phone (702) 387-0985
Toll Free: (888) 387-0090
Fax: (702) 631-0547

AGREEMENT FOR QUALITY ENHANCEMENT PROGRAMS AND SERVICES

This Agreement ("Agreement") entered into by the EOB Community Action Partnership - CCAD and the City of Las Vegas ("Delegate Agency") for the purpose of providing Quality Enhancement Programs and Services, in compliance with the State of Nevada, Department of Human Resources Welfare Division Regulations, for compensation in the amount of \$102,308.00. This Agreement shall be effective for the period commencing July 1, 2003 to September 30, 2003, with the following stipulations, conditions, and requirements:

PERFORMANCE:

I. COMPLIANCE

- A. This Agreement shall not become effective until approved by the appropriate representatives or governing body of both EOB Community Action Partnership - CCAD and the Delegate Agency.
- B. IRS Tax Exemption Letter- Delegate Agency must have on file proof of IRS granting 501(c) 3 nonprofit status or other appropriate tax reporting documentation for public or private agencies.

II. ASSURANCES

- A. Autonomy of Parties - EOB Community Action Partnership - CCAD and the Delegate Agency are associated with each other only to the extent set forth in this Agreement, and in respect to the performance of services as defined in this Agreement. Each party shall remain autonomous from the other party, and subject only to the terms of this Agreement. Each party shall have sole right to supervise, manage, operate, control and direct the performance of the details under this Agreement. Nothing contained in this document shall be construed to create a partnership, employer-employee relationship, or otherwise create liability for one party whatsoever with respect to indebtedness, liabilities, and obligation of the other.
- B. Severability- If any provision contained in this Agreement is held to be unenforceable by law, this Agreement shall be construed as if such provision did not exist, and the non-enforceability of such provision shall not be held to render any other provision of this Agreement unenforceable.
- C. Keeping Good Records- Delegate Agency assures EOB Community Action Partnership - CCAD that it shall maintain accurate work records on participant services, assistance and references, duties performed under this Agreement, and financial transactions as may be required.

Delegate Agency agrees that the relevant books, records (written, electronic, computer related or otherwise), including but not limited to relevant accounting procedures and practices of the Delegate Agency, financial statements and supporting documentation, and documentation related to the work product shall be subject, at any reasonable time, to inspection, examination, review, audit, and copying at any office location of the Delegate Agency where such records may be found, with or without notice by auditors from EOB Community Action Partnership - CCAD or the State of Nevada, the Nevada Department of Administration, Budget Division, Nevada Attorney General's Office or its Fraud Control Units, the Nevada State Legislative auditor, any relevant Federal agency, including, but not limited to, the Comptroller General, the General Accounting Office and Office of the Inspector General.

- D. Non-Political and Non-Religious Activities; Compliance with Laws- Delegate Agency assures that funds will not be used for any political activity or any activities to provide voters and prospective voters with transportation to the polls or similar assistance in connection with any election or any voter registration activity. Delegate Agency agrees to comply with Title VI of the Civil Rights Act of 1964. Delegate Agency will not use funds from CCDF for religious or sectarian purposes. Delegate Agency also agrees to comply with all applicable laws, ordinances and codes of State and local governments.
- E. Indemnification- To the extent limited by NRS Chapter 41. Delegate Agency agrees to protect, defend and absolve EOB Community Action Partnership - CCAD and the Nevada Department of Human Resources from and against any and all liability, damages, claims, suits, liens and judgments of whatever nature; including but not limited to, claims for contribution or indemnification, or both; for injuries to, or death of any person caused by, in connection with, or arising out of any activity which is undertaken by the Delegate Agency pursuant to this Agreement.
- F. Federal Conditions
1. Delegate Agency agrees to comply with Fair Labor Standards Act of 1938, as amended, which establishes the basic minimum wage for all work and requires the payment of overtime at the rate of at least time and one half, as well as other provisions for employees paid under this agreement.
 2. Delegate Agency agrees to comply with the Equal Employment Opportunity, Executive Order, which prohibits discrimination against any employee or applicant for employment because of race, color, religion, sex or national origin.
 3. Delegate Agency agrees to comply with the Pro-children Act of 1994, Public Law 103-227, Part C-Environment Tobacco Smoke, by not permitting smoking in any portion of any non-residence indoor facility or facility which is leased by the Delegate Agency which portion is also used routinely or regularly for the provision of health, daycare, education, or library services to children under 18 years of age.
- G. Confidentiality- Subject to the Delegate Agency's requirement to comply with NRS Chapter 239, Public Records, each party shall keep confidential all information, in whatever form, observed or received by that party to the extent that such information is confidential by law or as required in this Agreement.

III. SCOPE OF WORK

- A. Delegate Agency will provide staff services and support to its Child Care Licensing Division.
- B. Delegate Agency will offer Childcare Improvement mini-grants to licensed child care providers. Delegate Agency will be responsible for ensuring these funds are utilized for the approved purpose, and for determining the nature of the materials and/or resources the Child Care Improvement mini-grants may be used for.
- C. Delegate Agency will offer child care training programs that promote quality improvement in a variety of topics. Delegate Agency is responsible for determining the content and format of such training, and determining the cost, if any, to the consumer. Additionally, the Delegate Agency will maintain records of attendees of such training.

IV. MONITORING AND REPORTING

- A. Delegate Agency agrees that it will keep and maintain in effect at all time any and all licenses, permits, notices and certifications which may be required by any City ordinance or state and Federal statutes and regulations that effect the provisions of work being carried out under this Agreement.
- B. Delegate Agency shall permit EOB Community Action Partnership - CCAD and/or the Nevada Department of Human Resources representatives to monitor program progress during the year. EOB Community Action Partnership - CCAD will monitor Delegate Agency records at least one time during the year. Delegate Agency will further allow access by any authorized EOB Community Action Partnership - CCAD official, State official or the Comptroller of the United States or any duly authorized representative to any documents related to the program during normal business hours.
- C. Delegate Agency will provide quarterly reports to EOB Community Action Partnership - CCAD regarding program status, services rendered and grants approved.

V. COMPENSATION

- A. EOB Community Action Partnership - CCAD agrees to compensate Delegate Agent an amount not to exceed \$102,308.00 for the grants, services and support provided by Delegate Agency pursuant to this Agreement.
- B. Delegate Agency will be reimbursed upon providing invoices, or other backup related to the services/grants provided, and the actual cost for compensation of the additional Licensing staff services and support. Delegate Agency shall provide a one-page summary of the requested reimbursement, and attach all necessary back up documentation.
- C. EOB Community Action Partnership - CCAD will reimburse Delegate Agency, by check, within 30 days of receiving the request for reimbursement.

D. Reimbursements for expenditures related to this Agreement may not exceed the \$102,308.00.

VI. TERMINATION

- A. This Agreement may be voluntarily terminated by mutual decision by both parties, or unilaterally by either party at any time, with or without cause. All notices of termination required shall be provided in writing, and delivered by mail or in person to the other party not less than thirty (30) days prior to the effective date of the termination.
- B. The Delegate Agency shall be entitled to any reasonable and irrevocable expense incurred prior to the time of termination.
- C. If the Delegate Agency fails to fulfill its obligations in the performance of work specified under this Agreement, or violates any of the applicable laws or conditions, EOB Community Action Partnership - CCAD shall have the right to terminate this Agreement by giving notice no less than ten (10) days prior to the effective date of the termination. Upon such termination, Delegate Agency agrees to transfer to the EOB Community Action Partnership - CCAD any grant assets and applicable records, which are in its possession at the time of such termination.

ECONOMIC OPPORTUNITY BOARD OF CLARK COUNTY

By: Diba A. Hadi
Diba A. Hadi, Administrator

CITY OF LAS VEGAS

By: Gary Reese
Oscar B. Goodman, Mayor
Gary Reese, Mayor Pro-Tem

Attest:

Beverly K. Bridges
Barbara Jo Ronemus, City Clerk
By: Beverly K. Bridges
Chief Deputy City Clerk

Approved as to form:

J. Penicello
Date 7/21/03



Child Care Improvement Grant (CCIG)

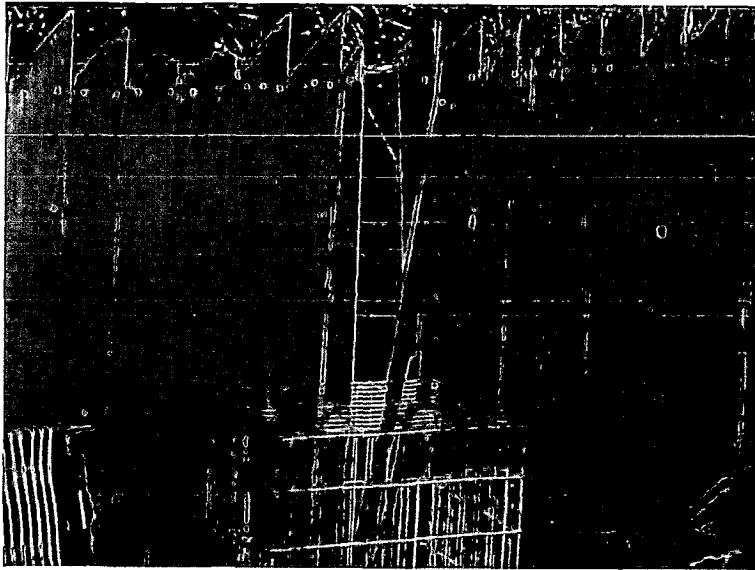


City of Las Vegas
Neighborhood Services



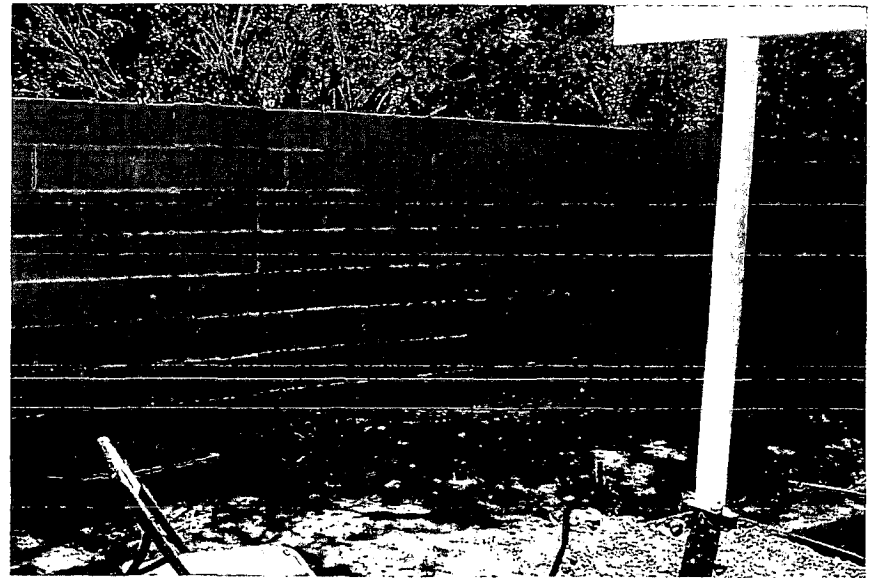
8/6/03 CC 2003
#623

Keys Kids Project: Fence Replacement



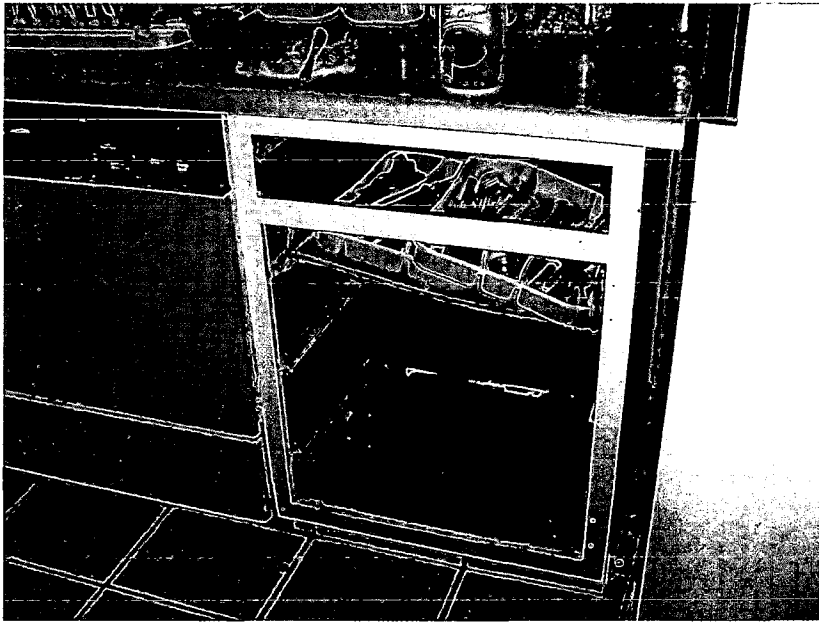
Before

After



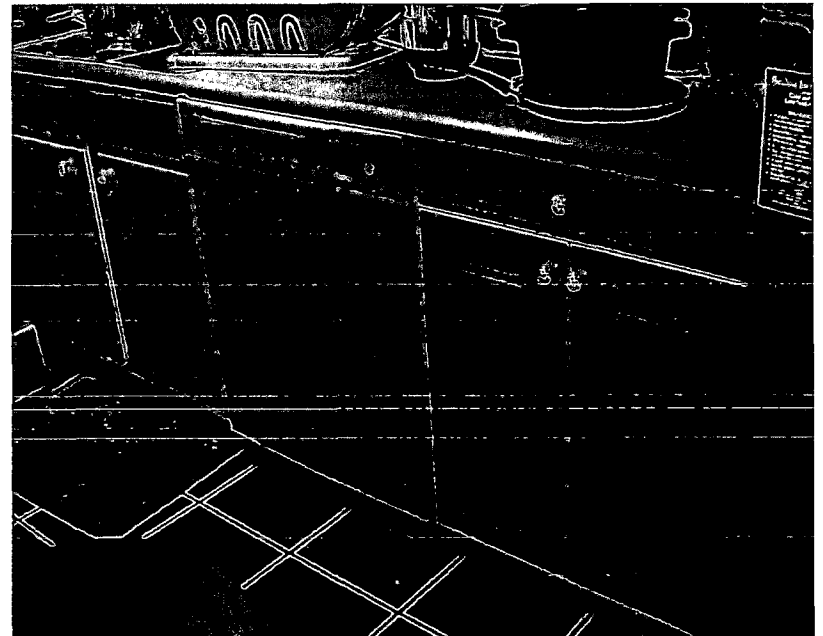
Lopez Family Care Home

Project: Cabinet Replacement



Before

After



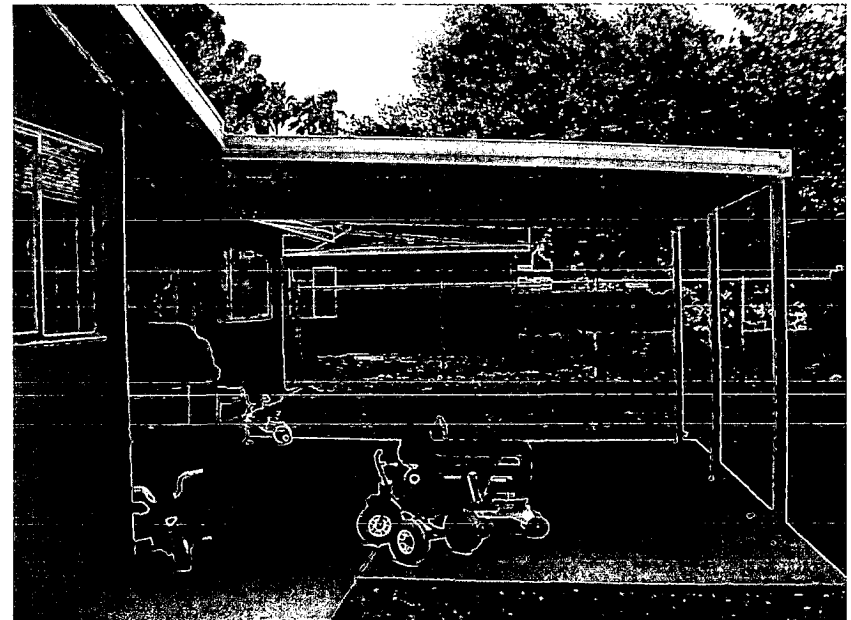
Carmen's Daycare

Project: Shade Cover



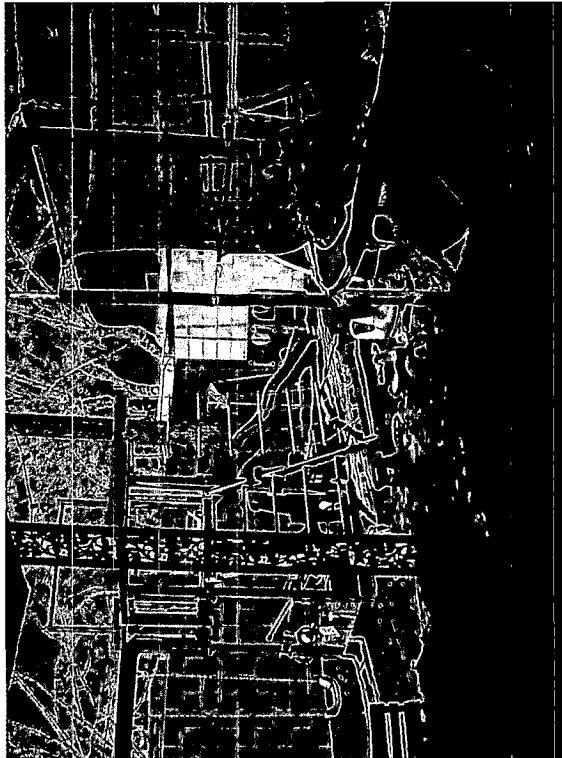
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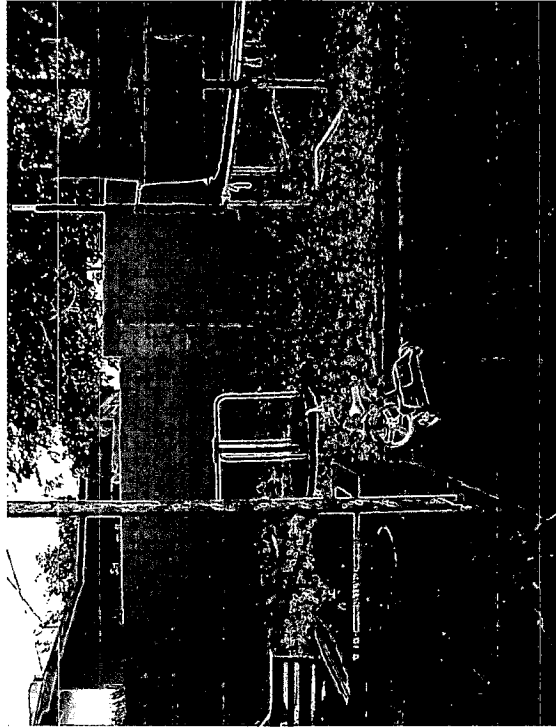


Scali Family Care Home

Project: Backyard Renovation



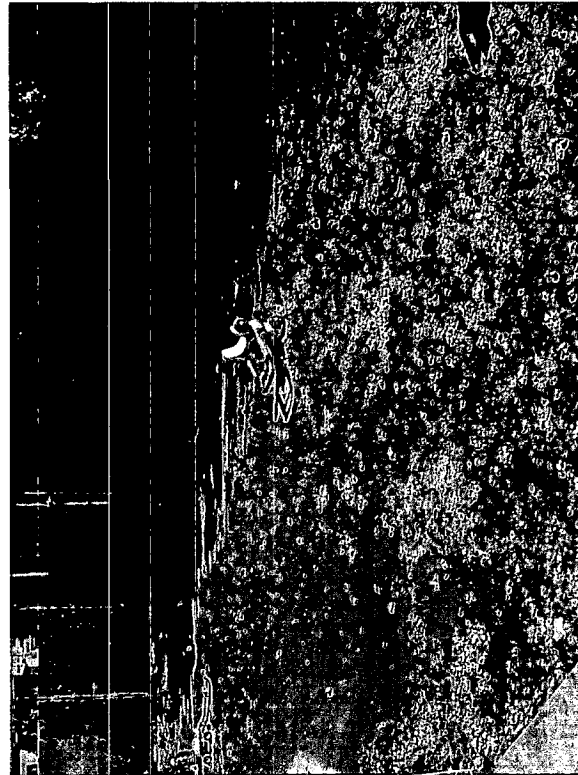
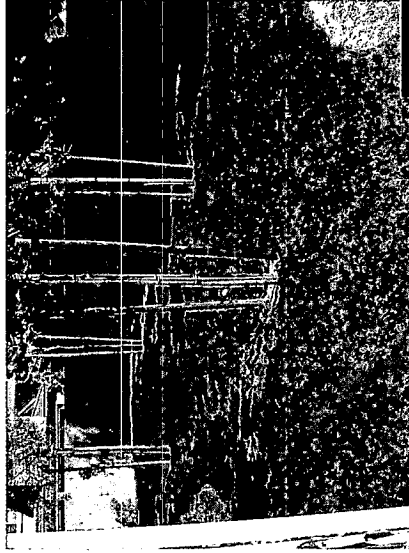
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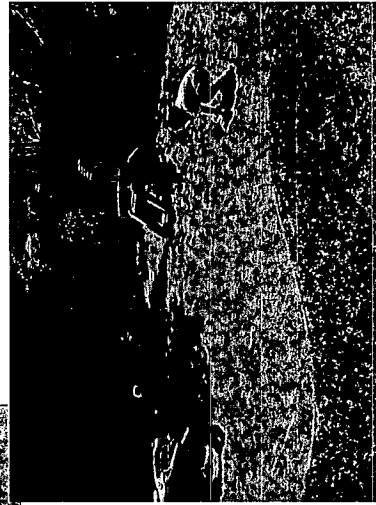
After

Rita's Quality Home Care

Project: Landscaping



Before



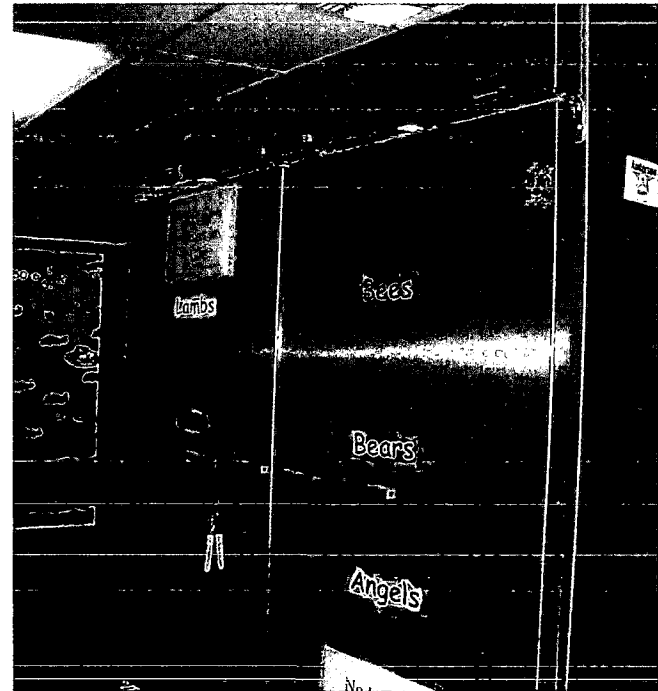
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International Christian Academy

Project: Commercial Refrigerator



Before



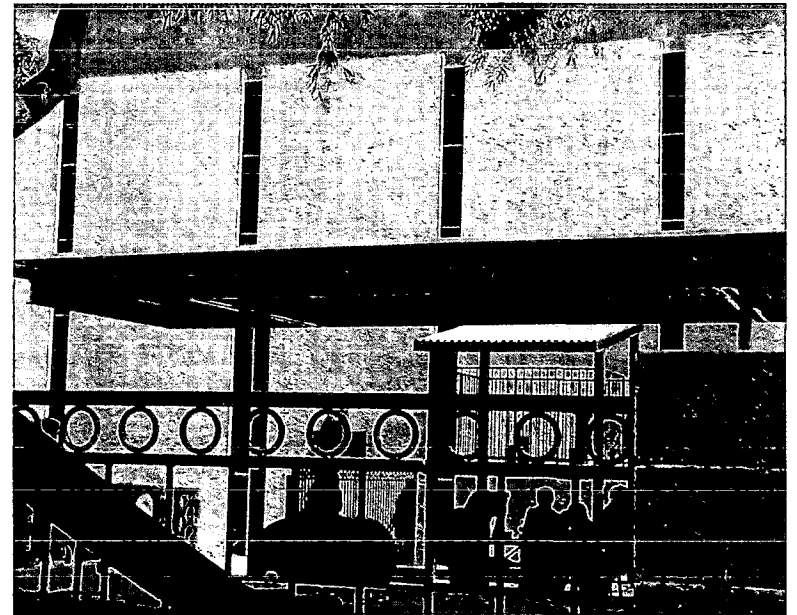
After

Charleston Heights

Project: Shade Covering



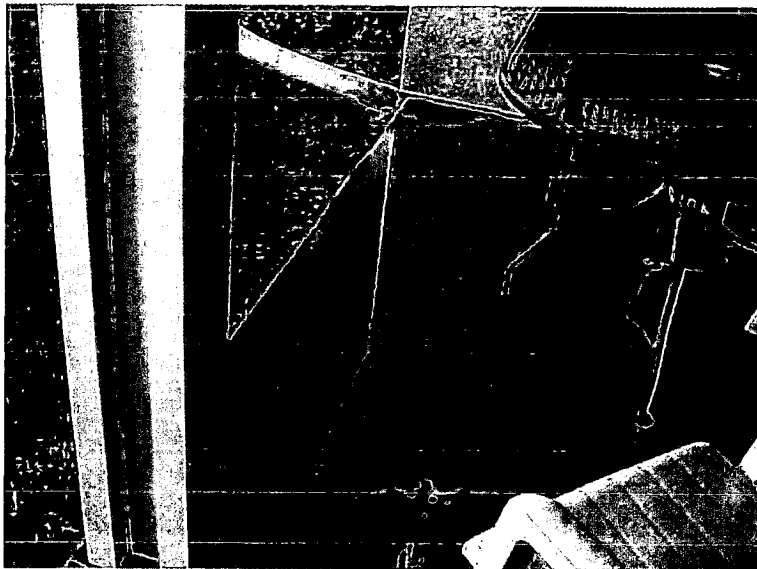
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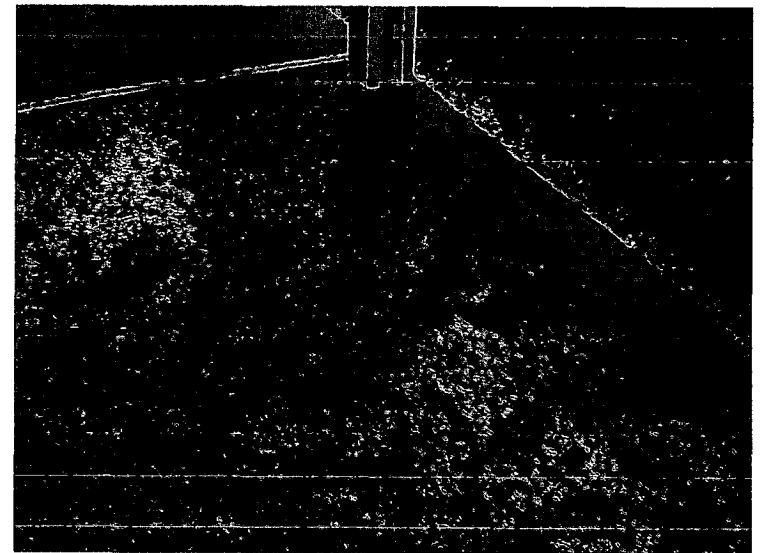
After

Button Family Care Home

Project: Patio Resurfacing



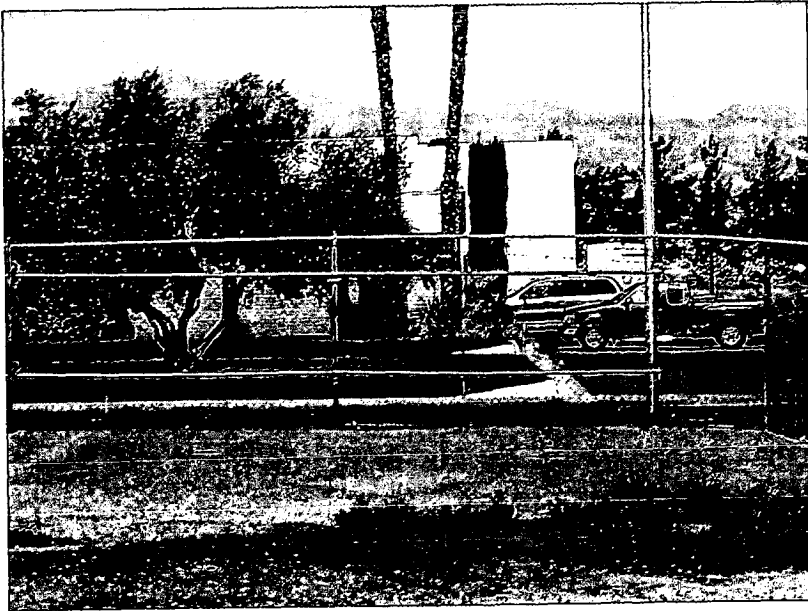
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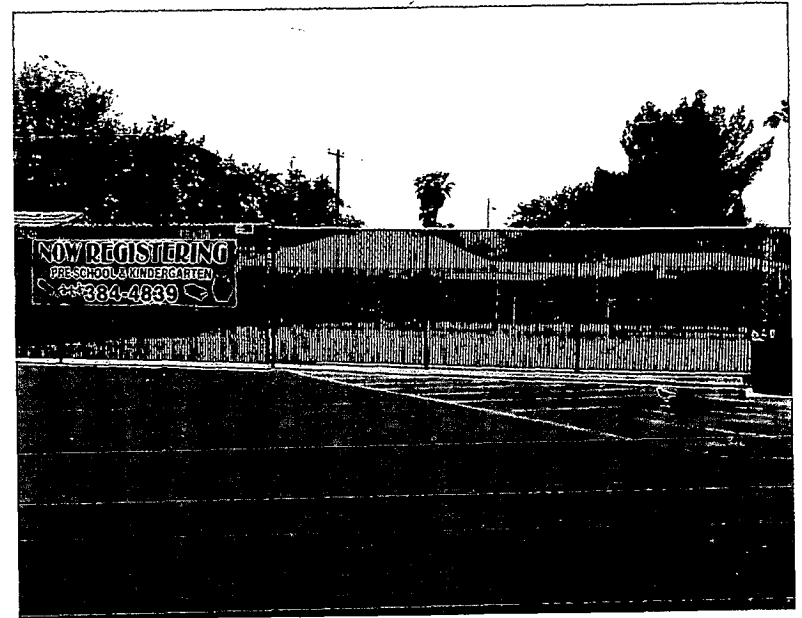
After

First Christian Child Development

Project: Fence Covering



Before



After

City of Las Vegas

Agenda Item No. 68

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: AUGUST 6, 2003

DEPARTMENT: NEIGHBORHOOD SERVICES**DIRECTOR: SHARON SEGERBLOM**☐**CONSENT**☒**DISCUSSION****SUBJECT:****RESOLUTIONS:**

R-108-2003 - Discussion and possible action regarding a Resolution adopting the Beverly Green/Southridge Neighborhood Plan as an Addendum to the Neighborhood Planning Process Component of the City of Las Vegas General Plan - Ward 3 (Reese) - (Heard as DIR-2613 on 7-10-2003 Planning Commission)

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

In 1998, the City Council adopted the Neighborhood Planning Process as a component of the General Plan. The process contemplates the adoption of individual neighborhood plans as they might be developed by particular neighborhoods desiring to participate. The Beverly Green/Southridge Neighborhood Planning Team has proposed for the Beverly Green/Southridge area a neighborhood plan entitled the Beverly Green/Southridge Neighborhood Plan which was approved by the Planning Commission on July 20, 2003 as DB-2613-03. This Resolution follows up by formally adopting that neighborhood plan as an addendum to the Neighborhood Planning Process component of the General Plan.

RECOMMENDATION:

It is recommended that the City Council approve this Resolution.

BACKUP DOCUMENTATION:

1. Resolution No. R-108-2003
2. Beverly Green/Southridge Neighborhood Plan

MOTION:

REESE – APPROVED as recommended – UNANIMOUS

MINUTES:

SHARON SEGERBLOM, Director, Neighborhood Services, reviewed some of the information under the Purpose/Background heading above. She then introduced YORGO KARGAFAS, Neighborhood Planner, to give a quick overview.

MR. KARGAFAS indicated that this is the fourth neighborhood plan to successfully utilize the neighborhood planning process established under R-27-98. The staff of Neighborhood Services assists residents who have been active in their respective neighborhoods to develop these types

*City of Las Vegas***Agenda Item No. 68**

CITY COUNCIL MEETING OF AUGUST 6, 2003

Resolutions

Item 68 – R-108-2003

MINUTES – Continued:

of plans. The end result is a written document that can be used as a reference tool by decision-makers when reviewing proposals in those areas. Residents of these two neighborhoods, which are bound by Sahara Avenue, Maryland Parkway, Oakey Boulevard, and Las Vegas Boulevard, have worked over two years on this plan. All the meetings of the membership were open to the public in order to obtain feedback.

JOHN DELIKANAKIS, President of the Beverly Green/Southridge Neighborhood Association and Chair of the Planning Team for the neighborhood, mentioned that many of the members of the team that worked hard on this process were in the audience. It was a year-and-a-half effort of the residents and business owners that surround the neighborhood. He noted that he is particularly proud of the historical part of the neighborhood. MAYOR GOODMAN commented that he was fascinated to see some of the names in the report. They embody the old Las Vegas. The report will be critical to the upcoming centennial celebration.

COUNCILMAN REESE stated that this is the pinnacle of the City's neighborhood planning efforts. MR. KARGAFAS has done a wonderful job in Ward 3 and the residents of the various neighborhoods that have undergone this process can be proud of implementing guidelines to preserve their neighborhoods. He thanked MR. DELIKANAKIS for his participation in this effort.

MAYOR GOODMAN read some of the names from the report of the historical families that lived in this neighborhood and helped make Las Vegas what it is.

There was no further discussion.

(10:02 - 10:10)

1-1822

R- 108-2003**RESOLUTION ADOPTING THE BEVERLY GREEN/SOUTHRIDGE NEIGHBORHOOD PLAN
AS AN ADDENDUM TO THE NEIGHBORHOOD PLANNING PROCESS COMPONENT
OF THE CITY OF LAS VEGAS GENERAL PLAN**

WHEREAS, on March 9, 1998, the City Council adopted Resolution R-27-98, which added to the General Plan of the City of Las Vegas a component known as the Neighborhood Planning Process; and

WHEREAS, the Neighborhood Planning Process contemplates the adoption by the Planning Commission and the City Council of individual Neighborhood Plans, each as an addendum to the Neighborhood Planning Process component of the General Plan; and

WHEREAS, the Planning Commission, on July 10, 2003, adopted such a neighborhood plan, entitled Beverly Green/Southridge Neighborhood Plan, prepared and presented by the Beverly Green/Southridge Neighborhood Planning Team; and

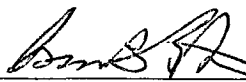
WHEREAS, the City Council deems it appropriate to adopt that neighborhood plan as an addendum to the Neighborhood Planning Process component of the General Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAS VEGAS as follows:

The Neighborhood Planning Process component of the General Plan is hereby amended by adopting the neighborhood plan entitled "Beverly Green/Southridge Neighborhood Plan," attached hereto and incorporated by this reference.

PASSED, ADOPTED, and APPROVED this 6 day of August, 2003.

APPROVED:

By 
OSCAR B. GOODMAN, Mayor

ATTEST:

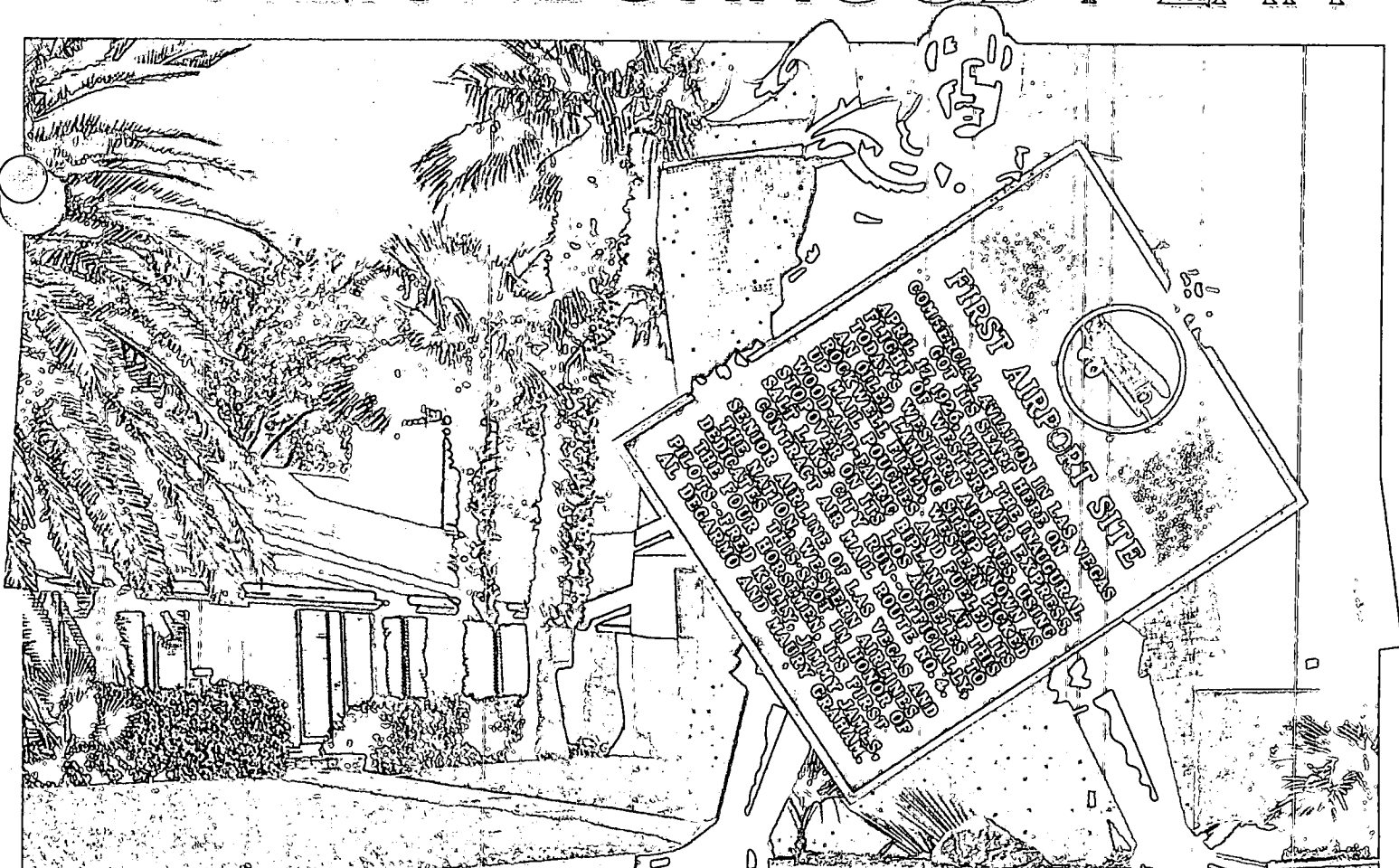

BARBARA JO RONEUMUS, City Clerk

APPROVED AS TO FORM:

 7-24-03
Date



Beverly Green/Southridge NEIGHBORHOOD PLAN



Beverly Green / Southridge

NEIGHBORHOOD PLAN

ACKNOWLEDGEMENTS

CHAIRMAN

John S. Delikanakis

PLANNING TEAM MEMBERS:

Rev. Charles W. Bowker

Lynn Cleary

Ben Contine

Jerry & Susie Crader

Yvonne Duplian

Elizabeth Eden

Christ Church Episcopal

Dan Felts

Sharon Griffith

Michael Hanratty

Arlene King

Pam Kowalski

Jack LeVine

John & Miriam Lindner

Lilia Lopez

Theresa Morrow

Grover Prowell

Phyllis Silvestri

Kelly Smith

Sherry Standlee

Darlene Steljes

MAYOR

Oscar B. Goodman

CITY COUNCIL

Gary Reese (Mayor Pro Tem), Ward 3

Lynette Boggs-McDonald, Ward 2

Larry Brown, Ward 4

Lawrence Weekly, Ward 5

Michael Mack, Ward 6

Janet Moncrief, Ward 1

CITY MANAGER

Douglas A. Selby

DEPUTY CITY MANAGER

Elizabeth Fretwell

DEPUTY CITY MANAGER

Steve Houchens

NEIGHBORHOOD SERVICES

DEPARTMENT

Sharon Segerblom, Director

PROJECT MANAGER

Yorgo Kagafas

CITY STAFF

Michael Campbell,

Patrick Murphy, Lisa Apikyan,

Alma Estrada, Anthony Willis,

Kyle Walton, Mike Janssen and

Jorge Cervantes

*And an entire community of
stakeholders, too numerous to name,
who gave of their time and of themselves.*

Outline of Beverly Green / Southridge

NEIGHBORHOOD PLAN

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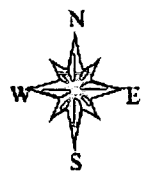
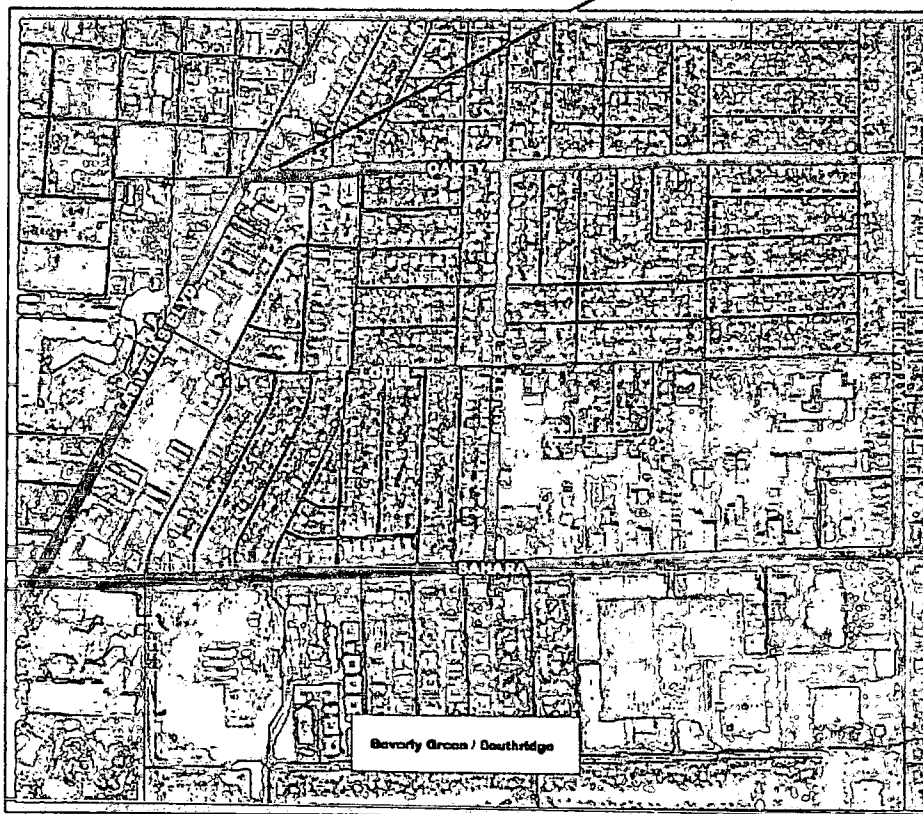
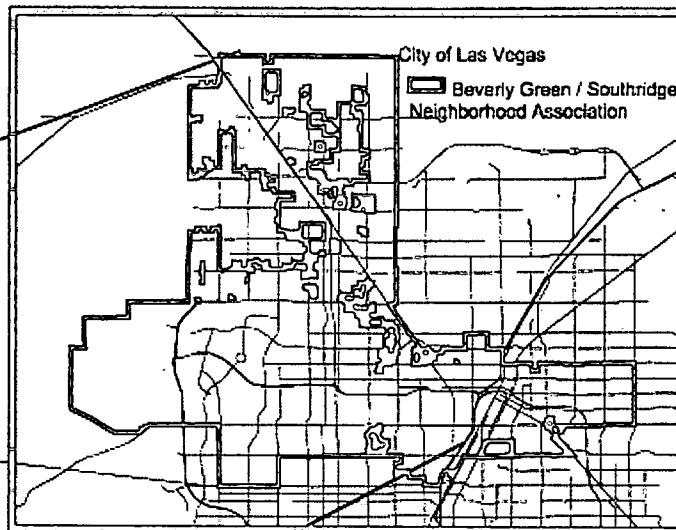
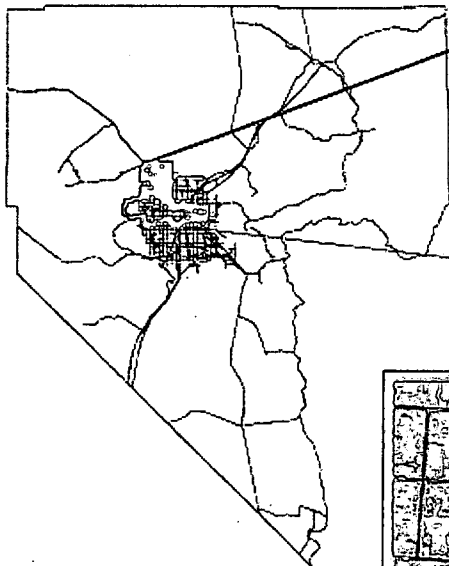
Beverly Green / Southridge

NEIGHBORHOOD PLANNING PROCESS TIMELINE

February 22, 2001	First request to start the Neighborhood Planning Process
February 6, 2002	Second request to start the Neighborhood Planning Process
March 5, 2002	Ad-hoc Committee meets with Director of Neighborhood Services
April 10, 2002	1 st Community Meeting
April 23, 2002	Planning Team Meeting
May 14, 2002	Planning Team Meeting
June 11, 2002	Planning Team Meeting
June 25, 2002	Planning Team Meeting
July 9, 2002	Planning Team Meeting
July 23, 2002	Planning Team Meeting
August 13, 2002	Planning Team Meeting
August 27, 2002	Planning Team Meeting
September 10, 2002	Planning Team Meeting
September 17, 2002	Planning Team Meeting
October 8, 2002	2 nd Community Meeting
October 22, 2002	Planning Team Meeting
November 12, 2002	Planning Team Meeting
November 26, 2002	Planning Team Meeting
December 10, 2002	Planning Team Meeting
January 28, 2003	Planning Team Meeting
February 18, 2003	Planning Team Meeting
March 2003	Neighborhood Service Department Reviews Draft Plan
April 9, 2003	Planning Team Meeting
April 18 - May 19, 2003	City Departments Review Draft Plan
May 27, 2003	Planning Team Meeting
June 14, 2003	3 rd Community Meeting
June 20, 2003	Submit Draft Plan to Planning Department
July 2003	Planning Commission Hearing
August 2003	City Council

Southern Nevada

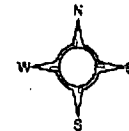
City of Las Vegas Boundary



Regional Map

STREET NAMES

MAP 1

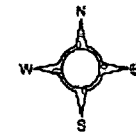


GIS maps are normally produced only to meet the needs of the city.
Due to continuous development activity, this map is for reference only.

Base Map

Neighborhood Boundaries
 Beverly Green
 Southridge

MAP 2



GIS maps are normally produced
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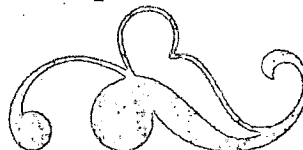


Vision Statement

The Beverly Green/Southridge Community is one of the most mature neighborhoods in the downtown area of Las Vegas. Bordering on the edge of the central city limits, north of Sahara Avenue and east of Las Vegas Boulevard, it is a continuing collaboration of businesses, schools, single-family homes, apartment dwellings, a public park and several churches.

Nestled away in the midst of all the glitter and glamour that is Las Vegas, Beverly Green/Southridge is a diamond in the rough. Residents are committed to preserving its past as well as embracing its future as a neighborhood of choice for those discerning urban dwellers who seek an established area free of the hassles of "boomtown" development and the encroachment of large gaming properties.

With a healthy diversity of businesses surrounding the residential core of this neighborhood, owners and managers will continue to make the cooperative effort to improve the aesthetic appeal of the area and maintain quality service to their patrons and the residents of this quiet urban oasis.



Community Involvement

This neighborhood planning process fully adhered to the requirements of Resolution R-27-98 as adopted by Las Vegas City Council on March 9, 1998. Over 90% of the Planning Team members owned property in the neighborhood(s). Two religious organizations and four business owners participated on the team. The Planning Team adequately represented the entire geographical area covered by this Neighborhood Plan (Map 3).

In addition to sending invitations to all property owners and tenants within the Beverly Green/Southridge boundaries to participate in the planning process, members of the Planning Team went door-to-door to all the commercial properties handing out flyers inviting them to become involved.

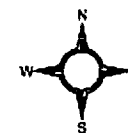
The required community-wide meetings were held on April 10, 2002, October 8, 2002 and June 14, 2003. A vote was taken at each meeting to approve the work the planning team had completed up to that date. There was no opposition expressed at any of these meetings regarding any aspect of the proposed Plan.

Planning Team members attended over 30 meetings either of the Planning Team as a whole or as members of various sub-committees that were formed. For the third community meeting, not only was a mailing sent, but Planning Team members went door-to-door handing out flyers notifying residents, business owners and non-profit groups about the meeting. This planning team exceeded the required notification in order to get the maximum participation possible.

Planning Team Location Map

 Beverly Green Planning Team
 Southridge Planning Team

MAP 3



GIS maps are normally produced
 only to meet the needs of the city.
 Due to continuous development activity,
 this map is for reference only.



History of the Neighborhood

Until the early 20th Century, the area where the Beverly Green and Southridge neighborhoods are located was virgin desert terrain. By the 1920's, Las Vegas, like the nation's aviation industry was in its infancy. Both were growing and in 1926, the city of Las Vegas dedicated its first airport known as Rockwell Field on the northeast corner of what is now known as the intersection of Sahara Avenue and Paradise Road. During the rapid development of the Strip in the 1940's, the need for a larger commercial airport emerged and Rockwell Field was closed and replaced by McCarran International Airport after a brief stay near present day Nellis Air Force Base.



The closing of Rockwell Field permitted the area to be redeveloped into upscale residential neighborhoods. This was a natural expansion to the south of the premier residential neighborhoods which the pioneer citizens and community leaders of Las Vegas called home.

What follows are interesting historical facts regarding selected properties in the neighborhood that were primarily built in the 1950's:

- 1923 S. 6th Street:** This beautiful home was built in 1959 for the Von Tobel family. The house was designed by architect Hugh E. Taylor who also designed the old Desert Inn Hotel.
- 2200 S. 6th Street:** Tony Tellino resided here and was the builder of all the homes on 6th Street and the homes on the east side of Beverly Way.
- 2216 S. 6th Street:** Mary and Al Perry resided here. Mary and her sister, Angie Ruvo, opened the Venetian restaurant on West Sahara. After the Ruvo's took full ownership, the Perry's opened the Bootlegger on South Eastern. Their daughter, Lorraine Hunt, was elected Lieutenant Governor of Nevada in 1998.
- 2300 S. 6th Street:** This was the home of Municipal Court Judge Richards.

History of the Neighborhood

1815 Beverly Way: This was the home of Phillip & Maxine Spencer. Phillip was a Bishop in the Sixth Ward of the Mormon Church.



1815 Beverly Way

2205 Beverly Way: Mr. and Mrs Sam Kitterman had this home built in 1957. Sam worked at the Sahara Hotel and Casino for over 40 years as a graveyard pit boss.

2213 Beverly Way: Mr. and Mrs. Frank Modica resided here for many years. Frank started as a dealer at the Showboat in 1959 and worked his way up until his retirement in 1995 as the President and Chief Executive Officer.

2301 Beverly Way: Ethel and Walter Winternheimer were residents here for many years. Ethel was a school teacher and a reading consultant for the Clark County School District and in 2001 the Ethel Winternheimer-Staton Elementary School was named in her honor.

2304 Beverly Way: Lee and Marion Payne moved into this new home on February 16, 1954 right after their marriage. Lee was a pilot who served in all three branches of the military. He was one of the founders of Bonanza Airlines in 1949.

2305 Beverly Way: Lou and Angie Ruvo resided here for many years. They owned the Venetian restaurant until selling it in 1996.

544 Ellen Way: Home of James and Vida Costello who owned the Nevada Beverage Company.

History of the Neighborhood

- 545 Ellen Way:** Dr. Lucius Imboden, Chief of Staff at North Las Vegas Hospital, lived in this home. Later residents were Jacqueline Stallone and her son Frank.
- 547 Ellen Way:** Home of the Sanfords, owners of Sanford Jewellery Store located in downtown on Fremont Street.
- 548 Ellen Way:** Home of Dean and Elaine Dunn Shendal. Dean was a one-time owner of Caesars Palace. Elaine came to Las Vegas from Broadway to open the Tropicana Hotel with Eddie Fisher in 1957. Elaine Dunn first appeared at the Copa Cobana in New York City at age 17. She later appeared on



548 Ellen Way

Broadway in "Pal Joey", "Almanac of 1954" and "Catch a Star". After moving to Las Vegas, she toured in "Bye Bye Birdie", "Flower Drum Song" and "Sweet Charity". Among her TV appearances were the Ed Sullivan Show, the Eddie Fisher Show and the Dean Martin Show.

In 1961 Elaine married Dean Shendal and moved to Ellen Way. She appeared in all of the major strip hotel showrooms and opened Caesars Palace with Andy Williams. She retired in 1969.

History of the Neighborhood

549 Ellen Way:

Home of Italian immigrants John and Natalie Torchio. The Torchio's daughter was married to one of the Isola brothers, one of the owners of Silver State Disposal Company. This is one of the few pre-fab homes constructed in the neighborhood. The Torchio's were well known for their magnificent backyard vegetable garden.



549 Ellen Way

550 Ellen Way:

The Rue family were early residents of this home. Mr. Rue was a Major League Baseball Umpire and co-owner of Young and Rue Transfer Company. A later resident of this home was Barbara Woodrich, a Chicago heiress.

551 Ellen Way:

Sam and Anita Rivkin had this house built in 1955. Sam worked in the gaming industry and spent time training dogs for show. Sam was very active in the Animal Advisory Board of Clark County where he served as Vice-Chairman.

552 Ellen Way:

Home of Perry Thomas, who was President of the Bank of Las Vegas.

553 Ellen Way:

Home of Derald (Doc) and Betty Dokter. Betty was the daughter of pioneer residents Artemus and Alta Ham. The Dokters have resided here since 1960.

554 Ellen Way:

Home to Don and Francis Brown for 39 years. Don was President of the Bank of Nevada and also served on the Clark County School Board.

History of the Neighborhood

555 Ellen Way:

Home of Hank and Joann Henry who were burlesque entertainers from the Catskills. Hank was the headline entertainer at the Silver Slipper on the Strip. He made the movie Pal Joey with his friend and Godfather to his youngest son, Frank Sinatra. Neighbors still recall the many limos driving up with members of the Rat Pack for a party at the Henry's home, which lasted for several days.



555 Ellen Way

556 Ellen Way:

Home of Charlie and Alva Shelton who were from Tennessee. They owned the Rowel, a western apparel store on the Strip. Charlie was well known for his many TV commercials for the Rowel.

557 Ellen Way:

Home of the Manentes. Mr. Manente was the President of the First National Bank of Nevada.

558 Ellen Way:

Home of Les and Elsie Goldring, owners of a small restaurant on Fremont Street.

544 Barbara Way:

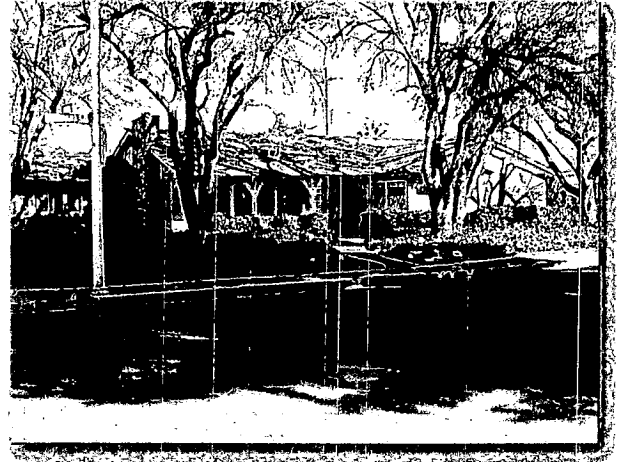
Home of Ted and Ann Otis of the Otis Elevator family.

History of the Neighborhood

DRAFT

545 Barbara Way:

Home of the Bergiel family. Mr. Bergiel was a casino worker at the Flamingo. His daughter, Amy, grew up in this home and later married Desi Arnaz Jr.



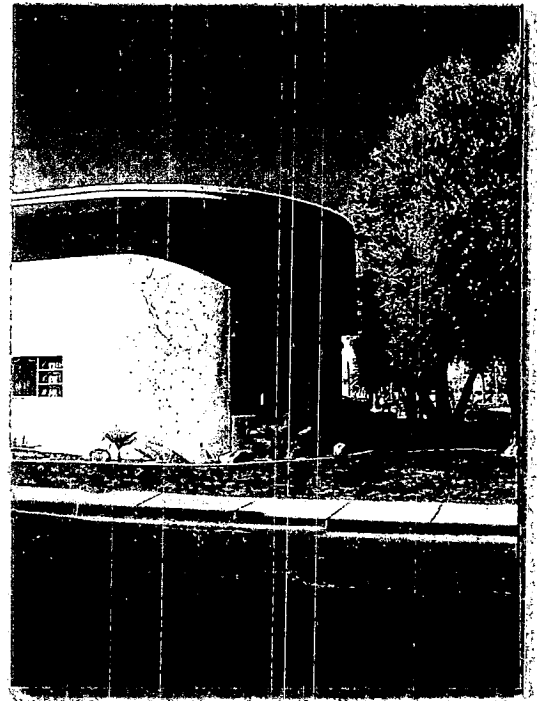
545 Barbara Way

559 Barbara Way:

Wendell and Marion Bunker had this home built. Wendell was a former City Council member and also made an unsuccessful bid for Mayor.

1700 Rexford Dr.:

The Rexford Condominiums were the first condos built in Las Vegas. Liberace's mother was one of the early residents.



1700 Rexford Drive

1720 Rexford Dr.:

C.D. Baker, one time Mayor of Las Vegas resided here. Baker Park, next to Fremont Middle School on St. Louis was named after him.

1824 - 1900

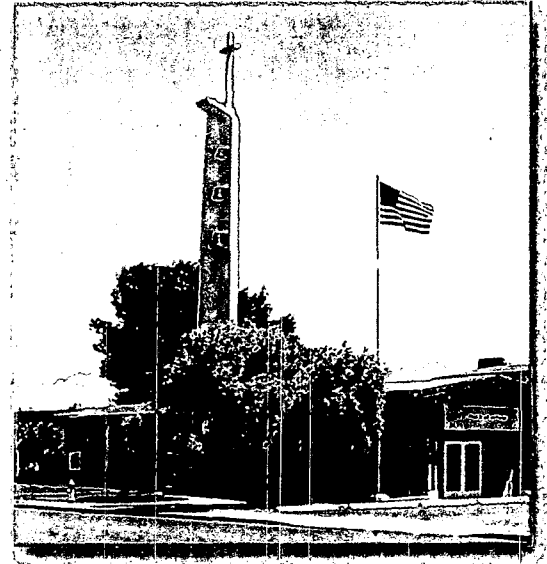
Rexford Dr.:

Beverly Plaza Co-op, was the first and the only legal co-op in the State of Nevada. Liberace owned three of the units, which was just down the street from where his mother resided.

History of the Neighborhood

580 St. Louis:

The Reformation Lutheran Church was the first Lutheran Church in the Las Vegas area when it was formed on October 31, 1948. The first permanent church site was at Charleston and Tenth Street. An offer was made for



580 St. Louis

that property in exchange for a site on the "outskirts of town" at St Louis and Beverly Way in 1954. The church was formally dedicated on September 23, 1956 and has remained an important member of the neighborhood.

702 St. Louis:

The Mesquite Club was founded by and for women in 1911 to enhance the development of culture in the community. Their early social events included their husbands and the many new school



702 St. Louis

teachers moving to the area. In 1946, they built this building and relocated from a downtown church. The Club is a member of the General Federation of Women's Club and has approximately 200 members.

1100 St. Louis:

John C. Fremont Middle School was built in 1954 and was an elementary school the first two years it was open. Congresswoman Shelly Berkley, the Greenspan children and the siblings of Andre Aggasi are all alumni of the school.

History of the Neighborhood

544 Bonita Ave.:

Home was first purchased by Dusty Springston who was the owner of the Las Vegas Bowling Alley on Las Vegas Boulevard near St. Louis. The home was later purchased by Charles and Julia Monahan. Charles was vice president of sales at Caesars Palace.

545 Bonita Ave.:

Home of Dr. Daniel Zimmerman.

548 Bonita Ave.:

Home of Bernard and Sibyl Minden, founders and owners of

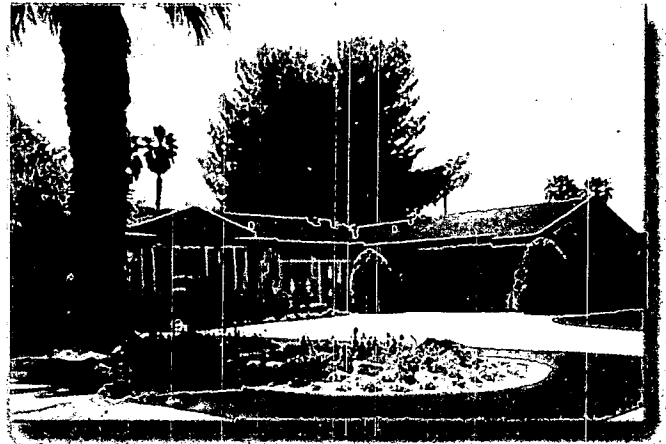


545 Bonita Avenue

Minden Jewelers at the old Vegas Village in Commercial Center. Their son, Michael carries on the family business on West Sahara.

552 Bonita Ave.:

Home of Jackie and Betty Mandell. Jackie was a host and pit boss at the old Dunes Hotel and Casino.



552 Bonita Avenue

553 Bonita Ave.:

Home of Leon Unitin, a ladies shoes designer at Joseph

Magnin's on Las Vegas Boulevard. He later opened his famous store on Rodeo Drive in Beverly Hills.

History of the Neighborhood

556 Bonita Ave.:

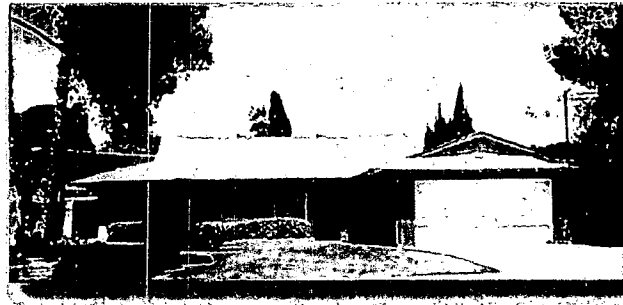
Home of Max and Ruth Nauman. Mr. Nauman was executive vice president of Southwest Gas.



556 Bonita Avenue

557 Bonita Ave.:

Home of Art and Ellie Lurie. Art opened and operated several restaurants and bars such as the Forty Niner and Popo Restaurant on



557 Bonita Avenue

Eastern. Art was voted Man of the Year at the Italian American Club and is in the Boxing Hall of Fame. He served four governors on the Nevada Boxing Commission. He was

active in raising funds for the YMCA and was Vice President of Temple Beth Sholom. Their son, Ron served as a councilman for 14 years and was elected

560 Bonita Ave.:

Home of Jim and Joann Murry. Mr. Murry was the



560 Bonita Avenue

representative for Music Corporation of America and handled most of the major talent on the Strip.

History of the Neighborhood

561 Bonita Ave.:

Home was purchased by Jim Konys and rented to Eddie and Eleanore Doumani. Eddie was part owner of the Tropicana Hotel and owned the LaConcha Motel on Las Vegas Boulevard. Jim & Sue Konys moved into the house later. Jim was shift boss at the Sahara Hotel and later owned 5% of the Aladdin Casino where he was casino manager.

564 Bonita Ave.:

The Ostap family had this home built. Mr. Arthur Ostap was head captain at the Riviera hotel Showroom.

565 Bonita Ave.:

Home of Stan and Marva Rae who owned the Rocky Mountain Produce Company.



565 Bonita Avenue

568 Bonita Ave.:

Home of Michael and Ruth Sarkis. Michael was a casino pit boss and Ruth was the owner of Frank's Safe and Lock Company on Main Street.



568 Bonita Avenue

569 Bonita Ave.:

Home of Ted and Norma Sutula. Ted was at one time, pit boss at both the Sahara and Hilton Casinos.

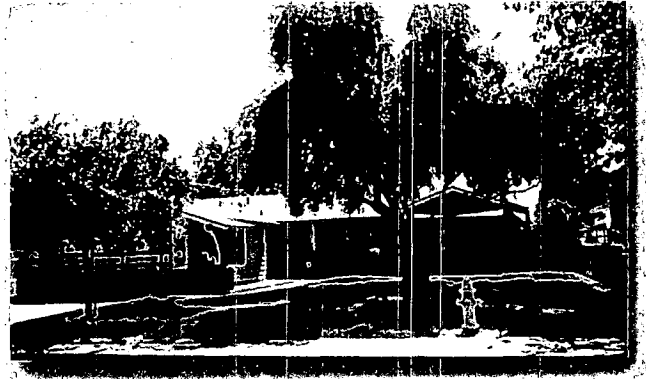


569 Bonita Avenue

History of the Neighborhood

572 Bonita Ave.:

Home of the Murray Wallman family. The Wallman family were large property owners

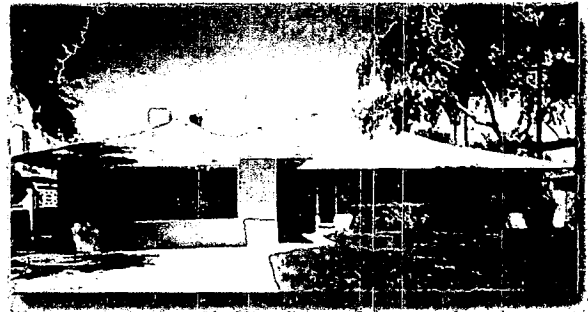


572 Bonita Avenue

and at one time owned most of Main Street South of Charleston. Their son-in-law was Mel Moss.

573 Bonita Ave.:

Home of Fred and Donna Mendendorf. They owned Dot's Flower Shop.



573 Bonita Avenue

576 Bonita Ave.:

Richard Longmire owned this home and also owned the Blue Onion Restaurant.



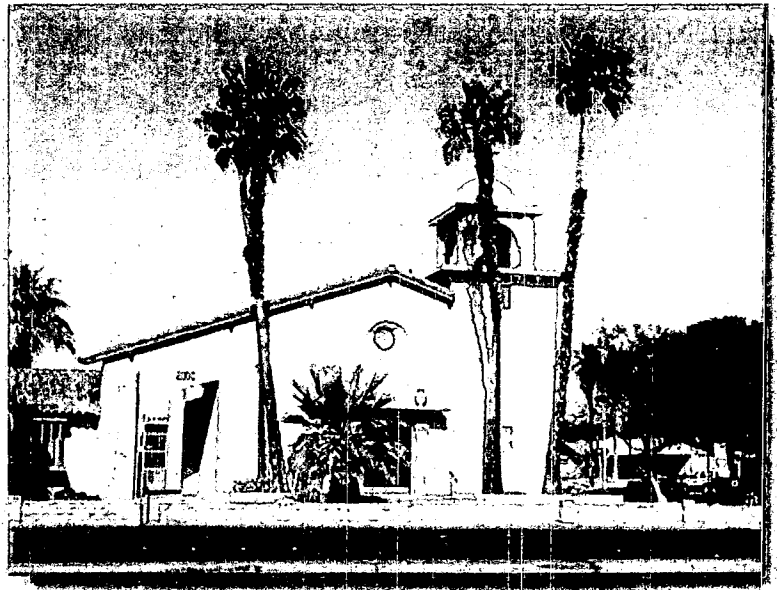
576 Bonita Avenue

577 Bonita Ave.:

Home of Dean and Barbara Peterson. The Peterson's owned the Westward Ho Hotel and Casino and also built the homes on the north side of Bonita Avenue and the homes on the north side of the 500 block of St. Louis.

History of the Neighborhood

2100 Maryland Pkwy: The Episcopal Parish of Christ Church was originally located in the downtown area (1907-1953) close to the railroad station, roundhouse and saloons. Christ Church (1907) held the first church service in a consecrated church building



2100 Maryland Parkway



within the city of Las Vegas. They delighted the city with a call to worship by a ringing bell weighing 500 pounds which hung in the steeple of the church. When it became apparent they had outgrown that part of the City, land was donated at the corner of St. Louis and Maryland Parkway. The new church was consecrated in 1962 and that bell, which rang for 40 years in the downtown area now rings every Sunday in the neighborhood.

Demographics

A comparison was made between data from the 1990 and the 2000 national census. It wasn't possible to get an exact comparison since the census tract blocks were changed. As a result, a small section of data was included from the area just north of Oakey between Las Vegas Boulevard and 6th Street in the 1990 data. The 2000 data had a small area between Oakey and Hassett and 10th Street and Maryland Parkway. Even with these two minor discrepancies, the overall results clearly indicate several factors.

Two factors are found in the population and ethnicity comparison. In 1990, the overall population in the neighborhood was 2,661 residents. Ten years later, the population had increased nearly 25% to 3,534 residents (Chart A). Since no major new housing projects were built during the same time period in the neighborhood, it can be concluded that household family size has increased.

The second factoring trend found in the population and ethnicity data is the dramatic increase in the number of people of Hispanic heritage who now reside in the neighborhood. This segment of the population increased nearly 300% in the neighborhood, closely following the overall trend in the entire valley. When comparing other information from the census data, it can also be concluded that the Hispanic community tends to be younger with larger families. This could explain the decrease in educational levels achieved between 1990 and 2000 since many of the new residents are still in the primary school grades (Chart B).⁽¹⁾

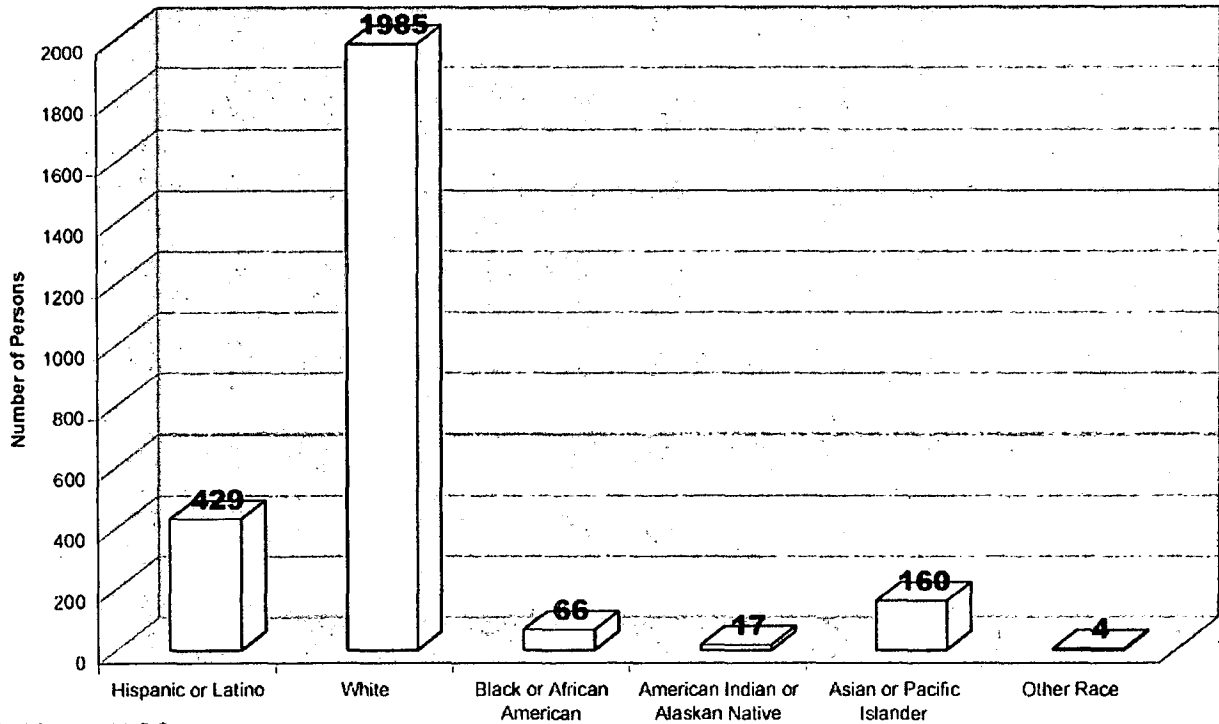
The overall average household income levels show a slight decline (Chart C). Again, this can be attributed to the number of families with larger households. More residents are younger and still in school and have yet to reach the workforce.

Many members of the Planning Team believed that the number of housing units being rented had dramatically increased during the same ten-year period. The data does not support this belief (Chart D). In fact, the data shows that there was a slight increase in home ownership in the neighborhood. But for all intents and purposes, about half of all housing units are being rented versus owner-occupied. Of course, the data doesn't show the number of housing units that have tenants who just rent a room from the owner-occupied housing units.

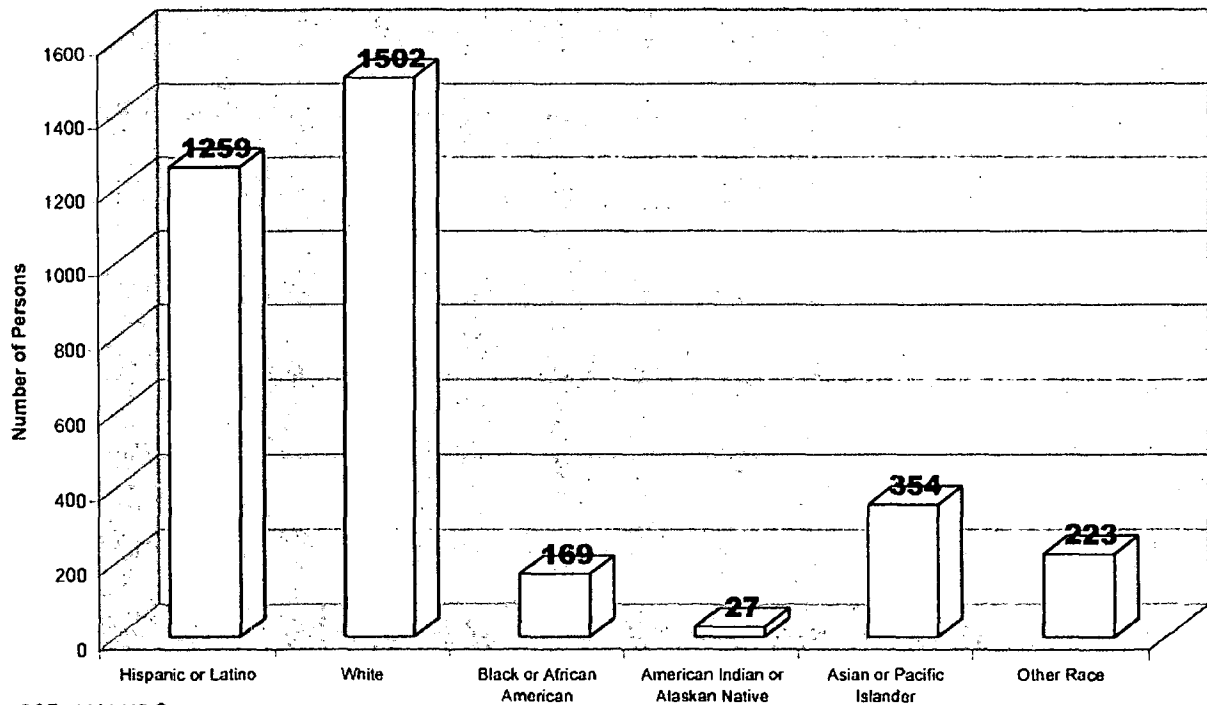
After careful analysis of the data comparison, the overall conclusion is that the population densities of the neighborhoods have increased and this increase can be attributed to the influx of larger Hispanic families into the neighborhoods.

⁽¹⁾ *Education level census data collects data for those 25 years old or over so the children are not factored into the data set.*

Demographics - Chart A

1990**Population by Ethnicity**

SOURCE: 1990 US Census

2000**Population by Ethnicity**

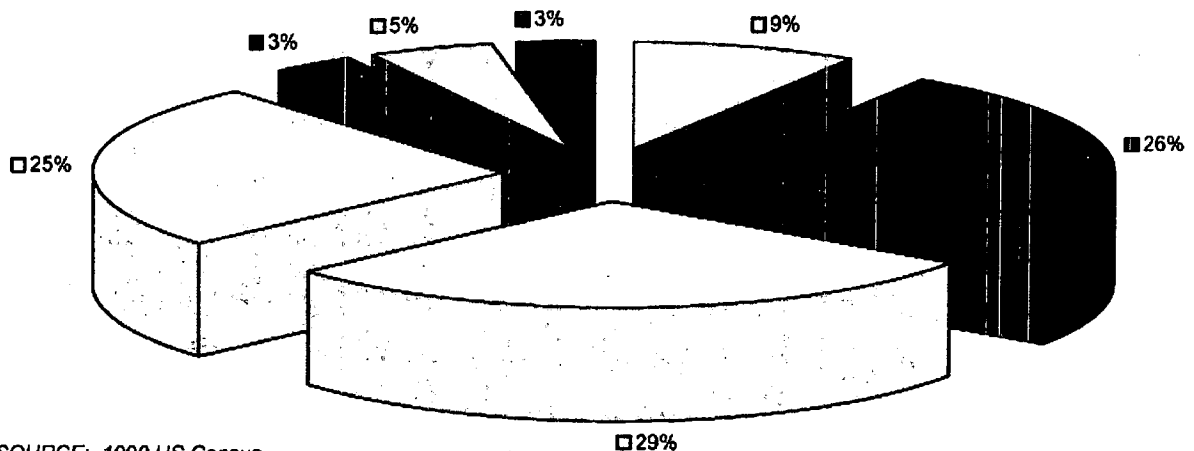
SOURCE: 2000 US Census

Demographics - Chart B

1990

Educational Attainment

□ Less than 9th grade	■ 9th to 12th grade, no diploma
□ High school graduate (includes equivalency)	□ Some college, no degree
■ Associate degree	□ Bachelor's degree
■ Graduate or professional degree	

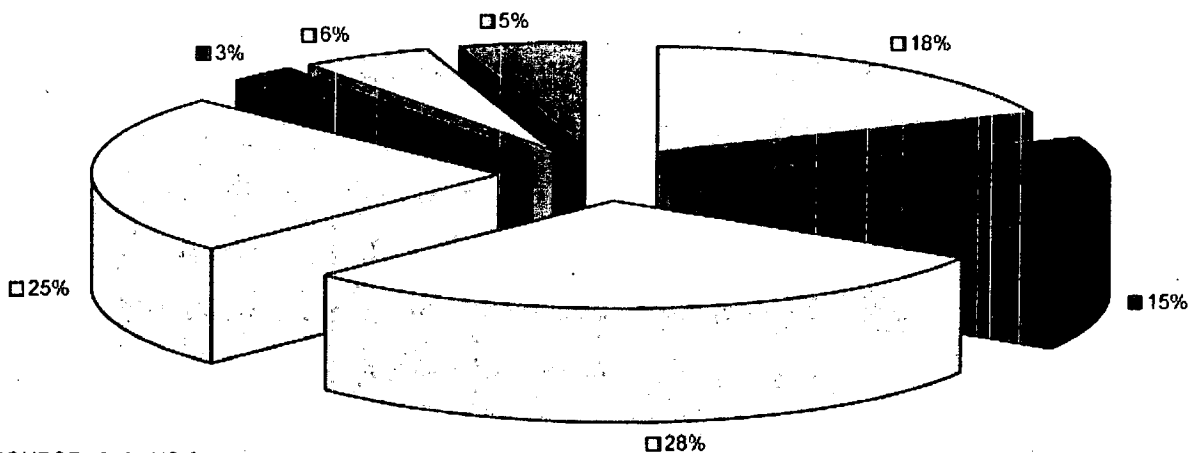


SOURCE: 1990 US Census

2000

Educational Attainment

□ Less than 9th grade	■ 9th to 12th grade, no diploma
□ High school graduate (includes equivalency)	□ Some college, no degree
■ Associate degree	□ Bachelor's degree
■ Graduate or professional degree	

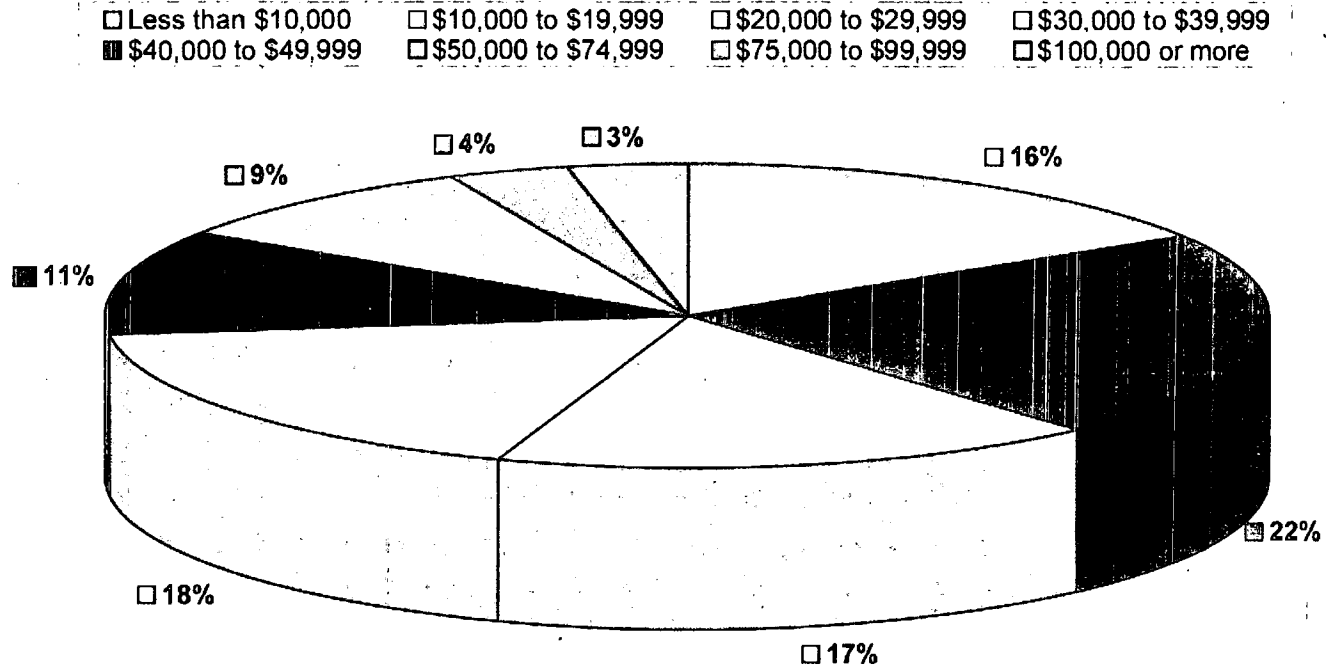


SOURCE: 2000 US Census

Demographics - Chart C

1990

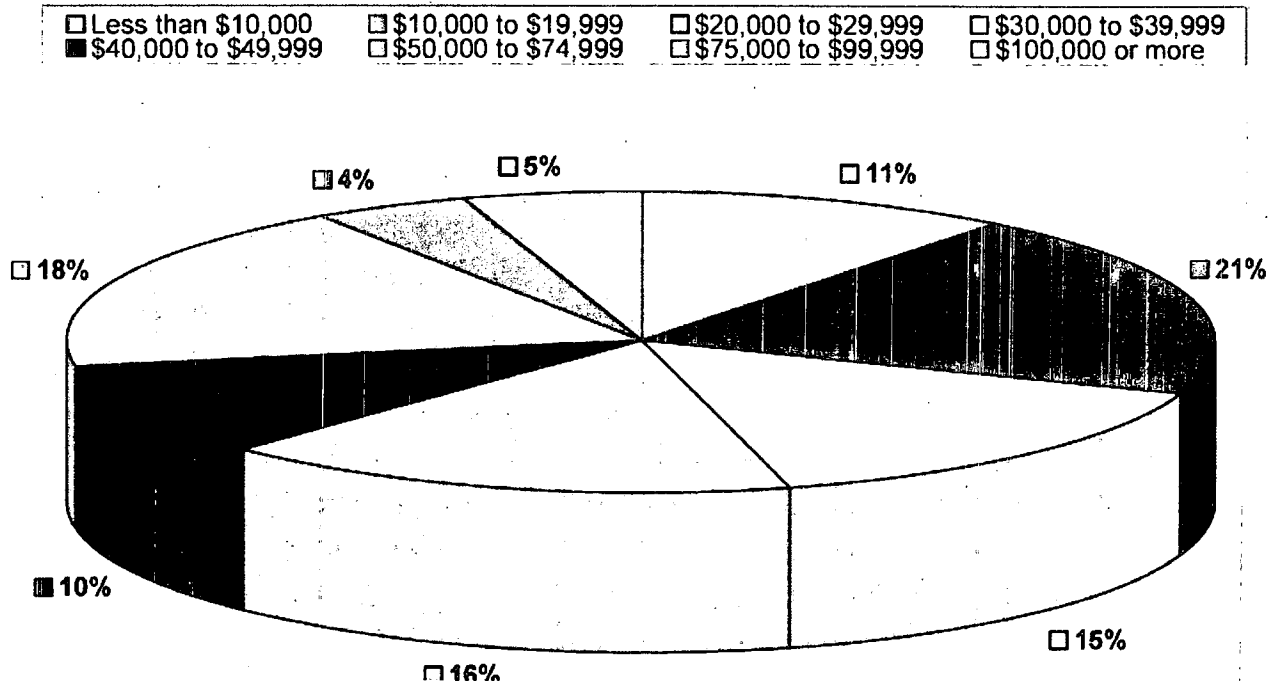
Household Income



SOURCE: 1990 US Census

2000

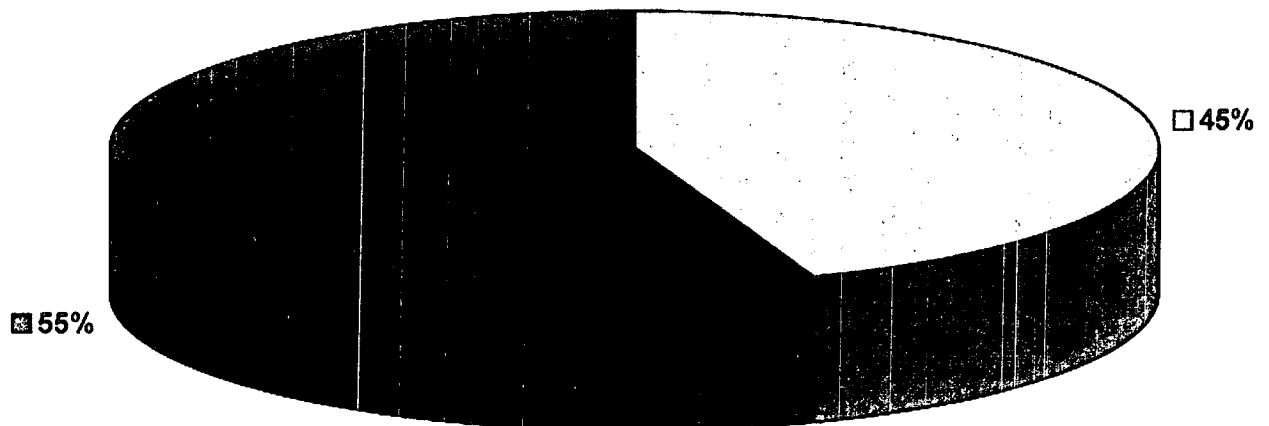
Household Income



Demographics - Chart D

1990**Owner Occupied vs. Renter Occupied**

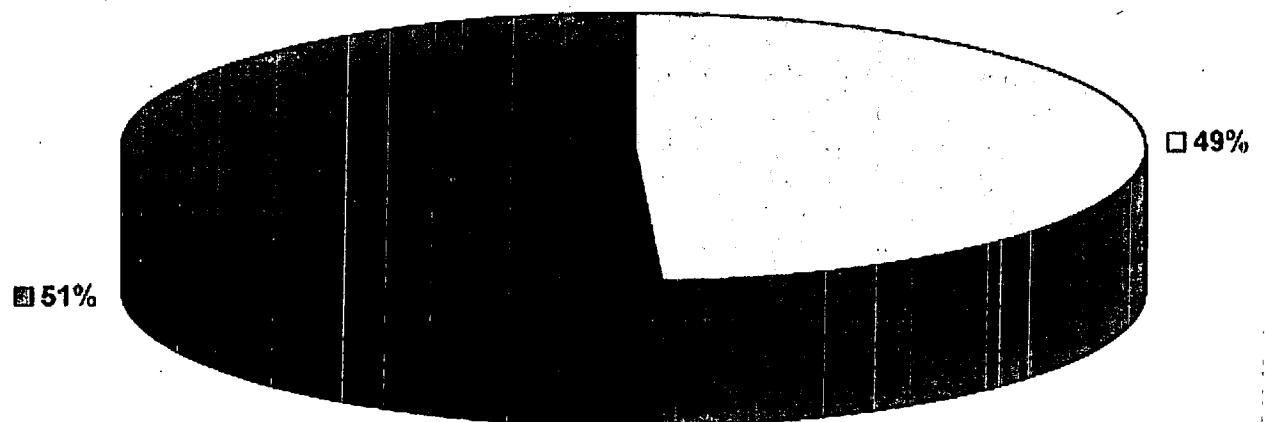
☐ Num of units owner occupied ☐ Num of units renter occupied



SOURCE: 1990 US Census

2000**Owner Occupied vs. Renter Occupied**

☐ Num of units owner occupied ☐ Num of units renter occupied



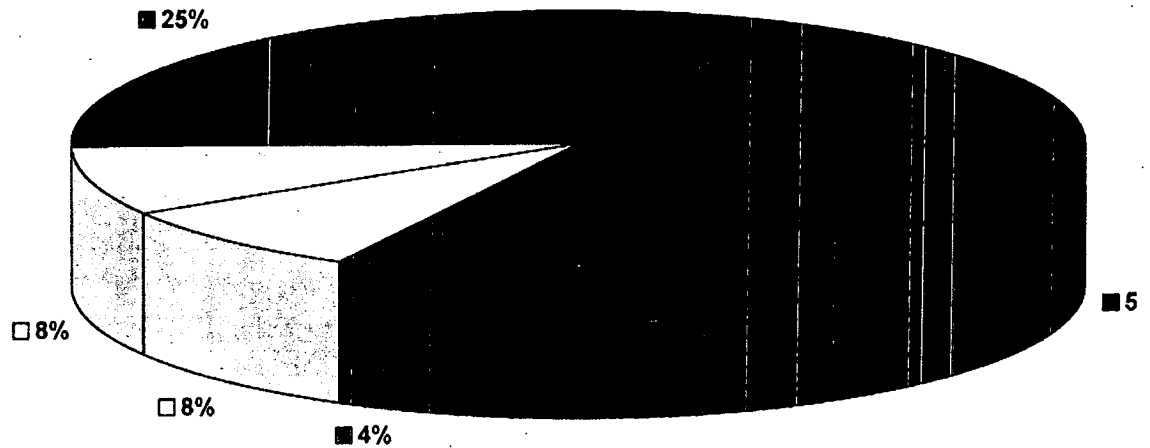
SOURCE: 2000 US Census

Demographics - Chart E

1990

Vacant Housing Units

■ For rent - 51	■ For sale only - 4
□ Rented or sold, not occupied - 8	□ For seasonal, recreational, or occasional use - 8
■ Other vacant - 24	

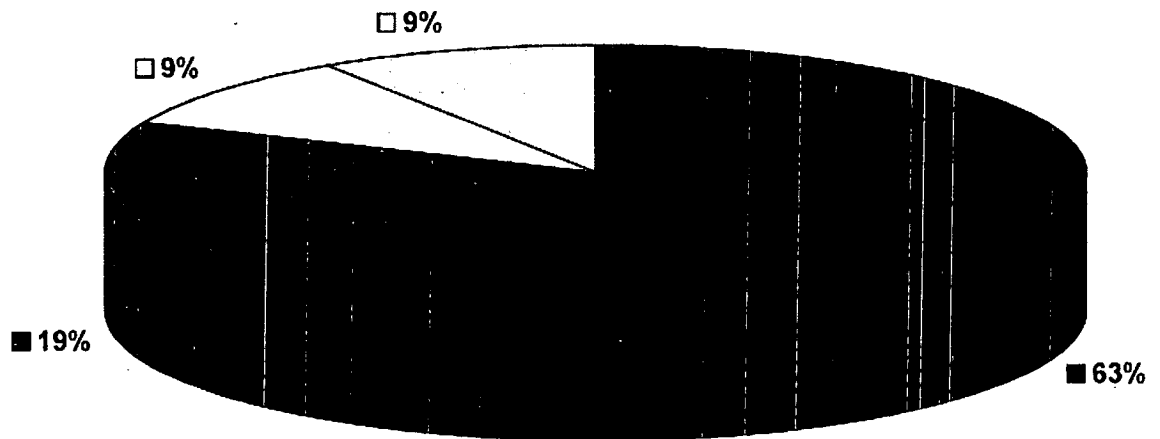


SOURCE: 1990 US Census

2000

Vacant Housing Units

■ For rent - 54	■ For sale only - 16
□ Rented or sold, not occupied - 8	□ Other vacant - 8



SOURCE: 2000 US Census

Current Conditions

A windshield survey was taken during the summer of 2002 of both the Beverly Green and the Southridge neighborhoods. The overall conditions were good and the vast majority of properties are well maintained. The survey, conducted by Planning Team members and city staff members, looked at the following six conditions: Vacant properties, landscaping, trash & debris, roofs, exterior surfaces and inoperable/unlicensed vehicles.

Vacant properties included homes for sale as well as underdeveloped/undeveloped land (Map 4). At the time of the survey, there were eleven homes on the market. The largest vacant tract was found on 6th Street, south of St. Louis. The land is divided into several parcels with the largest parcel being approximately 3.1 acres. The smaller parcels, mostly shallow lots fronting 6th Street, are zoned R-1, single family residential. Although there is currently no hard zoning on the larger parcel, it does have an 84-unit condominium project site development plan on file with the Planning Department. There was also a small concentration of several vacant buildings and parcels located off Sahara on private streets.

When surveying for landscaping, the teams looked to see if a property had any landscaping and if so, was it being well maintained (Map 5). If trees or grass needed to be trimmed or cut, then they were classified as in need of minor maintenance. Each property was viewed by a team from the city independently from the Planning Team surveys for a balanced, more objective report that reflects the standards for code compliance.

As can be seen from the trash and debris map (Map 6), there were several properties in need of some attention. As the teams viewed each property, if a carport or side yard was being used for storage, it was marked as "debris" since it is a property maintenance violation under the city's code. Given the close proximity to Las Vegas Boulevard and the frequent winds, it was not surprising to see a lot of paper and plastic throughout the neighborhood with the southwestern sections of the planning area affected the most.

If a building had more than half of its roof with missing or worn shingles, then it was marked as needing replaced (Map 7). Roofs with just a few missing or worn shingles were marked as needing repaired. Overall, this doesn't appear to be a major problem within the two neighborhoods.

Current Conditions

When looking at the exterior surfaces of buildings, the teams were looking for worn wood, chipping and peeling paint and broken or boarded up windows (Map 8). Most of the properties marked as needing minor repairs simply had paint chipping along eaves that were visible from the street.

Although the city of Las Vegas Code permits vehicles without tags to be parked in the driveway and carport, the Planning Team felt that even one unlicensed vehicle had a blighting effect on the neighborhood and was thus marked (Map 9). This doesn't appear to be a major problem for this area.

The Planning Team was also concerned about the number of adult group homes in the neighborhood. A check with the City's Business License Department revealed that there are eight (8) licensed adult care sites in the neighborhood (Map 10). Unfortunately, there are also several that are unlicensed. Although the Planning Team identified some of these, we were unable to mark them since they had not been proven to be group homes, just suspected.

The commercial business buildings that front Las Vegas Boulevard, Paradise Road and Sahara Avenue are, for the most part, older, outdated properties. It is expected that many of these will be redeveloped once the monorail is completed.

The sole park in the planning area, Baker Park, was recently given a multi-million dollar facelift by the City. The new pool house, playground equipment, lights, benches and sidewalks are now well utilized by residents. What was once an unattractive open space has now become the gem of the neighborhood.

The Clark County School District has approved plans to tear down and rebuild the Fremont Middle School within the next three years. This project will greatly enhance the community.

Windshield Survey Map

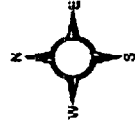
VACANT



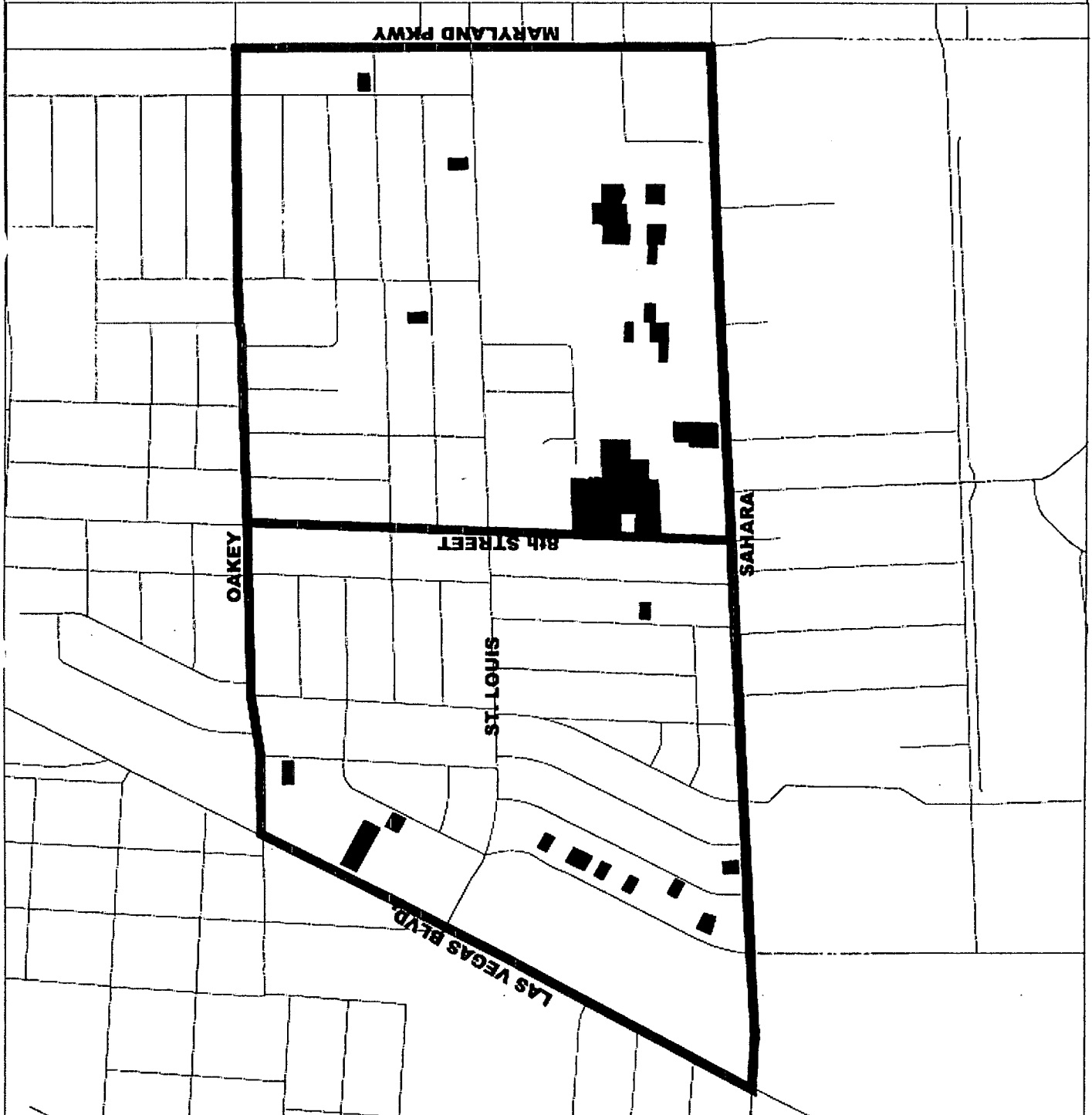
CURRENT
CONDITIONS

VACANT LOTS

MAP 4



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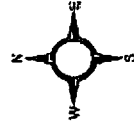
Windshield Survey Map

NO LANDSCAPE PRESENT
LANDSCAPE NEEDS MAINTENANCE

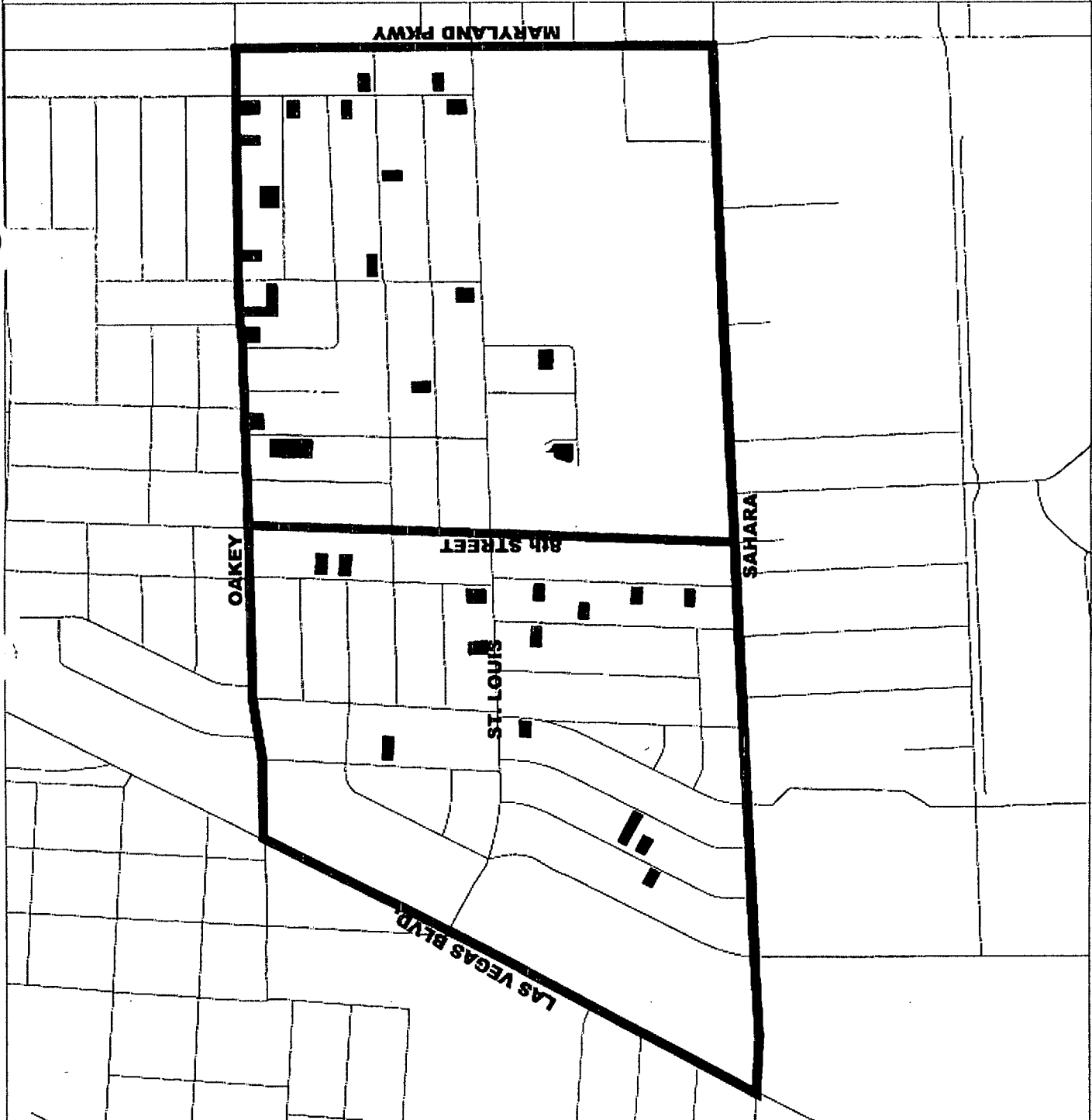
CURRENT
CONDITIONS

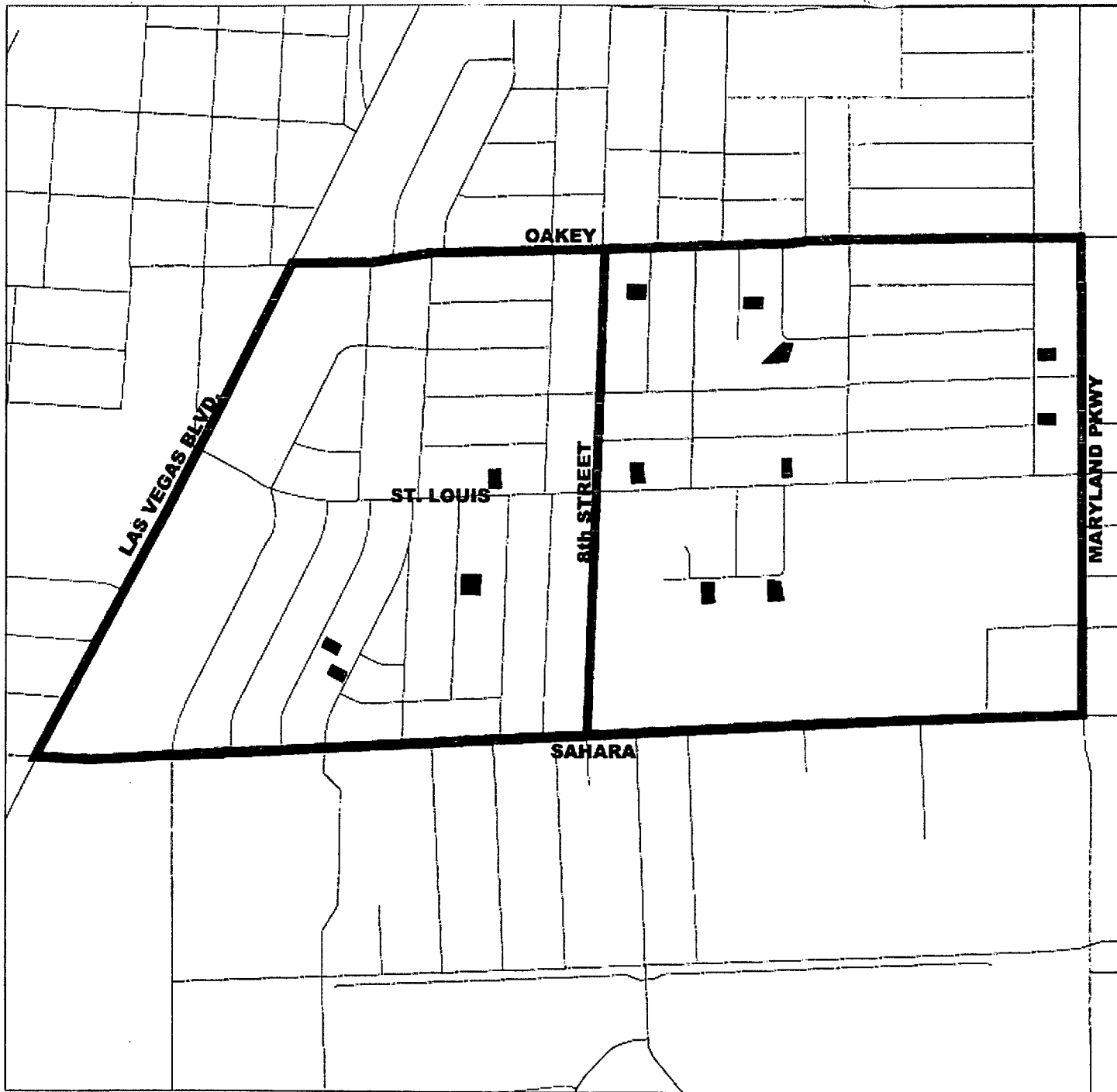
LANDSCAPING

MAP 5



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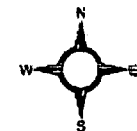
Windshield Survey Map

■ TRASH AND DEBRIS

**CURRENT
CONDITIONS**

TRASH AND DEBRIS

MAP 6

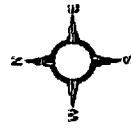


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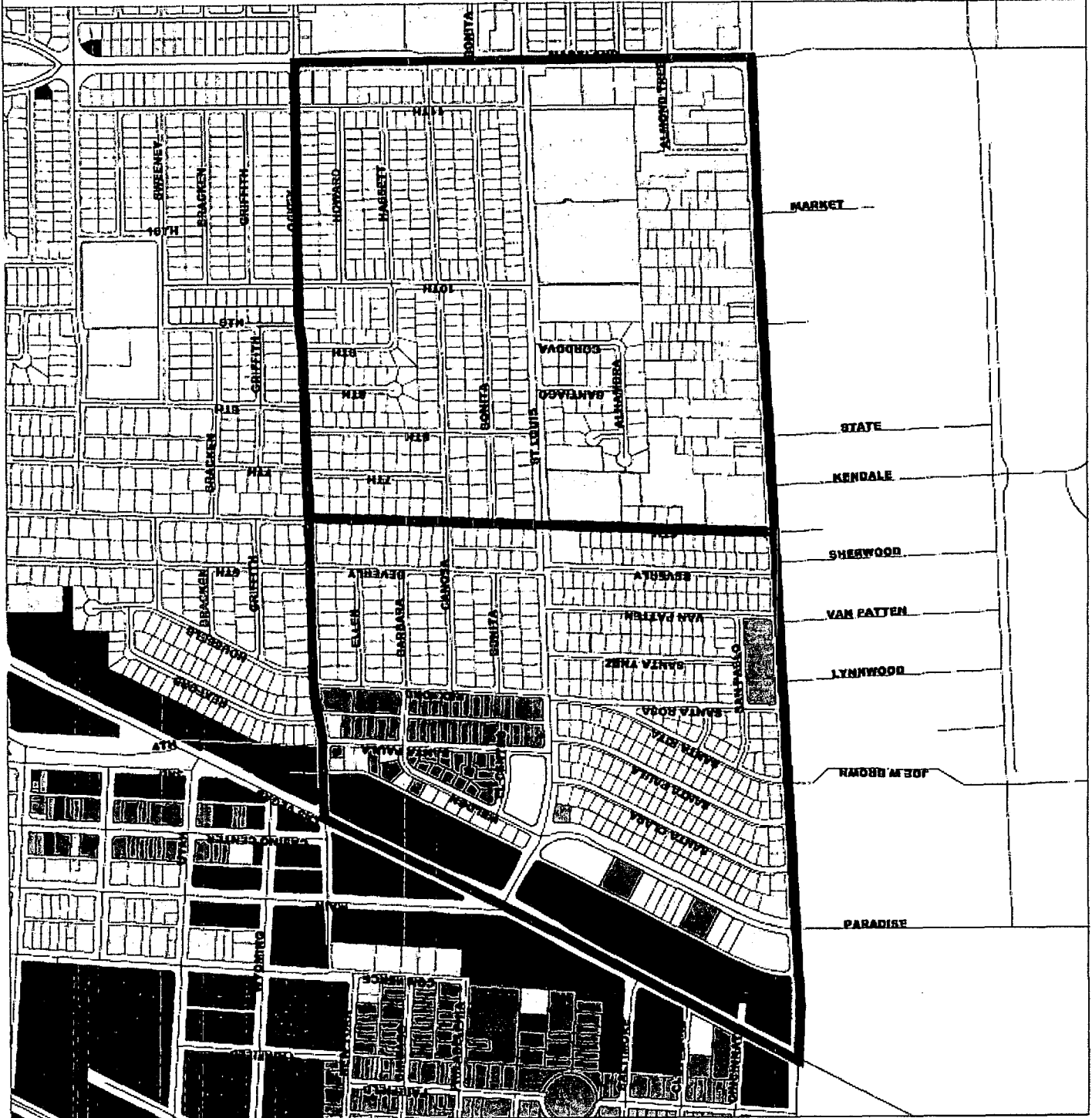
Zoning Map

Zoning	U	R-A	R-E	R-D	R-1	R-1H	R-CL	R-2	R-3	R-4	R-5	R-MHP	P-R	N-S	O	C-D	C-1	C-2	C-M	M	C-V	C-PB	P-C	PD	TC

MAP 12



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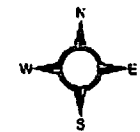
Windshield Survey Map

■ ROOF NEEDS REPAIR

**CURRENT
CONDITIONS**

ROOF REPAIRS

MAP 7



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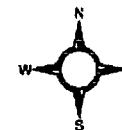
Windshield Survey Map

■ EXTERIOR SURFACES NEEDS REPAIR
■ EXTERIOR SURFACE NEEDS REPLACING

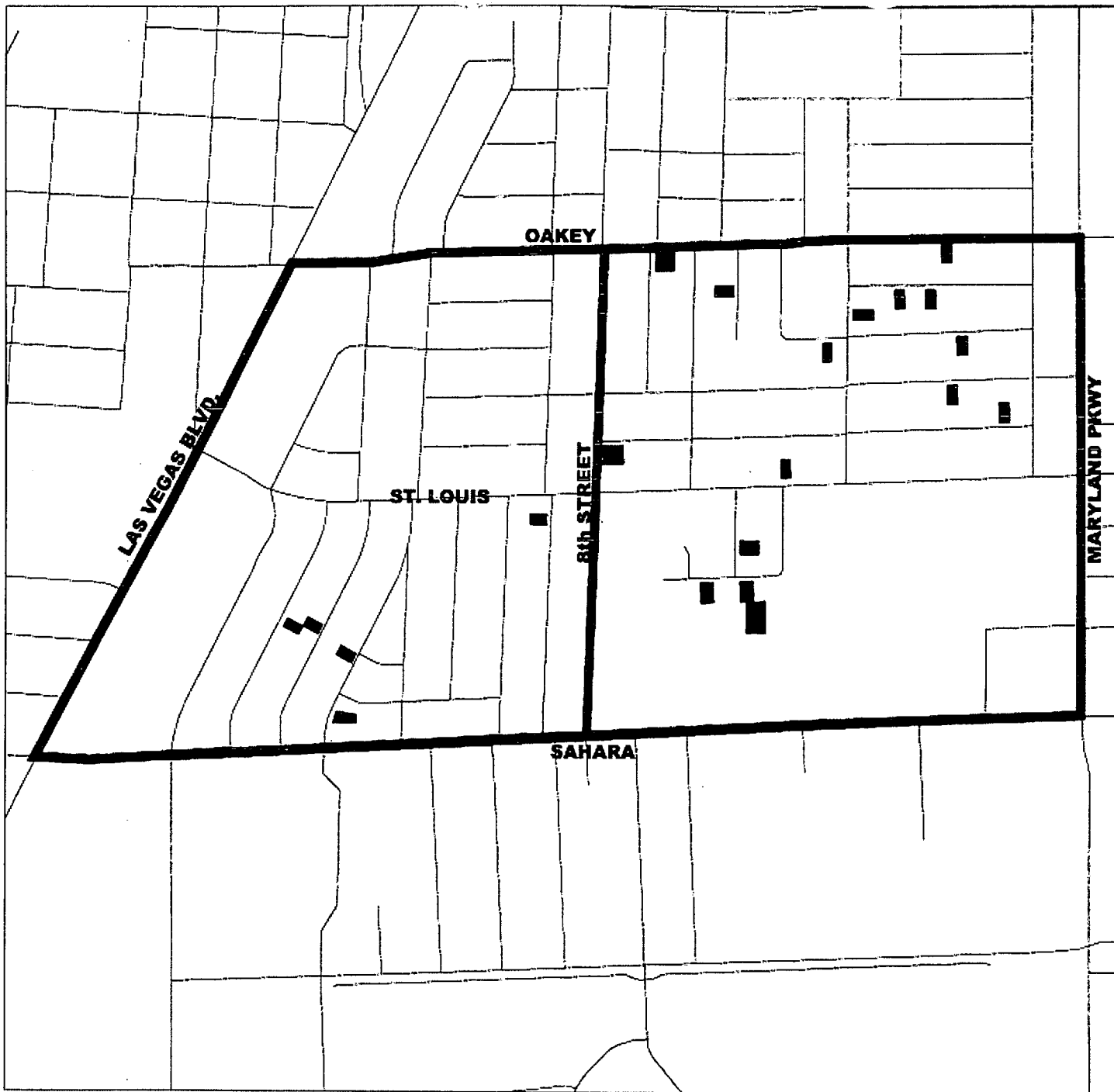
CURRENT
CONDITIONS

BUILDING
EXTERIORS

MAP 8



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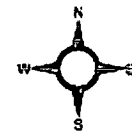
Windshield Survey Map

■ ABANDONED AUTOS

**CURRENT
CONDITIONS**

**ABANDONED
AUTOS**

MAP 9

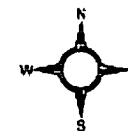


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*Due to continuous development activity,
this map is for reference only.*

Adult Day Care Sites

MAP 10



CURRENT CONDITIONS 33

Current Conditions

The Code Enforcement Sub-Committee of the Planning Team discussed the windshield survey results. The findings are as follows:

ISSUE: ***The lack of property maintenance by some property owners is having a negative effect on the Beverly Green and Southridge Neighborhoods.***

Goal: Support a program that will have 100% of the properties in the neighborhoods up to the city of Las Vegas minimum code standards within three years of adoption of the plan.

Strategies:

1. Educate neighborhood property owners and residents about the minimum property maintenance standards required by City Code by providing a user-friendly reference in both English and Spanish. It was determined by the Sub-Committee, after a review of Title 19, that even the most educated resident would have difficulty locating and understanding common issues in this format. If the community doesn't understand what codes are they can hardly try to comply with them.
2. Neighborhood residents will provide friendly doorhangers explaining the six most blighting code violations and informing residents that assistance is available to bring them into compliance.
3. Support a city sponsored neighborhood clean-up every year on the 3rd Saturday in March.
4. Encourage a property-by-property assessment of the top six neighborhood identified code violations to be addressed, conducted by Code Enforcement. This will take place three times during the five-year duration of the plan.
5. Support the enforcement of the three blighting issues caused by commercial business:
 - a. Support the conformance of bringing signage up to minimum city of Las Vegas standards within six months of the adoption of this plan by City Council.

Current Conditions

- b. Support the conformance of all businesses having the appropriate number and sized trash bins and that such bins are stored in an appropriate location.
- c. All vacant land and buildings are secure and free of trash and not posing a health or safety hazard.

ISSUE: ***Recognize two properties each month that have maintained excellent front yard landscaping.***

Goal: Promote pride in the neighborhood and encourage others to improve their front yard landscaping.

Strategy: 1. Apply for a Neighborhood Partnership Fund Grant to fund the construction of two nice yard signs to be rotated each month.

2. Each neighborhood association would vote on which property would receive the award at their respective monthly neighborhood meetings.

3. The owner of the awarded property is encouraged to have the sign in their yard for a month.

Existing Land Use

Existing Land Use issues were a primary concern for the residents of the area (Map 11). Several factors including the gaming overlay and the proposed monorail have raised concerns on the future of the residential neighborhoods in the area and the possible zoning changes that might be proposed (Map 12). The Planning Team members, in consultation with the community-at-large, identified the seven most alarming land use issues that the area faces. These issues, along with goals and strategies for each, are outlined below.

ISSUE 1: *Gaming Overlay*

There is a Gaming Overlay (Map 13) that covers the southwest quarter of the planning area.

Goal: Support the limitation of any possible negative impacts this could have on the residential areas of the planning area.

Strategy: 1. Actively oppose any commercial expansion into the single family zoned area of the planning area.
2. Request state elected officials to remove the overlay from properties that are currently zoned (R-1) for single-family homes.

ISSUE 2: *Unlimited Building Heights along the East side of Las Vegas Boulevard.*

Residents expressed concern that under the 2000 Las Vegas Downtown Centennial Plan, there are no building height restrictions on properties along Las Vegas Boulevard extending to Paradise Road. In order to offset any negative impacts a high rise structure may cause if built along this corridor, residents propose the following:

Goal: Actively oppose any negative aesthetic effects a highrise structure may pose on the neighborhood.

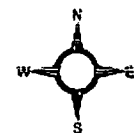
Strategy: 1. Request that any development whose building foundation is within 300' of a property zoned for a single-family residential home be required to adhere to Title 19.08.060 Residential Adjacency Standards.



Existing Landuse Map

- Landuse
- Single Family
 - Mobile Homes
 - Plexes
 - Townhouses
 - Condominiums
 - Apartments
 - Group Quarters
 - Non-Profit Organizations
 - Religious
 - Tourist Commercial
 - Office
 - Service Commercial
 - General Commercial
 - Ind/Comm/Trans/Utilities

MAP 11



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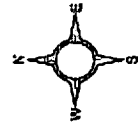
Gaming Overlay Map

VACANT

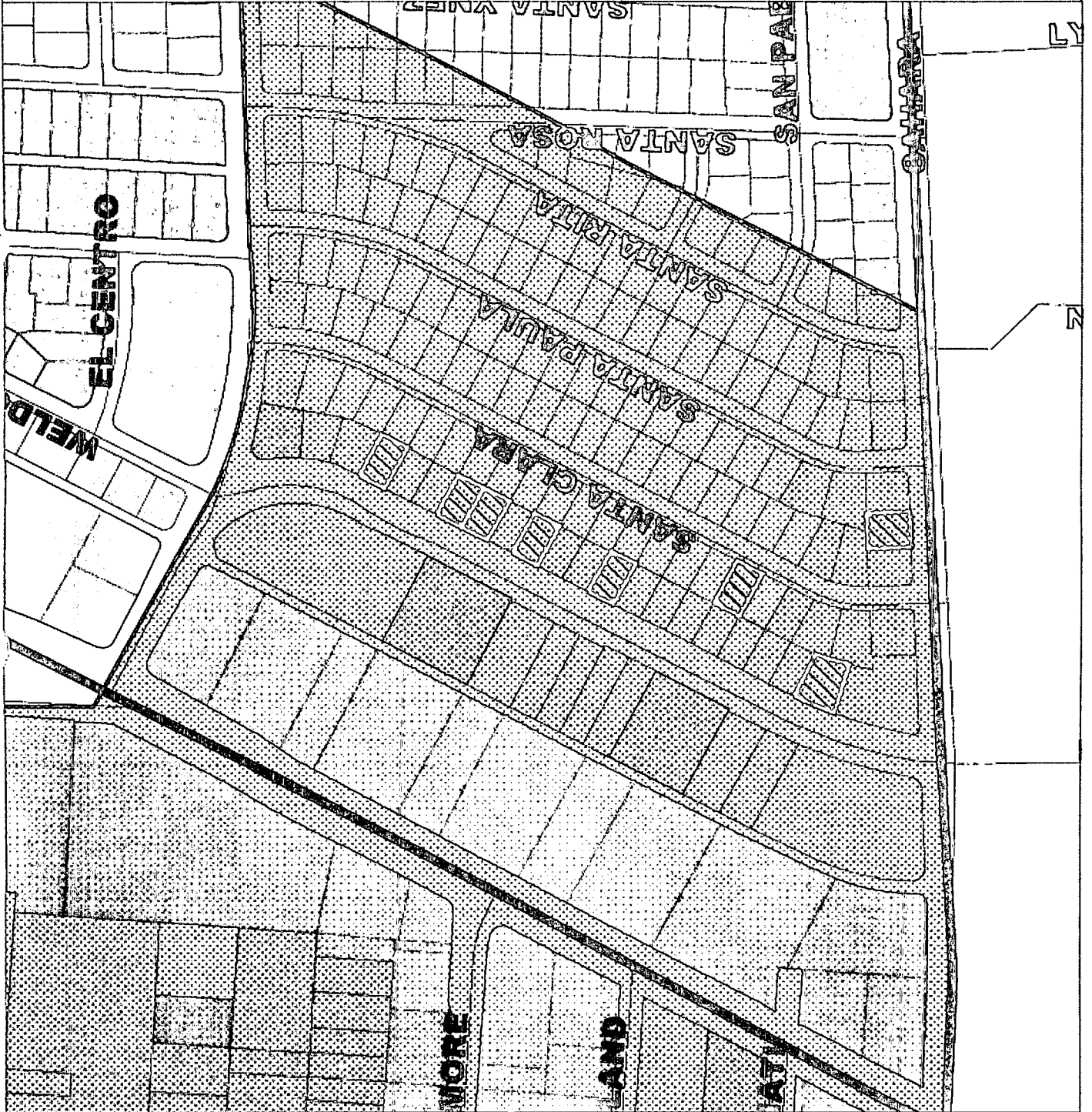
Non-Restricted Gaming Overlay District

Zoning	U	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8	R-9	R-10	R-11	R-12	R-13	R-14	R-15	R-16	R-17	R-18	R-19	R-20	R-21	R-22	R-23	R-24	R-25	R-26	R-27	R-28	R-29	R-30	R-31	R-32	R-33	R-34	R-35	R-36	R-37	R-38	R-39	R-40	R-41	R-42	R-43	R-44	R-45	R-46	R-47	R-48	R-49	R-50	R-51	R-52	R-53	R-54	R-55	R-56	R-57	R-58	R-59	R-60	R-61	R-62	R-63	R-64	R-65	R-66	R-67	R-68	R-69	R-70	R-71	R-72	R-73	R-74	R-75	R-76	R-77	R-78	R-79	R-80	R-81	R-82	R-83	R-84	R-85	R-86	R-87	R-88	R-89	R-90	R-91	R-92	R-93	R-94	R-95	R-96	R-97	R-98	R-99	R-100

MAP 13



GIS maps are normally produced only to meet the needs of the city. Due to continuous development activity, this map is for reference only.



Existing Land Use

2. Residents were also concerned with the possibility of amusement rides being developed within this same area and their negative impact on the quality of life in the neighborhood. To reduce this concern, residents propose the following:

Any amusement ride proposed for the area east of Las Vegas Boulevard and within this Neighborhood Plan's boundaries will be no higher than 50' from the natural grade of the ground.

That the above proposed standard is not an endorsement of amusement rides, just a standard for developers to consider for such projects in this neighborhood.

ISSUE 3: ***Condition of private streets are poorly maintained.***

There are eight streets off of Sahara between 6th Street and Almond Tree Lane that are not city of Las Vegas owned and maintained streets. These streets for the most part, lack curbs and sidewalks and are generally below minimal city standards. As a result, the visual appearance gives the average person the perception that these are alleys. Problems that are normally found in alleys are found along these private streets such as illegal dumping, graffiti, abandoned autos and transients.

Goal: Support the bringing of these streets up to minimum city standards and elimination of the negative effects that are occurring.

Strategy: **Option 1.**
Encourage the city of Las Vegas to obtain an easement from the property owners and rebuild and maintain the streets as public streets. This would be at city cost.

Option 2.
Encourage the city of Las Vegas to obtain an easement from the property owners and rebuild and maintain the streets as public streets. This would be paid for via a Special Improvement District (SID).

Existing Land Use

Option 3.

Property owners could form a business owners association along each private street and use it to bring the street up to minimal city of Las Vegas standards.

Option 4.

Support the use of the tools already available to combat the blighting effects that the condition these private roads are causing.

ISSUE 4: *Re-development along Sahara will take place in the near future with the development of the Mono-rail system.*

Goal: Re-Development should reflect the growing urban nature of this part of the city of Las Vegas with mixed use projects.

Strategy: 1. Encourage the city of Las Vegas to market this area to potential developers and to highlight the opportunities in the area that would be compatible for both residents and commercial uses.

ISSUE 5: *There are several undeveloped vacant lots in the neighborhood.*

Goal: To develop these lots with projects that are compatible with the neighborhood.

Strategy: 1. Recommend that all potential developers interested in developing in the area consult with the neighborhood associations on any projects they propose.

ISSUE 6: *Monorail station development.*

Goal: Ensure that development around the monorail station(s) will be compatible with the traditional neighborhood.

Strategy: 1. Recommend that all potential developers in the area consult with the neighborhood associations on any projects they propose prior to submitting such projects for review by the Planning Commission.

Existing Land Use

ISSUE 7: *There are a large number of single family residentially zoned properties being used for group homes, adult care facilities, rooming houses and apartments.*

Goal: Support the closure of all illegal uses to reduce the impact of the legal uses

Strategy:

1. Support the identification of all residential properties with illegal uses and work with Code Enforcement to resolve.
2. Lobby elected officials to change the law which permits an unlimited number of group homes that can concentrate in one residential neighborhood.⁽²⁾

ISSUE 8: *Commercial encroachment threatens the residential areas.*

Residents do not want any additional single-family zoned properties to be re-zoned for more intense uses. The pressures for this process are primarily along both sides of St. Louis, the east side of 11th Street and the west side of Santa Clara. However, the properties on the west side of 6th Street between St. Louis and Sahara are also at risk.

Goal: Prevent commercial encroachment into the residential areas.

Strategy:

1. Educate current property owners about the negative effects of commercial encroachment on residential neighborhoods.
2. Inform property owners that the neighborhood association will actively oppose any such proposals.
3. The community will continue to be present at all Planning Commission and City Council meetings where proposals affecting the neighborhood are being considered.

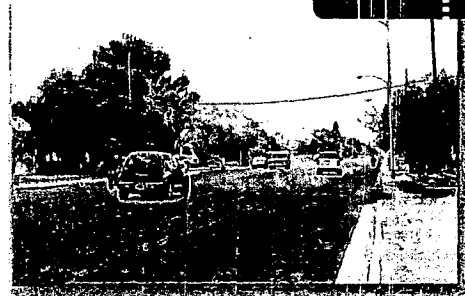
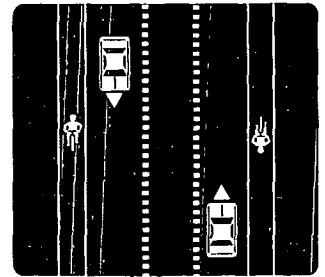
⁽²⁾ *Currently Title 19 permits facilities to locate no closer than 660 feet from each other.*

Traffic Issues

ISSUE 1: *Residents expressed concern over the increasing volume and speed of vehicles in their residential neighborhood. Cut thru traffic appeared to be of greatest concern.*

Goal: Support methods that will reduce the volume and speed of vehicle traffic to make it a more pedestrian friendly neighborhood.

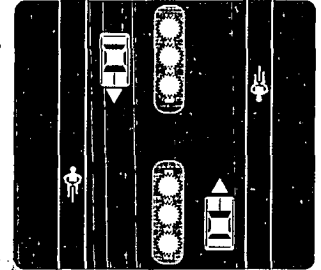
- Strategies:**
1. Have a volunteer from each neighborhood attend METRO's First Tuesday meetings to request that periodic traffic enforcement details be assigned to the neighborhood.
 2. Support the changing of all Yield signs within the neighborhoods changed over to Stop signs to reduce speeding;
 3. Support the installation of larger Dead End signs on Oakey on both approaches to 8th Place to reduce traffic on 8th Place;
 4. Support the installation of No Right on Red signs at the Sahara intersections of Paradise and Las Vegas Blvd.;
 5. Support the restriping of Oakey to show one lane in each direction with a double yellow line to prevent passing and a solid white line to indicate parking on either side. This should reduce the speed along Oakey;
 6. Support the changing of the intersection of St. Louis and 6th Street to a four way stop. This should reduce the speed of traffic on St. Louis;
 7. Support the installation of no left turn signs between the hours of 7:00 to 9:00 a.m. on the westbound side of Oakey as a possible solution of cut through traffic on Oakey.



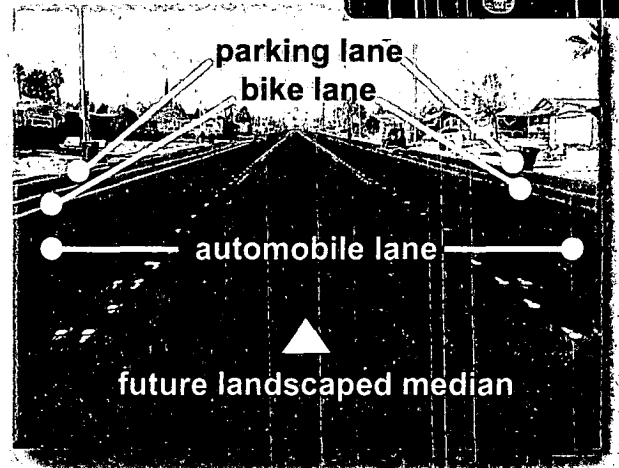
6th and St. Louis

Traffic Issues

8. Support the installation of a landscaped median on St. Louis and striping it as a one-lane in each direction with parking on each side. This should reduce the speed of traffic and bring the street more in line with the residential, minor arterial street that it is.



9. Support a landscaped median on St. Louis that would prevent making a left turn off of 10th Street. This would eliminate the cut through traffic to Sahara.



Example of restriping shown.

10. Support the installation of No Parking signs for street cleaning days. Streets remain dirty due to cars parking in the street on cleaning days;
11. Support the replacement of all street signs with new signs containing larger print. Planning team members felt the larger print would assist residents in navigating the streets in the area.

ISSUE 2: *Two of the private, supposedly dead-end streets, are being used to access the Trinity Life Center Church's parking lot to cut thru to St. Louis.*

Goal: Support the elimination of the thru traffic across the Church's parking lot.

- Strategies:**
1. Work with the Church to fence the back side of their parking lot.
 2. Work with the property owners along the two private streets to eliminate access to the Church parking lot.
 3. Work with Metro to enforce traffic laws forbidding cut thru traffic.

Public Safety Issues

As is found in most communities, residents were concerned about crime and general quality of life issues such as loud music, littering and loitering in and around their neighborhood. A check with the Las Vegas Metropolitan Police Department's (METRO) Downtown Area Command revealed two important facts regarding the Beverly Green and Southridge Neighborhoods. First, that there are currently no active blockwatch groups in either neighborhood and second, the crime rate is no higher than a similar neighborhood on the far west side of the city.

METRO compared a similar sized and type of neighborhood near Sahara and Jones. The comparison was for a six-month period from July through December 2002. This comparison was based on eight common calls for service. The study found that the areas were similar for these types of calls for service (Chart F). However, the general perception in the community as a whole is that the neighborhood has a much higher crime rate than the facts show.

Planning Team members believed that the following four issues were important enough in the community to address in this plan and are as follows:

ISSUE 1: *The visible presence of police officers is not as high as the public would like it to be.*

Goal: Support an increase of police officers in the neighborhood.

Strategy: 1. Have several community members attend the First Tuesday Open House at the Downtown Area Command every month to voice concerns in the area.

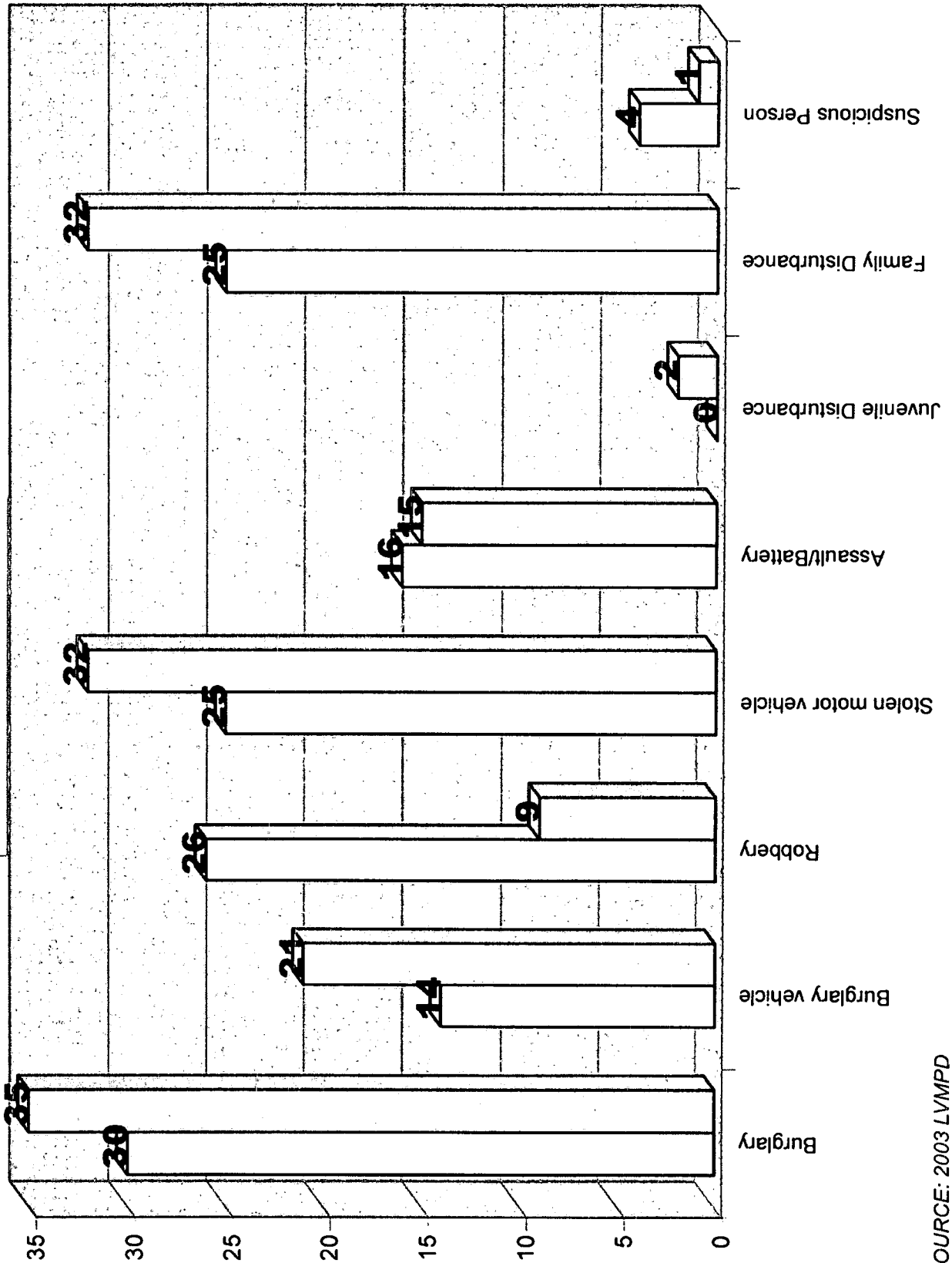
 2. Encourage residents to do ride-a-longs, if permitted, with patrol officers to increase the understanding of what it takes to patrol the neighborhood.

 3. Educate residents and business owners to use 311 and 911 to report all criminal activity in the area. Calls for service will increase patrols in the neighborhood.

 4. Support a bond issue for funding.

Chart F: DTAC Selected Calls for Service in Small Reporting Areas

□ DTAC □ NWAC



SOURCE: 2003 LVMPD

Public Safety Issues

ISSUE 2: *Enhance communication and cooperation between the City Marshals' office and the Metropolitan Police Department when responding to calls for service in Baker Park.*

Goal: Encourage the reduction of the response time for calls for service in the park.

Strategy: Meet with officials from both departments to have an open dialogue on the community's issues regarding security at Baker Park.

ISSUE 3: *There is a perception that the area is more crime-ridden than other similar neighborhoods in Las Vegas.*

Goal: Help change people's perception of the neighborhood to a positive one.

Strategy:

1. Contact all local media sources and encourage them to report correct information about the neighborhood when reporting on events in the area.
2. Encourage the increase of the number of active blockwatches in the neighborhood. The more blockwatches, the less crime, the less negative publicity the area will receive.
3. Hold a safety fair once a year in conjunction with National Night Out.

ISSUE 4: *Noise pollution is high in the neighborhood.*

Goal: Support the reduction of the level of undesirable noise in the residential areas.

Strategies:

1. Support a ban on any new urban heliports;
2. Request that the city conduct regular volume tests at the outside concert facility at the Stratosphere.
3. Support a request to the Stratosphere to have the stage face either north or south and not towards the residential areas to reduce the distance the sound will carry into the neighborhood.
4. Write down the license plate number of cars that drive in the neighborhood with the stereos blasting and report them to the police.
5. Support stronger local noise laws.

Action Plan

Planning Team members discussed the issues, strategies, and goals of their neighborhood plan and developed the prioritized action plan as called for by city of Las Vegas Resolution R-27-98. The topics and order of importance to the community are as follows: Property Condition, Land Use, Traffic Mitigation, and Public Safety.

1. **Property Condition:** It is believed that by addressing individual property maintenance issues throughout the two neighborhoods and bringing each up to the city's minimum standard that the overall effect on the community will be dramatic.

This can be accomplished by supporting the implementation of the plan's eight strategies under the Current Conditions section of the plan beginning with Strategy 1: Educating property owners on the minimum code requirements of the city of Las Vegas.

2. **Land Use:** Due to the close proximity to the Strip and Downtown, there has been increasing pressure to re-zone single family zoned property in the neighborhood to office commercial zoning. This pressure is not welcomed by these two communities that wish to retain the residential nature of their community.

By supporting the recommended strategies outlined in the Existing Land Use section of this plan, the community believes this will be accomplished.

3. **Traffic Mitigation:** The overall growth of the Las Vegas Valley and the intense redevelopment that is taking place along the Strip and in Downtown are generating additional traffic that is finding its way onto local residential streets in these two neighborhoods. This is having a negative effect on the quality of life for residents in these two neighborhoods.

Action Plan

After several community discussions and meetings with the city's traffic engineering staff, a plan was developed to address some of the more local traffic concerns found in the Traffic section of the plan. However, planning team members felt that a comprehensive traffic study for the entire Huntridge section of the city of Las Vegas bounded by the streets of Maryland Parkway, Charleston Boulevard, Sahara Avenue, and Las Vegas Boulevard is needed to adequately address these problems.

- 4. Public Safety:** The overall concern is that the public has a negative image of these two neighborhoods as crime-ridden.

The Metropolitan Police Department records and statistics do not support this negative image. By supporting the implementation of the strategies outlined in the Public Safety section of the plan, it is believed this perception will change over time and truly reflect the safe neighborhood that residents know it is.

City of Las Vegas

Agenda Item No. 69

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: AUGUST 6, 2003

DEPARTMENT: FINANCE AND BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

☐

CONSENT

☒

DISCUSSION

SUBJECT:

RESOLUTIONS:

R-109-2003 - Public hearing, discussion and possible action on a Resolution approving the issuance of a medium term obligation not to exceed \$2,000,000 for affordable housing - Ward 1 (Moncrief)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The medium-term obligation is being issued pursuant to NRS 350.087 to 350.095, inclusive and NRS 350.500 to 350.720, inclusive. The debt is expected to be repaid using 18 percent of the Redevelopment Agency tax increment proceeds, which are set aside for affordable housing. An interlocal agreement between the City and the Redevelopment Agency allows for the transfer of the 18 percent housing set-aside to the City's Affordable Housing Special Revenue Fund.

RECOMMENDATION:

It is recommended that the Council adopt this resolution.

BACKUP DOCUMENTATION:

Resolution No. R-109-2003 - Medium-Term Housing Authorization Resolution

MOTION:

REESE – Motion to bring forward and Hold in ABEYANCE Items 62 and 66 to 8/20/2003 and **STRIKE** Item 69 – UNANIMOUS

MINUTES:

There was no discussion.

(9:33 – 9:34)

1-716

Summary - a resolution authorizing a medium-term obligations.

RESOLUTION NO.R-109-2003

A RESOLUTION AUTHORIZING MEDIUM-TERM OBLIGATIONS IN AN AMOUNT OF UP TO \$2,000,000, FOR THE PURPOSE OF THE PLANNING, ACQUISITION, IMPROVEMENT, EQUIPPING, MAINTENANCE AND OPERATION OF AN ENTERPRISE WHICH IS AUTHORIZED BY THE REDEVELOPMENT LAW, INCLUDING THE PROVISION OF DWELLING UNITS IN THE CITY FOR LOW-INCOME HOUSEHOLDS; DIRECTING THE OFFICERS OF THE CITY TO FORWARD MATERIALS TO THE DEPARTMENT OF TAXATION OF THE STATE OF NEVADA; PROVIDING CERTAIN DETAILS IN CONNECTION THEREWITH.

WHEREAS, the City Council of the City of Las Vegas, Nevada (the "Council", "City", and "State", respectively) proposes to incur medium-term obligations of the City in an amount up to \$2,000,000, under Chapter 350 of Nevada Revised Statutes ("NRS"), in order to finance the cost of planning, acquisition, improvement, equipping, maintenance and operation of an enterprise which is authorized by the Redevelopment Law, including the provision of dwelling units in the City for low-income households (the "Project"); the financing to bear interest at a rate or rates which do not exceed by more than 3% the "Index of Twenty Bonds" most recently published in The Bond Buyer before bids are received for such medium-term obligations or negotiated offers are accepted, and to mature within 4 years of the date of issuance thereof, in order to pay the costs of the Project (the "Proposal"); and

WHEREAS, the Council has determined that legally available funds of the City will at least equal the amount required in each year for the payment of interest and principal on such medium-term obligations; and

WHEREAS, NRS 350.087 requires that a notice of intention to authorize a medium-term obligations be published not less than 10 days prior to the consideration of a resolution authorizing a medium-term obligations; and

WHEREAS, a notice of intention to act upon the resolution authorizing such medium-term obligations has been duly published in a newspaper of general circulation in the City

not less than 10 days prior to the date of a public hearing thereon, and such public hearing was held prior to adoption of this resolution; and

WHEREAS, all comments made at the public hearing have been duly considered by the Council and the minutes of such public hearing are attached hereto as Exhibit "C".

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAS VEGAS, NEVADA:

Section 1. This resolution is hereby designated by the short title the "2003 Medium-Term Housing Authorization Resolution" (the "Resolution").

Section 2. The Council hereby finds and determines that the public interest requires medium-term obligations for the Project, in an amount not exceeding \$2,000,000.

Section 3. The facts upon which the finding stated in ' 1 above are:

(a) There is a continuing need to meet the housing demands of and to serve the existing and future residents of the City and the housing needs are likely to persist or increase in the future due to the growth of the City.

(b) It is in the best interests of the City and its inhabitants, and would best serve the public interest and the safety, health and welfare of the City and its inhabitants, if the Project is now accomplished, thereby assisting in alleviating the needs mentioned in (a) above.

(c) It is not feasible to finance the Project from other funds of the City, among other reasons, because of restraints on the City's budget for the current fiscal year and other demands on and needs for existing funds of the City.

Section 4. The City proposes to borrow a sum not to exceed \$2,000,000 in the aggregate at an annual interest rate estimated to be 2.00% to be repaid over a period of not more than 4 years. Such medium-term obligations shall be evidenced by the issuance by the City of negotiable notes or medium-term negotiable bonds which mature not later than 4 years after the date of issuance (which term does not exceed the useful life of the Project), and the interest rate shall not exceed by

more than 3 percent the "Index of Twenty Bonds" which is most recently published in The Bond Buyer before bids are received or a negotiated offer is accepted.

Section 5. The Finance Director or his designee is hereby authorized to arrange for the issuance and sale of the financing in an amount not more than \$2,000,000, and to carry out the Project, subject to ratification by Council. The medium-term notes or bonds issued to effect the Project shall be issued on such other terms and conditions as the Council determines, all as provided in NRS 350.087 to 350.095, inclusive (the "Note Act"), NRS 350.500 to 350.720, inclusive (the "Bond Act"), and as authorized by the Finance Director of the City at the time of sale of such medium-term notes or bonds and thereafter ratified by the Council as set forth in this Resolution.

Section 6. The medium-term obligations shall not be paid in whole or in part from a levy of a special tax exempt from the limitations on the levy of ad valorem tax, but shall be paid from other legally available funds of the City, including, without limitation, monies in the special revenue fund of the City, estimated to range from \$545,000 to \$495,000 per year, and available through an interlocal agreement between the City and the Redevelopment Agency of the City of Las Vegas, Nevada, pursuant to which the Redevelopment Agency of the City of Las Vegas makes available monies in its which special revenue fund containing revenues deposited therein pursuant to NRS 279.685.

Section 7. The officers of the City be and the same hereby are authorized and directed to take all action necessary to effectuate the provisions of this Resolution, including, without limitation, forwarding all necessary documents to the Executive Director, Department of Taxation, Carson City, Nevada, and, if necessary, amending the City's capital improvement plan to include the Project.

Section 8. The Finance Director is authorized to offer for sale the City's medium-term notes or bonds in the maximum aggregate principal amount of \$2,000,000 (the "Obligations") for sale in such manner as he shall determine, and he is authorized to specify the terms and details of the Obligations, including, without limitation, the maturity date or dates, the interest rate or rates, the redemption features, if any, and the other terms and conditions thereof; all subject to ratification by the Council by adoption of an ordinance authorizing the issuance of the Obligations (the "Ordinance").

Section 9. The officers of the City are hereby authorized to take all action necessary or appropriate to effectuate the provisions of this Resolution, including without limitation, assembling of financial and other information concerning the City, the Project and the Obligations, and preparing and circulating an official statement for the Obligations or negotiating the terms of sale of the Obligations, and, if deemed appropriate by the Finance Director or his designee, preparing and circulating a preliminary official statement, a notice of sale for the Obligations, or both, in the forms specified by the Finance Director, or his designee. The Finance Director or his designee is authorized to deem the official statement or preliminary official statement to be a "final" official statement on behalf of the City for the purposes of Rule 15(c)212 of the Securities and Exchange Commission.

Section 10. The Finance Director shall, after arranging for the sale of the Obligations and after approval of the medium-term obligations by the Executive Director of the Department of Taxation of the State of Nevada, present the proposed final terms of the Obligations to the Board for its approval by adoption of the Ordinance.

Section 11. The officers of the City be, and they hereby are, authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Resolution.

Section 12. All resolutions, or parts thereof, in conflict with the provisions of this Resolution, are hereby repealed to the extent only of such inconsistency. This repealer shall not be constructed to revive any resolution, or part thereof, heretofore repealed.

Section 13. If any section, paragraph, clause or other provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or other provision shall not affect any of the remaining provisions of this Resolution.

Section 14. This Resolution shall become effective upon passage and approval, except for Section 10 of this Resolution which shall become effective upon the approval hereof by the Executive Director of the Department of Taxation of the State of Nevada as provided in NRS 350.089, which approval shall be recorded in the minutes of the Council in conjunction with the adoption of the Ordinance.

**PASSED AND ADOPTED AND APPROVED BY AN AFFIRMATIVE VOTE
OF AT LEAST TWO-THIRDS OF THE MEMBERS OF THE CITY COUNCIL OF THE
CITY OF LAS VEGAS, NEVADA, THIS AUGUST 6, 2003.**

(SEAL)

Attest:

Mayor

City Clerk

STATE OF NEVADA)
)
 CLARK COUNTY) ss.
)
 CITY OF LAS VEGAS)

I, Barbara Jo Ronemus, the duly chosen and qualified City Clerk of Las Vegas (the "City"), in the State of Nevada, do hereby certify:

1. The foregoing pages constitute a true, correct, complete and compared copy of a resolution adopted by the City Council of the City (the "Council") at a meeting held on August 6, 2003.

2. The adoption of the resolution was duly moved and seconded and the resolution was adopted by an affirmative vote of a two-thirds majority of the members of Council as follows:

Those Voting Aye:	Mayor:	Oscar Goodman
	Councilmembers:	Gary Reese
		Larry Brown
		Lynette Boggs-McDonald
		Lawrence Weekly
		Michael Mack
		Janet Moncrief

Those Voting Nay: _____

Those Absent: _____

3. The original of the resolution has been approved and authenticated by the signatures of the Mayor of the City and myself as acting City Clerk and has been recorded in the regular official record of the Council kept for that purpose in my office, which record has been duly signed by the officers and properly sealed.

4. All members of the Council were given due and proper notice of the meeting. Pursuant to ' 241.020, Nevada Revised Statutes, written notice of the meeting was given not later than 9:00 a.m. on the third working days before the meeting including in the notice the time, place, location, and agenda of the meeting:

(a) By posting a copy of the notice at least three working days before the meeting at the principal office of the Council, or if

there is no principal office, at the building in which the meeting is to be held, and at least three (3) other separate, prominent places within the jurisdiction of the Council, to wit:

- (i) Court Clerk's Office Bulletin Board
City Hall Plaza
Las Vegas, Nevada
- (ii) City Hall Plaza
Special Outside Posting Bulletin Board
Las Vegas, Nevada
- (iii) Senior Citizens Center
Las Vegas, Nevada
- (iv) Clark County Government Center
500 South Grand Central Parkway
Las Vegas, Nevada
- (v) Downtown Transportation Center
Las Vegas, Nevada

and

(b) By mailing a copy of the notice to each person, if any, who has requested notice of the meetings of the Council in the same manner in which notice is required to be mailed to a member of the Council. Such notice was delivered to the postal service no later than 9:00 a.m. on the third working day prior to the meeting.

5. Upon request, the Council provides at no charge, at least one copy of the agenda for its public meetings, any proposed ordinance or regulation which will be discussed at the public meeting, and any other supporting materials provided to the Council for an item on the agenda, except for certain confidential materials and materials pertaining to closed meetings, as provided by law.

6. A copy of such notice so given of the meeting of the Council on August 6, 2003 is attached to this certificate as Exhibit "A". A copy of the affidavit of publication of the notice

of public hearing is attached hereto as Exhibit "B", and a copy of the minutes of the public hearing held on August 6, 2003, prior to adoption of the resolution is attached hereto as Exhibit "C".

IN WITNESS WHEREOF, I have hereunto set my hand on this August 6, 2003.

(SEAL)

City Clerk

EXHIBIT "A"

(Attach Copy of Notice of Meeting)

EXHIBIT "B"

(Attach Affidavit of Publication of public hearing on 8/6/03)

EXHIBIT "C"

(Minutes of Public Hearing held on 8/6/03)

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City of Las Vegas

Agenda Item No. 70

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: AUGUST 6, 2003

DEPARTMENT: CITY MANAGER**DIRECTOR: DOUGLAS SELBY**☐

CONSENT

☒

DISCUSSION

SUBJECT:

BOARDS AND COMMISSIONS:

Discussion and possible action regarding the First Amendment to the Bylaws of Commission for the Las Vegas Centennial to increase the number of directors to the Board and provide for other changes related thereto

Fiscal Impact☒

No Impact

Amount:☐

Budget Funds Available

Dept./Division:☐

Augmentation Required

Funding Source:**PURPOSE/BACKGROUND:**

This amendment will increase the number of directors to a minimum of five and a maximum of nine, provide for the quorum number for Board meetings and allow voting participation of City officials.

RECOMMENDATION:

It is recommended that the First Amendment to the Bylaws of Commission for the Las Vegas Centennial be approved by the Las Vegas City Council.

BACKUP DOCUMENTATION:

First Amendment to the Bylaws of Commission for the Las Vegas Centennial

MOTION:

REESE – APPROVED as recommended – UNANIMOUS

MINUTES:

DEPUTY CITY MANAGER FRETWELL indicated that the matter is in order and consistent with some of the changes that were discussed to gear up for the centennial celebration in 2005. It will allow some flexibility for the organization of the non-profit 501-C3 foundations to pursue fundraising.

COUNCILMAN WEEKLY interjected that STACY ALLSBROOK is phenomenal and doing a fantastic job on the centennial celebration.

There was no further discussion.

(10:10 – 10:11)

1-2145

**FIRST AMENDMENT TO THE BYLAWS
OF THE COMMISSION FOR THE LAS VEGAS CENTENNIAL**

That certain Bylaws of the Commission of the Las Vegas Centennial is hereby amended in the following particulars only:

1. Article III, Section 2, Number, Term and Election is hereby amended to read as follows

The Board of Directors shall consist of a minimum of five (5) members and a maximum of nine (9) members. Within the limitations, if any, expressed in the Articles of Incorporation, the number of Directors of the Corporation may be increased or decreased from time to time, by the affirmative vote of the Las Vegas City Council. Notwithstanding anything to the contrary contained herein, this section of the Bylaws may be amended only by the affirmative vote of the Las Vegas City Council. Unless otherwise provided in the Articles of Incorporation or these Bylaws, Directors shall hold office until his or her successor shall be elected and qualified. The Las Vegas City Council shall elect all of the Directors of the Corporation.

2. Article III, Section 7, Quorum and Manner of Acting, shall be amended to read as follows:

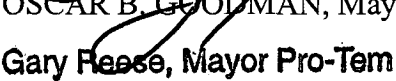
If the number of Directors elected consists of seven (7) or less members, a majority of the whole Board of Directors shall constitute a quorum for the transaction of business at such meeting. If the number of Directors elected consists of nine (9) or eight (8) members, only four (4) Board members shall be present at any meeting of the Board of Directors in order to constitute a quorum for the transaction of business at such meeting. A Director may be present in person, by teleconference or by videoconference. Except as otherwise specified in these Bylaws and except also as otherwise expressly provided by Nevada Revised Statutes Chapter 82, the vote of a majority of the Directors present at any such meeting at which a quorum is present shall be the act of the Board of Directors. In the absence of a quorum from any such meeting, a majority of the Directors present thereat may adjourn such meeting until a quorum shall be present thereat. The Directors shall act only as a Board and the individual Directors shall have no power as such. All meetings shall be conducted in compliance with the Nevada Open Meeting Law, NRS Chapter 241.

3. Article III, Section 9, Participation of City Officials, shall be deleted in its entirety.

4. Except as modified or amended by this First Amendment, the Bylaws shall and does remain in full force and effect.

IN WITNESS WHEREOF, this First Amendment was duly adopted and approved by the Las Vegas City Council this 6 day of August, 2003.

CITY OF LAS VEGAS

By: 
OSCAR B. GOODMAN, Mayor

Gary Reese, Mayor Pro-Tem

ATTEST:


BARBARA J. RONEMUS, City Clerk
By: Beverly K. Bridges
Chief Deputy City Clerk
APPROVED AS TO FORM:

 8/25/03
Date

City of Las Vegas

Agenda Item No. 71

AGENDA SUMMARY PAGE**CITY COUNCIL MEETING OF: AUGUST 6, 2003****DEPARTMENT: CITY MANAGER****DIRECTOR: DOUGLAS SELBY**☐**CONSENT**☒**DISCUSSION****SUBJECT:****BOARDS & COMMISSIONS:**

Discussion and possible action on appointment by the City Council of nine directors to the Commission for the Las Vegas Centennial

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

On May 7, 2003, the Las Vegas City Council approved the creation of the Commission of the Las Vegas Centennial, a Nevada non-profit corporation. The Bylaws require the Las Vegas City Council to appoint and elect the Directors of the Corporation.

RECOMMENDATION:

Recommendation for appointment of nine Directors:

Oscar B. Goodman

Ryan Arnold

Tim Cashman

Gary Reese

Hannah Brown

Bob Stoldal

Lawrence Weekly

Senator Richard Bryan

Mike Varney

BACKUP DOCUMENTATION:

None

MOTION:

REESE – Motion to APPOINT the Directors as recommended and listed above – UNANIMOUS

Clerk to notify

MINUTES:

DEPUTY CITY MANAGER FRETWELL was present.

There was no discussion.

(10:11 – 10:12)

1-2201

City of Las Vegas

Agenda Item No. 72

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: AUGUST 6, 2003

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action to direct staff to proceed with the process of amending the Covenants, Conditions and Restrictions for the Las Vegas Technology Center to permit the sale of the open space common areas totaling approximately 7.42 acres (APNs 138-15-710-028 and 138-15-810-019) - Ward 4 (Brown)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The Covenants, Conditions and Restrictions (CC&Rs) for the Las Vegas Technology Center (LVTC) require that an amendment to the CC&Rs be signed by the property owners and first lien holders of not less than 70% of the total area (on a square footage basis) in the LVTC. Sale of the open space common areas would provide for additional commercial development and job creation, as well as, a funding source for traffic improvements in the LVTC. On June 12, 2003, the LVTC Owners Association Board of Directors passed resolutions requesting the City assist in obtaining approval for an amendment to the CC&Rs and that any funds from the sale of the open space common areas be used exclusively for LVTC improvements (specifically certain traffic improvements on Tenaya Way) and future maintenance costs of the LVTC.

RECOMMENDATION:

The 8/4/2003 Real Estate Committee recommended approval and forwarded the item to Full Council to provide staff with direction

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Site map
3. Letter from Larry Carroll, President of LVTC Owners Association
4. LVTC Owners Association-Resolutions Supporting the Amendment to the CC&Rs
5. Plan of Proposed Traffic Improvements on Tenaya Way (from Poggemeyer Design Group)
6. Cost Estimate of Proposed Traffic Improvements on Tenaya Way (from Poggemeyer Design Group)
7. Disclosure of Principals

City of Las Vegas

Agenda Item No. 72

CITY COUNCIL MEETING OF AUGUST 6, 2003

Real Estate

Item 72 – Discussion and possible action to direct staff to proceed with the process of amending the Covenants, Conditions and Restrictions for the Las Vegas Technology Center to permit the sale of the open space common areas totaling approximately 7.42 acres (APNs 138-15-710-028 and 138-15-810-019)

MOTION:

BROWN – APPROVED as recommended – UNANIMOUS with MACK abstaining because Poggemeyer Design Group, who worked on this proposal, is a client of MK², with whom he is affiliated

MINUTES:

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

APPEARANCES:

LESA CODER, Director, Office of Business Development

LARRY CARROLL, Chairman, Las Vegas Technology Center Owners Association Board of Directors

(10:12 – 10:23)

1-2230

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 6, 2003

DEPARTMENT: BUSINESS DEVELOPMENT

ITEM DESCRIPTION: DISCUSSION AND POSSIBLE ACTION TO DIRECT STAFF TO TO PROCEED WITH THE PROCESS OF AMENDING THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE LAS VEGAS TECHNOLOGY CENTER

a. The open space common areas were created at the inception of the Las Vegas Technology Center (LVTC) as open space for use by the owners and employees of businesses located in the center. At inception, the area surrounding the LVTC was largely undeveloped and the provision of open space was an amenity to encourage businesses to locate there. Since such time, City park facilities have been constructed adjacent to and within easy access of the owners and employees of businesses at the LVTC.

b. Pursuant to the terms of the Maintenance Agreement (the Agreement) dated March 1, 1995, between the City and the LVTC Owners Association (LVTCOA), the open space common areas will be conveyed to the LVTCOA by the City upon the expiration of the Agreement on February 28, 2005, or the City disposes of all its ownership interest in the LVTC, which ever occurs first.

c. The open space common areas in the LVTC are made up of 2 parcels totaling approximately 7.42 acres or 323,215 square feet.

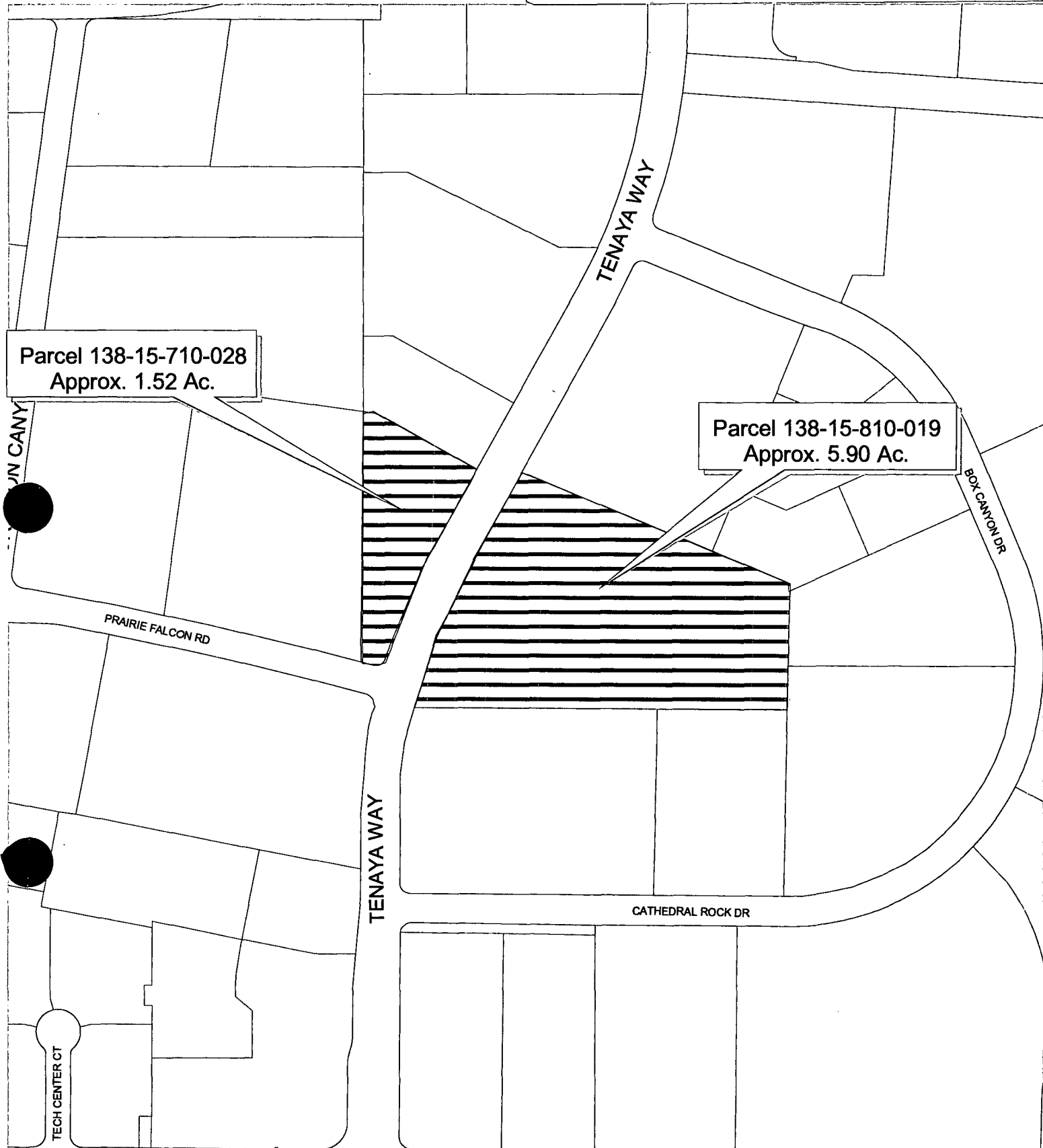
d. On June 12, 2003, the LVTCOA Board of Directors passed resolutions requesting the City's help to obtain an amendment to the CCRs and that any revenues from the sale of the open space common areas be used exclusively for LVTC improvements (specifically certain traffic improvements on Tenaya Way) and future maintenance costs of the LVTC.

e. Sale of the open space common areas would provide for additional commercial development and job creation, as well as, a funding source for traffic improvements in the LVTC.

f. The Covenants, Conditions and Restrictions (CCR) for the LVTC require that an amendment to the CCRs be signed by the property owners and first lien holders of not less than 70% of the total area (on a square footage basis) in the LVTC, and that said amendment be recorded with the County Recorder before the sale of the open space common areas would be permitted.

g. The most recent City land sale in the LVTC occurred in February 2003 and was for \$10.25 per square foot. Should the common areas be sold for a similar price of \$10.25 per square foot the City could realize revenues of perhaps \$3,312,956.

h. The cost of the proposed certain traffic improvements on Tenaya Way desired by the LVTCOA is estimated to be \$1,475,829. The LVTCOA proposes that any revenues from the sale of the open space common areas be used to pay for the proposed certain traffic improvements on Tenaya Way and that remaining revenues be placed in a fund for future LVTC improvements, as well as, maintenance costs.



Site Map

LAS VEGAS TECHNOLOGY CENTER OWNER'S ASSOCIATION

LVT COA
JUL 18 3 59 PM '03

RECEIVED BY
BUSINESS DEVELOPMENT

BOARD OF DIRECTORS

July 18, 2003

Larry Carroll
Poggemeyer Design Group
President

Steve Swisher
Swisher & Hall AIA, Ltd.
Vice President/Secretary

Andrew Levy, CCIM
Coldwell Banker Realty
Co.
Treasure

William Godfrey
Sierra Health Services
Past President

Mark Howard
Mountain View Hospital
Past President

LVT COA
c/o Cornerstone Company
201 Las Vegas Blvd. South
Suite 250
Las Vegas, NV 89101
Phone: (702) 383-3033
Fax: (702) 383-8576

Mr. Scott Auyoung
City of Las Vegas
400 East Stewart Avenue
Las Vegas, NV 89101

Re: Las Vegas Technology Center,
Open Space Land

Dear Scott:

Pursuant to our Board of Directors meeting of June 12, 2003, we respectfully request the City's assistance in the sale of the two (2) open space parcels and use the proceeds for certain improvements and maintenance cost for the technology center. The open spaces are not being utilized and the maintenance costs for the large turf areas are wasteful.

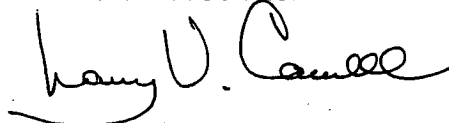
The requested improvements including the following:

1. Tenaya Way Median Improvements – This work will consist of eliminating the common center turn lane (suicide lane) from Smoke Ranch Rd. to Cheyenne Ave. and installing a landscaped median with designated turn lanes to reduce accidents and improve traffic flow. Presently numerous driveways exit uncontrolled into the common turning lane causing ongoing accidents. Please refer to the attached conceptual drawings for more detail.
2. Traffic Signal @Tenaya Way and Peak Drive – This work will include the installation of a traffic signal, pavement marking and designating turn lanes.

LAS VEGAS TECHNOLOGY CENTER
OPEN SPACE LAND
PAGE 2

We ask for the City's concurrence with the foregoing items and will offer our assistance in expediting these projects as well as the land sale. Should you or any council members have any questions, please do not hesitate to contact me.

Sincerely,
Las Vegas Technology Center
Owners Association

A handwritten signature in black ink, appearing to read "Larry V. Carroll". The signature is fluid and cursive, with a large initial "L" and "C".

Larry V. Carroll
President

LVTCOA**LAS VEGAS TECHNOLOGY CENTER
OWNER'S ASSOCIATION****BOARD OF DIRECTORS**

Larry Carroll
Poggemeyer Design Group
President

Steve Swisher
Swisher & Hall AIA, Ltd.
Vice President

Andrew S. Levy, CCIM
Coldwell Banker Realty Co.
Treasurer

William Godfrey
Sierra Health Services
Past President

Mark Howard
Mountain View Hospital
Past President

LVTCOA
c/o Cornerstone Company
201 Las Vegas Blvd. South
Suite 250
Las Vegas, Nevada 89101

Phone: (702) 383-3033
Fax: (702) 383-8576

**RESOLUTIONS SUPPORTING THE
AMENDMENT TO THE COVENANTS,
CONDITIONS AND RESTRICTIONS OF THE
LAS VEGAS TECHNOLOGY CENTER
OWNERS ASSOCIATION TO SELL THE
COMMON AREAS**

WHEREAS, there has been presented to and discussed at a duly held meeting of the Board of Directors of the Las Vegas Technology Center (LVTC) Owners Association on June 12, 2003, a proposal to approve an amendment in the LVTC Conditions, Covenants and Restrictions (CC&Rs) which would remove certain real property from its designation as Common Area and thereby allowing said property to be available for sale and development; and

WHEREAS, the Board of Directors also considered certain traffic and roadway improvements, including center median with curbs and landscaping along Tenaya Way from Smoke Ranch to Cheyenne, a new traffic signal at Tenaya Way and Peak Drive and other improvements as deemed necessary, which the City of Las Vegas will undertake as a result of the new open space parcels created by the removal of the designation of the Common Area; and

WHEREAS, the Board of Directors is desirous of minimizing the maintenance costs, including outstanding water bills, of the Common Areas to the Owners Association; and

WHEREAS, the Board of Directors of LVTC Owners Association deems it to be in the best interest of the Association that the property designated as Common Area be removed to allow the property to be sold for development.

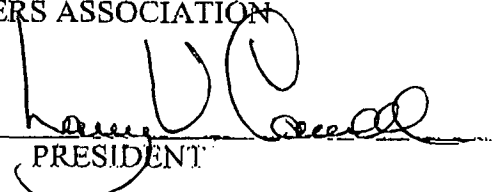
NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Owners Association hereby offers its support to the City of Las Vegas in obtaining the necessary consent signatures of seventy percent (70%) of the owners of LVTC on a square footage basis and the consents from the first lienholders to approve an amendment to the LVTC CC&Rs to remove the designation of Common Area to allow the sale of such property held as Common Area for development.

FURTHER RESOLVED, in return for its support, the Board of Directors requests any funds remaining after the City's sale of said Common Area be used exclusively for LVTC improvements and maintenance costs.

FURTHER RESOLVED, that the Board of Directors offers its support to the City of Las Vegas (City) in promoting the sale of the new open space parcels in return for the City undertaking certain traffic improvements on Tenaya Way.

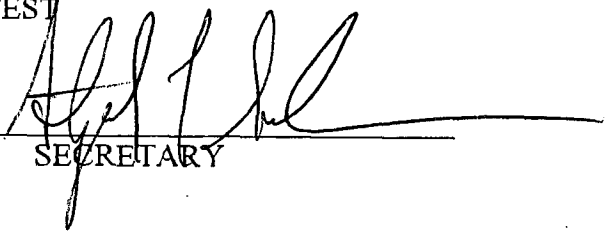
The forgoing Resolution has been passed, adopted and approved by a vote of the Board of Directors of the Las Vegas Owners Association at the meeting duly held on June 12, 2003

LAS VEGAS TECHNOLOGY CENTER
OWNERS ASSOCIATION

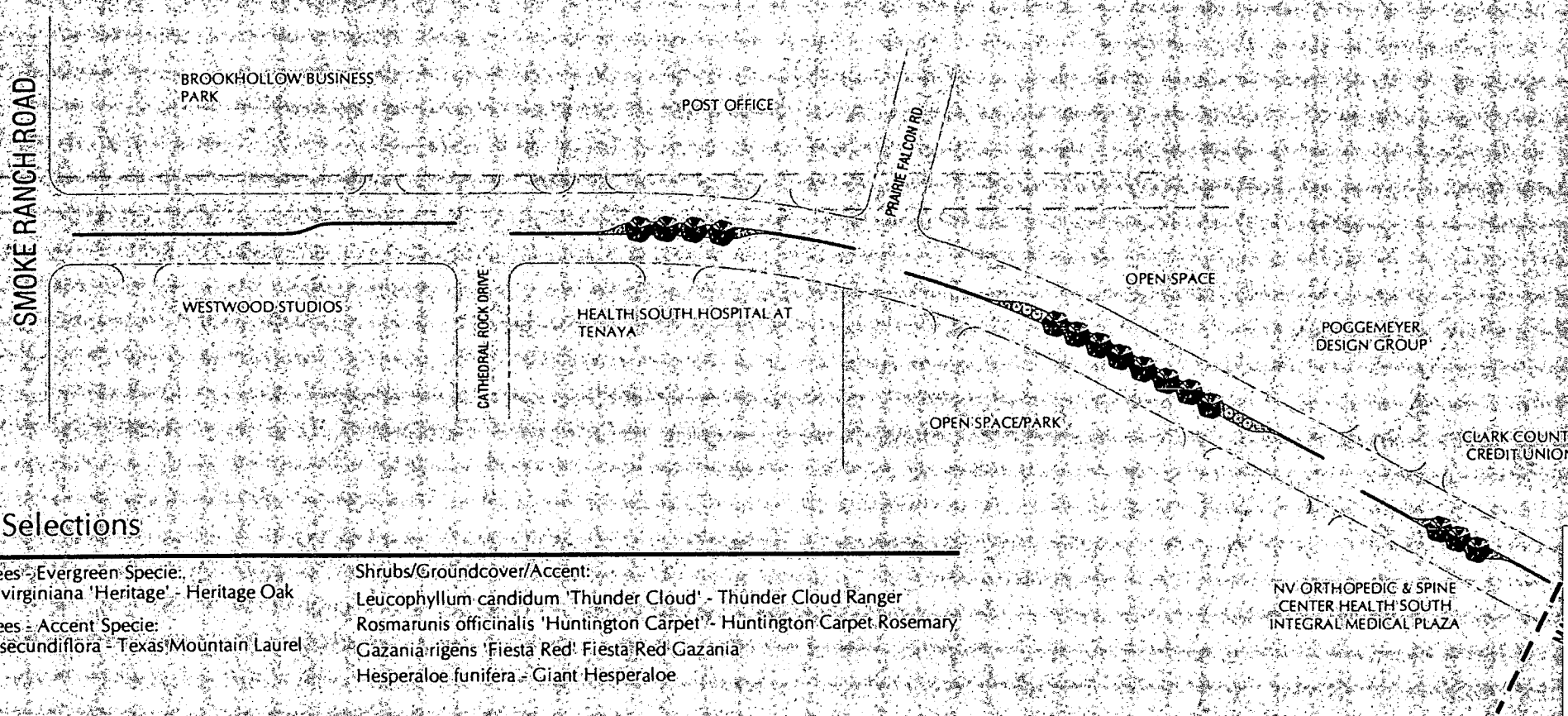
By: 

PRESIDENT

ATTEST

By: 

SECRETARY



Plant Selections

Street Trees - Evergreen Species:
Quercus virginiana 'Heritage' - Heritage Oak

Street Trees - Accent Species:
Sophora secundiflora - Texas Mountain Laurel

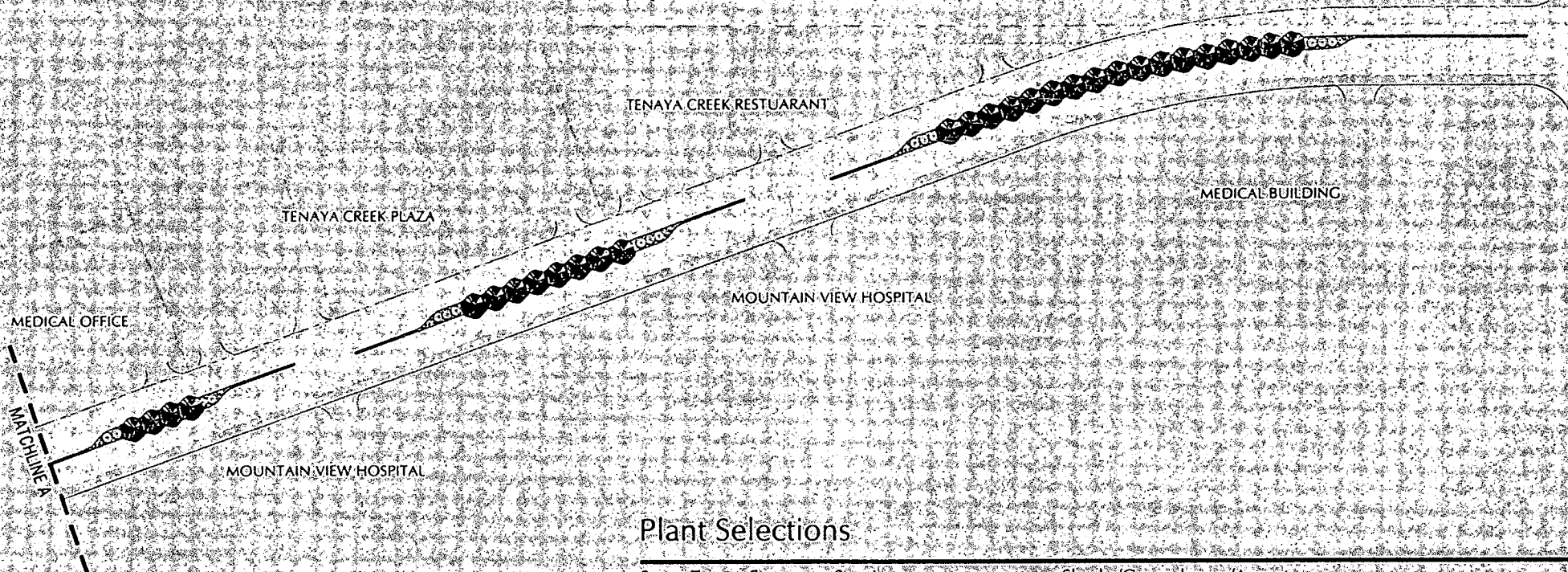
Shrubs/Groundcover/Accent:
Leucophyllum candidum 'Thunder Cloud' - Thunder Cloud Ranger
Rosmarinus officinalis 'Huntington Carpet' - Huntington Carpet Rosemary
Gazania rigens 'Fiesta Red' - Fiesta Red Gazania
Hesperaloe funifera - Giant Hesperaloe

Tenaya Way Median Improvements

Las Vegas Technology Center

January 1, 2003





Plant Selections

Street Trees - Evergreen Specie:

Quercus virginiana 'Heritage' - Heritage Oak

Street Trees - Accent Specie:

Sophora secundiflora - Texas Mountain Laurel

Shrubs/Groundcover/Accent:

Leucophyllum candidum 'Thunder Cloud' - Thunder Cloud Ranger

Rosmarinus officinalis 'Huntington Carpet' - Huntington Carpet Rose

Gazania rigens 'Fiesta Red' - Fiesta Red Gazania

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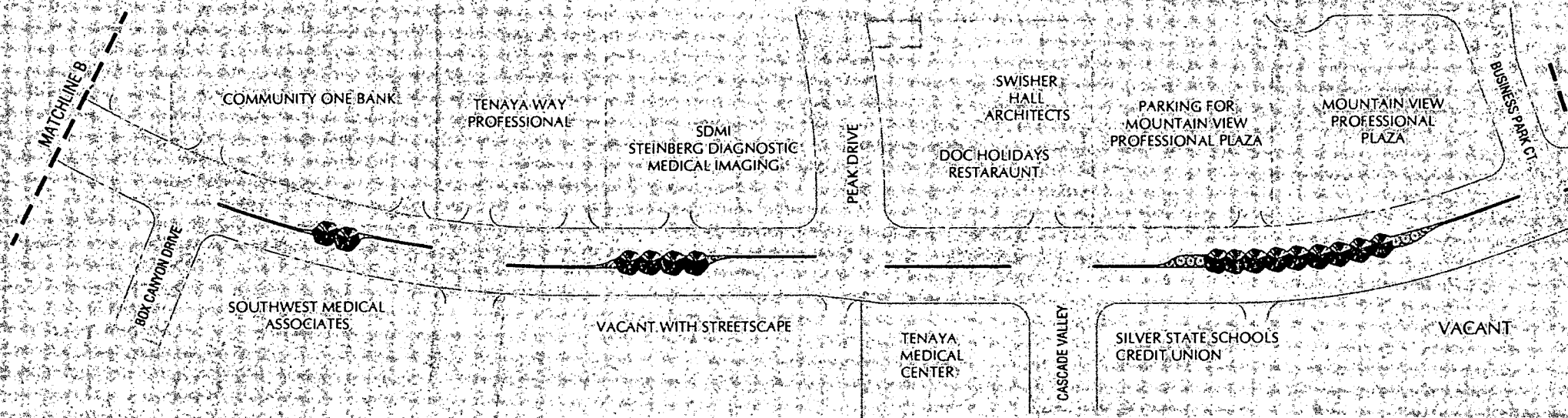


Tenaya Way Median Improvements

Las Vegas Technology Center

January 1, 2003





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Hesperaloe funifera - Giant Hesperaloe



Tenaya Way Median Improvements

Las Vegas Technology Center

January 1, 2003

GRAPHIC SCALE



Poggemeyer Design Group, Inc.

Estimate of Probable Construction Costs

Project: Tenaya Way Median Improvements **Date:** 7/18/03
Location: Las Vegas, Nevada **Project #:** N/A
Client: City of Las Vegas **Generated By:** CNA

(X) Submittal X Preliminary 30% 90% Other
 50% 100% (Final)

ITEM	DESCRIPTION	TOTAL COST
1.0	Site Landscaping	\$418,510.00
2.0	Site Irrigation	\$154,018.00
3.0	Site Hardscape	\$106,425.00
4.0	Landscape Lighting	\$346,000.00
5.0	Street Improvements	\$350,090.00
6.0	Traffic Control	\$20,000.00
7.0	Mobilization	\$15,000.00
8.0	Utility Conflicts	\$50,000.00
7.0	Development Fees/Meter Fees	\$25,000.00
	SUBTOTAL:	\$912,515.00
8.0	10% Contingency	\$91,251.50
	ESTIMATED CONSTRUCTION COSTS:	\$1,003,766.50
9.0	Design and Engineering	\$80,301.32
10.0	Drainage Study	\$8,000.00
11.0	Traffic Study	\$15,000.00
10.0	Surveying	\$15,000.00
11.0	Construction Administration	\$80,301.32
	Subtotal:	\$198,602.64

PRELIMINARY PROJECT TOTAL:		\$1,202,369.14
OPTIONAL SCOPE		

12.0	Peak Dr. Intersection Traffic Control	1	LS	\$200,000.00
13.0	Misc. Pavement/Sidewalk Repair	1	LS	\$20,000.00
14.0	10% Contingency			\$22,000.00
15.0	Design and Engineering			\$19,360.00
16.0	Construction Administration			\$12,100.00

PRELIMINARY OPTIONAL TOTAL:		\$273,460.00

PRELIMINARY GRAND TOTAL:		\$1,475,829.14

Estimate of Probable Construction Costs

Project:	Tenaya Way Median Improvements	Date:	7/18/03
Location:	Las Vegas, Nevada	Project #:	N/A
Client:	City of Las Vegas	Generated By:	CNA

<u> X </u>	Preliminary	<u> </u> 30%	<u> </u> 90%	<u> </u> Other
		<u> </u> 50%	<u> </u> 100% (Final)	

[illegible]

Poggemeyer Design Group, Inc.

Estimate of Probable Construction Costs

Project:	Tenaya Way Median Improvements	Date:	7/18/03
Location:	Las Vegas, Nevada	Project #:	N/A
Client:	City of Las Vegas	Generated By:	CNA

 X Preliminary 30% 90% Other
 50% 100% (Final)

[illegible]

Poggemeyer Design Group, Inc.

Estimate of Probable Construction Costs

Project:	Tenaya Way Median Improvements	Date:	7/18/03
Location:	Las Vegas, Nevada	Project #:	N/A
Client:	City of Las Vegas	Generated By:	CNA

X Preliminary _____30% _____90% _____Other
_____50% _____100% (Final)

[illegible]

Poggemeyer Design Group, Inc.

Estimate of Probable Construction Costs

Project:	Tenaya Way Median Improvements	Date:	7/18/03
Location:	Las Vegas, Nevada	Project #:	N/A
Client:	City of Las Vegas	Generated By:	CNA

X Preliminary ___ 30% ___ 90% ___ Other
 ___ 50% ___ 100% (Final)

[illegible]

Estimate of Probable Construction Costs

 X Preliminary 30% 90% Other
 50% 100% (Final)

6 of 6

DISCLOSURE OF PRINCIPALS

The principals and partners of Las Vegas Technology Center Owner's Association and all persons and entities holding more than 1% (one percent) interest in Las Vegas Technology Center Owner's Association Or any principal of Las Vegas Technology Center Owner's Association are the following:

	<u>FULL NAME</u>	<u>BUSINESS ADDRESS</u>	<u>BUSINESS PHONE</u>
1.	<u>See the attached list</u>	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____
4.	_____	_____	_____
5.	_____	_____	_____
6.	_____	_____	_____
7.	_____	_____	_____
8.	_____	_____	_____
9.	_____	_____	_____
10.	_____	_____	_____

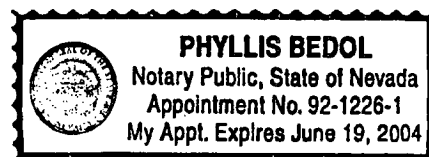
I hereby certify to the best of my knowledge this information is correct and the foregoing list is full and complete.

By: _____

Its: President

Subscribed and sworn to before me this
25th day of July, 2003.

Phyllis Bedol
 Notary Public



**LVTC Owner List
7/24/2003**

PARCEL #	CURRENT OWNER	ESTIMATED SIZE
138-15-810-017	LBLVTC II LLC	7.74 Acres
138-15-810-007	A & A R LLC	3.08 Acres
138-15-310-017	Berlin Industries Inc.	4.07 Acres
138-15-310-003	Berlin Industries Inc.	3.35 Acres
138-15-410-003	Brookhollow LLC	.94 Acres
138-15-410-020	Brookhollow LLC	1.88 Acres
138-15-410-021	Brookhollow LLC	1.16 Acres
138-15-410-022	Brookhollow LLC	2.81 Acres
138-15-810-014	Cathedral Rock Medical Ctr. LLC	3.98 Acres
138-15-710-006	Clark County Credit Union	3.15 Acres
138-15-310-019	Crimson Canyon LLC	2 Acres
138-15-710-003	Design Rentals Nevada	1.08 Acres
138-15-410-013	Edwards Nevada Trust and Edwards Larry J & Audrey M TRS	1 Acre
138-15-612-009	La Quinta Development Ptnrs LP	2.41 Acres
138-15-610-010	Miller Creek Partnership	1.04 Acres
138-15-710-007	Network Federal Credit Union	2.97 Acres
138-15-310-018	Northwest Professional Dev LLC	2.04 Acres
138-15-310-009	SDMI Northwest Inc.	2 Acres
138-15-710-008	SDMI Northwest LLC	3.5 Acres
138-15-610-015	Shelby Partners	1.26 Acres
138-15-610-016	Shelby Partners	1.34 Acres
138-15-810-012	Sierra Health Services Inc.	9 Acres
138-15-810-004	State Farm Mutual Automobile Ins.	3.63 Acres
138-15-510-005	Sunrise Mountainview Hospital	
138-15-610-004	Tenaya LLC	1.40 Acres
138-15-710-009	THL LLC	1.70 Acres
138-15-710-024	Wild West II LLC	4.44 Acres
138-15-710-023	AHP Nevada Inc.	9.57 Acres
138-15-710-026	AHP Nevada Inc.	1.60 Acres
138-15-610-014	Allan-Gorski James I	1.29 Acres
138-15-410-011	American MEC Inc.	.97 Acres
138-15-613-001	ARSCJ Limited	.10 Acres
138-15-710-031	Box Canyon Prof Park LLC	.86 Acres
138-15-710-029	Box Canyon Prof Park LLC	.62 Acres
138-15-710-032	Box Canyon Prof Park LLC	.79 Acres
138-15-710-030	Box Canyon Prof Park LLC	.50 Acres
138-15-810-018	Box Canyon Prof Park LLC	.94 Acres
138-15-810-010	City of Las Vegas and LV Tech Center LP	1.92 Acres
138-15-710-011	CPSIEO LLC	1.27 Acres
138-15-710-027	CPSIEO LLC	1.53 Acres
138-15-410-029	Gateway Office LLC	1.39 Acres
138-15-613-002	Hanks Stephen D & Joann	.10 Acres
138-15-710-025	Health Plan Nevada Inc. and Sierra Health & Life Ins. Co.	7.25 Acres

**CITY COUNCIL MINUTES
MEETING OF
August 6, 2003**

**VERBATIM TRANSCRIPT: ITEM 72 – DISCUSSION AND POSSIBLE ACTION TO DIRECT
STAFF TO PROCEED WITH THE PROCESS OF AMENDING THE COVENANTS,
CONDITIONS, AND RESTRICTIONS FOR THE LAS VEGAS TECHNOLOGY CENTER TO
PERMIT THE SALE OF THE OPEN SPACE COMMON AREAS TOTALING
APPROXIMATELY 7.42 ACRES**

MAYOR GOODMAN

Item 72. This is discussion and possible action to direct staff to proceed with the process of amending the covenants, conditions, and restrictions for the Las Vegas Technology Center to permit the sale of the open space common areas, totaling approximately 7.42 acres. This is in Ward 4.

COUNCILMAN MACK

Your Honor?

MAYOR GOODMAN

I hear you. Yes.

COUNCILMAN MACK

Before we take any action, I just need to make a quick disclosure, that Poggemeyer Design Group not only worked on this proposal, their office is located here. Since they're a client of MK², I'll be ab –, which I'm affiliated with, I'll be abstaining.

MAYOR GOODMAN

Okay. Thank you. Ms. Coder?

LESA CODER, DIRECTOR, OFFICE OF BUSINESS DEVELOPMENT

Thank you, Mr. Mayor. It was several months ago that we brought a discussion item before you, and, at that time, Councilman Brown and the City Council directed us to work with the owners association of the Las Vegas Technology Park in an effort to consider the possible sale and disposition of two remaining parcels presently used as open space. They total about seven and a half acres. The owners association, at their board of directors meeting on June the 12th of this

**CITY COUNCIL MINUTES
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APPROXIMATELY 7.42 ACRES**

year, authorized the – board and that organization to make this request to City Council today. What they're asking, essentially, is that the City take on the sale of those properties and that the proceeds be disposed of at their request in the following way: That approximately 1.5 million of those proceeds would be directed toward the construction of and improvements of median islands and landscaping, lighting standards, traffic, signal improvements along Tenaya Way between Cheyenne and Smoke Ranch Road. They are also requesting that the balance of those proceeds, which are estimated to be approximately 3.3 million, be turned over to that association for long-term and ongoing maintenance. So, having said that, if you have questions or need further explanations, we'd be happy to entertain those at this time.

In addition the chairman of the board for that association, Larry Carroll, is at my left and may have comments for you as well.

MAYOR GOODMAN

Very good. Any questions of Ms. Coder before we go to Mr. Carroll? Councilman? Mr. Carroll?

LARRY CARROLL

Yes. Good morning, Mr. Mayor and Council. Our June 12th board meeting, we passed a resolution supporting this issue, and we are fully supportive of this measure. There's about seven and a half acres out there, as Ms. Coder said. Most of that is turf area. It's gonna save a lot of money, especially with the drought conditions that we have, and I think the traffic improvements that will result in the sale of those properties are badly needed. And we'd be certainly willing to help out the City with the sale of that property.

MAYOR GOODMAN

Thank you very much. Any questions of Mr. Carroll?

**CITY COUNCIL MINUTES
MEETING OF
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APPROXIMATELY 7.42 ACRES**

COUNCILMAN BROWN

Yes.

MAYOR GOODMAN

All right, Councilman.

COUNCILMAN BROWN

Thank you, Your Honor.

Mr. Carroll, we – spoke on the phone yesterday, and the, I know the dialogue out here, especially with Tenaya Way improvements, has been ongoing for a couple years, and one of the things that, I – guess, we're – trying to find a little bit of the history, when the – Doc Romeo Park, and if I could, Mayor, just for a second. Thanks, Lesa.

Just backing up for a second, Your Honor. First and foremost, this -- area of the City is certainly, as far as an employment center and quality professionals, high-paying jobs, easy access, I think it's – one of the nicest parks in the entire Valley and something that we certainly can be proud of. And it's gentlemen like Mr. Carroll and Mr. Howard at the hospital, Mr. Godfrey, that have been there from day one that really have – driven just a tremendous project out here, which is essentially surrounded by the highway and Cheyenne and Smoke Ranch.

If, Lesa or Larry, if you could just point to where the detention basin and the park, the Doc Romeo Park is on there.

LARRY CARROLL

This entire area is the detention basin. Of course, this area is the park.

**CITY COUNCIL MINUTES
MEETING OF
August 6, 2003**

**VERBATIM TRANSCRIPT: ITEM 72 – DISCUSSION AND POSSIBLE ACTION TO DIRECT
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APPROXIMATELY 7.42 ACRES**

COUNCILMAN BROWN

We went in two years ago and did a joint-use facility here, which created some softball and baseball fields and some picnic pavilions. Partial funding for that actually came from the sale to the printing company, and I forget what the name of the printing company is, but at that time the association was very supportive of creating this open space and public area. With – this Doc Romeo facility, certainly the need for the open space that's before us today became even less needed. It – was somewhat underutilized and certainly was a drain as far as the maintenance and operational costs on the association.

One of the things that, in selling these two parcels, which I am fully supportive of, and even more so supportive of what Mr. Carroll has indicated on the Tenaya improvements. In looking at the conditions of approval, I'd – just like to put onto the record, and this may have to go back to Mr. Carroll's board for concurrence, but with that additional revenue stream that's left over, be it two or three million dollars, whatever the case may be, I'd --, I don't want that to preclude coming into the Doc Romeo public area and doing some enhancements that would benefit the business community. And, for example, around the detention basin there is almost a natural trail already in place from the Flood Control District that runs behind the fire station. If we could create a pedestrian-friendly trail, exercise facility, that would be an option. If there is a needed additional picnic area or pavilion space that's needed, that would be something that could be considered down the road. There is a need, and the City's looking at it, for a restroom on the Peak Drive access.

So, those type things are not directly – involved with the Tenaya street improvements but certainly could enhance the overall business community and be a service to those workers and owners and – such. And I – don't wanna put that as a condition, but I wanna put on the record that I would like the board to consider that as a possible use for those additional funds that will become available.

**CITY COUNCIL MINUTES
MEETING OF
August 6, 2003**

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PERMIT THE SALE OF THE OPEN SPACE COMMON AREAS TOTALING
APPROXIMATELY 7.42 ACRES**

Likewise, we had spoken, probably a few years back, on the – US95 frontage on the park, whereas that is currently outside the exclusionary area for signage along the 95 and what we would like to do. The City owns some property, the rest is owned by the association or individual companies, but take a look at the possibility of doing some signage, some branding for this park that – could likewise create a revenue stream that I would envision and would hope that would become a dedicated opportunity to take additional revenues and put it back into the park. One of the things that we discussed on our earlier meetings was to make sure that if we do have revenue opportunities in here with the sale of land, that at least a portion of the money, if not all the money, goes back into the park. And I consider this park, the business park and the public space park, all as one. I think it, they both complement each other. They have created an opportunity where you have a public space, private space, a library, City facilities up there. The High-Tech Park, Phase II, is well underway, on the Buffalo corridor doing extremely well. So it, it's an opportunity to create a revenue stream that would become almost self-sufficient in the maintenance and operational cost of the improvements and the park.

So, I – wanted to make clear on the, today's record that – would be my hope, that we could go back before your board and have some kind of concurrence that that money, additional money, or future additional monies generated from the park would not preclude those opportunities in the City portion to benefit all the businesses.

LARRY CARROLL

Yes, Councilman Brown; I think I'd be delighted to take that back to our board. Of course, I can't speak for all the members today, but we'd be happy to consider that at our next quarterly board meeting. I think both of those items are certainly worthy of further consideration.

**CITY COUNCIL MINUTES
MEETING OF
August 6, 2003**

**VERBATIM TRANSCRIPT: ITEM 72 – DISCUSSION AND POSSIBLE ACTION TO DIRECT
STAFF TO PROCEED WITH THE PROCESS OF AMENDING THE COVENANTS,
CONDITIONS, AND RESTRICTIONS FOR THE LAS VEGAS TECHNOLOGY CENTER TO
PERMIT THE SALE OF THE OPEN SPACE COMMON AREAS TOTALING
APPROXIMATELY 7.42 ACRES**

COUNCILMAN BROWN

And also, Mr. Carroll, if you would, likewise, bring back to your board, I think the Tenaya improvements are desperately needed, and – your acknowledgement as far as, or, Lesa, your acknowledgement as the bus turnouts and the signalization, I would ask that Mr. Kajkowski's group in Public Works be brought in. Because if we're gonna go in and do those improvements, excuse me, that Cheyenne interchange and the ability to get a right-hand turn lane, or some of those peripheral infrastructure issues, let's throw it all in one. And even if we have to go to the RTC or look to City funding for outside the park enhancements, I'd like to see us go in together one time and – do it right.

LESA CODER, DIRECTOR, OFFICE OF BUSINESS DEVELOPMENT

Certainly, Councilman Brown. It's acknowledged that these are really just preliminary sketches, conceptual drawings. It doesn't preclude any of the normal City process for permits and design engineering. Certainly, with all the considerations of Mr. Kajkowski in Public Works and RTC, and whatever other funding sources, approval sources need to be – met.

COUNCILMAN BROWN

In closing, Your Honor, again, I'd like to end where I started and – indicate that Mr. Carroll and some of the pioneers out here have created a – very unique business community that I think the City can and – is very proud of. And with that and with the record that's been made, **I would move for approval.**

MAYOR GOODMAN

All right. Let's vote, please. Post, please. Motion carries. (**Motion carried unanimously with MACK abstaining because Poggemeyer Design Group, who worked on this proposal, is a client of MK², with whom he is affiliated.**) Thank you.

**CITY COUNCIL MINUTES
MEETING OF
August 6, 2003**

**VERBATIM TRANSCRIPT: ITEM 72 – DISCUSSION AND POSSIBLE ACTION TO DIRECT
STAFF TO PROCEED WITH THE PROCESS OF AMENDING THE COVENANTS,
CONDITIONS, AND RESTRICTIONS FOR THE LAS VEGAS TECHNOLOGY CENTER TO
PERMIT THE SALE OF THE OPEN SPACE COMMON AREAS TOTALING
APPROXIMATELY 7.42 ACRES**

COUNCILWOMAN McDONALD

And, Your Honor, on a, I guess, related note, I hope that, you know, we can learn from the success of the Technology Center. And, you know, hopefully we'll be able to recreate a similar structure for the Union Pacific parcels and the 61 acres, because many of these same issues will reoccur as, especially as we continue to see more development in the Union Pacific parcels.

MAYOR GOODMAN

Absolutely. Thank you.

(END OF DISCUSSION)

/gpb;dd

City of Las Vegas

Agenda Item No. 73

AGENDA SUMMARY PAGE**CITY COUNCIL MEETING OF: AUGUST 6, 2003****DEPARTMENT: CITY ATTORNEY****DIRECTOR: BRADFORD R. JERBIC**☐**CONSENT**☒**DISCUSSION****SUBJECT:****RECOMMENDING COMMITTEE: BILL ELIGIBLE FOR ADOPTION AT THIS MEETING:**

Bill No. 2003-60 – Annexation No. ANX-2256 – Property location: On the northwest corner of Monte Cristo Way and Centennial Parkway; Petitioned by: Shiron Corporation; Acreage: 1.32 acres; Zoned: R-E (County zoning), R-E (City equivalent). Sponsored by: Councilman Michael Mack

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

The proposed ordinance annexes certain real property generally located on the northwest corner of Monte Cristo Way and Centennial Parkway. 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 (August 15, 2003) is set by this ordinance.

RECOMMENDATION:

ADOPTION at 8/6/2003 City Council meeting pursuant to the 7/14/2003 Recommending Committee.

First Reading – 7/2/2003; First Publication – 7/25/2003

BACKUP DOCUMENTATION:

Bill No. 2003-60 and Location Map

MOTION:

WEEKLY – Second Reading and **BILL ADOPTED** as recommended as Ordinance No. 5617 – UNANIMOUS

MINUTES:

There was no discussion.

(10:23 – 10:24)

1-2747

City of Las Vegas

Agenda Item No. 74

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: AUGUST 6, 2003

DEPARTMENT: CITY ATTORNEY**DIRECTOR: BRADFORD R. JERBIC**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

RECOMMENDING COMMITTEE: BILL ELIGIBLE FOR ADOPTION AT THIS MEETING:

Bill No. 2003-61 – Annexation No. ANX-2355 – Property location: On the north side of Regena Avenue, 330 feet east of El Capitan Way; Petitioned by: City of Las Vegas; Acreage: 0.62 acres; Zoned: R-E (County zoning), R-E (City equivalent). Sponsored by: Councilman Michael Mack

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

The proposed ordinance annexes certain real property generally located on the north side of Regena Avenue, 330 feet east of El Capitan Way. 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 (August 15, 2003) is set by this ordinance.

RECOMMENDATION:

ADOPTION at 8/6/2003 City Council meeting pursuant to the 7/14/2003 Recommending Committee.

First Reading – 7/2/2003; First Publication – 7/25/2003

BACKUP DOCUMENTATION:

Bill No. 2003-61 and Location Map

MOTION:

WEEKLY – Second Reading and **BILL ADOPTED** as recommended as Ordinance No. 5618 – UNANIMOUS

MINUTES:

There was no discussion.

(10:24)

1-2779

City of Las Vegas

Agenda Item No. 75

AGENDA SUMMARY PAGE**CITY COUNCIL MEETING OF: AUGUST 6, 2003****DEPARTMENT: CITY ATTORNEY****DIRECTOR: BRADFORD R. JERBIC**☐**CONSENT**☒**DISCUSSION****SUBJECT:****RECOMMENDING COMMITTEE: BILL ELIGIBLE FOR ADOPTION AT THIS MEETING:**

Bill No. 2003-62 – Provides that valet parking is allowed as a conditional use in certain zoning districts. Proposed by: Robert S. Genzer, Director of Planning and Development

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

This bill will provide that valet parking is allowed as a conditional use in certain zoning districts in connection with the operation of commercial and other establishments. Conditions include site development plan review and an upper limit on the amount of required on-site parking that can be devoted to valet parking (20%).

RECOMMENDATION:

ADOPTION at 8/6/2003 City Council meeting pursuant to the 7/14/2003 Recommending Committee.

First Reading – 7/2/2003; First Publication – 7/25/2003

BACKUP DOCUMENTATION:

Bill No. 2003-62

MOTION:

WEEKLY – Second Reading and **BILL ADOPTED** as recommended as Ordinance No. 5619 – UNANIMOUS

MINUTES:

There was no discussion.

(10:24 – 10:25)

1-2779

City of Las Vegas

Agenda Item No. 76

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: AUGUST 6, 2003

DEPARTMENT: CITY ATTORNEY**DIRECTOR: BRADFORD R. JERBIC**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

RECOMMENDING COMMITTEE: BILL ELIGIBLE FOR ADOPTION AT THIS MEETING:

Bill No. 2003-63 – Updates the Town Center Development Standards Manual regarding permissible commercial uses, tree sizes, and parking lot walkways. Proposed by: Robert S. Genzer, Director of Planning and Development

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

This bill will update the Town Center Development Standards Manual in an number of respects. The bill will allow hotels, motels and similar uses by means of special use permit in the Service Commercial District, and will adjust the standards regarding tree sizes and parking lot walkways.

RECOMMENDATION:

ADOPTION at 8/6/2003 City Council meeting pursuant to the 7/14/2003 Recommending Committee.

First Reading – 7/2/2003; First Publication – 7/25/2003

BACKUP DOCUMENTATION:

Bill No. 2003-63

MOTION:

WEEKLY – Second Reading and BILL ADOPTED as recommended as Ordinance No. 5620 – UNANIMOUS

NOTE: COUNCILMAN MACK disclosed that although his client, Absolute Footcare is also a client of MK² and leases space in the Centennial Center, he does not believe that would have any impact on this ordinance; therefore, he would be voting on this matter.

MINUTES:

There was no discussion.

(10:25 – 10:26)

1-2835

City of Las Vegas

Agenda Item No. 77

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: AUGUST 6, 2003

DEPARTMENT: CITY ATTORNEY**DIRECTOR: BRADFORD R. JERBIC**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

NEW BILL:

Bill No. 2003-66 – Annexation No. ANX-2172 – Property location: On the north side of Alexander Road, 300 feet east of Grand Canyon Drive; Petitioned by: Rea Dantzig, et al.; Acreage: 4.95 acres; Zoned: R-E (County zoning), to U (R) and U (RNP) (City equivalents). Sponsored by: Councilman Larry Brown

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

The proposed ordinance annexes certain real property generally located on the north side of Alexander Road, 300 feet east of Grand Canyon Drive. The annexation is at the request of the property owners. The annexation process has now been completed in accordance with the NRS and the final date of annexation (September 12, 2003) is set by this ordinance.

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. 2003-66 and Location Map

MOTION:

First Reading – Referred – COUNCILMEMBERS WEEKLY and MONCRIEF

MINUTES:

There was no discussion

8/18/2003 Recommending Committee

8/20/2003 Council Agenda

(10:26)

1-2876

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8 **BILL NO. 2003-66**9 **ORDINANCE NO. _____**

10 AN ORDINANCE TO EXTEND THE BOUNDARIES OF THE CITY, TO
11 PARTICULARLY DESCRIBE THE LAND TO BE ANNEXED, TO MAKE ITS
12 INHABITANTS SUBJECT TO THE LAWS, OBLIGATIONS AND BENEFITS OF THE
13 CITY, AND TO PROVIDE FOR OTHER RELATED MATTERS. (ANX-2172)

14 Sponsored by: Councilman Larry Brown Summary: Annexes property described
15 generally as located on the north side of
16 Alexander Road, 300 feet east of Grand
17 Canyon Drive.

18 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY
19 ORDAIN AS FOLLOWS:

20 SECTION 1: The corporate limits of the City of Las Vegas, Nevada, are
21 hereby extended to annex, include, and make a part of the City of Las Vegas, Nevada, the
22 following described real property:

23 The East Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Southwest
24 Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 6, Township
25 20 South, Range 60 East, M.D.M., in the County of Clark, State of Nevada,
26 being Lot 1 and Lot 2 of the Certificate of Land Division, LD 114-79 as
27 shown in Book 1099 as Instrument Number 1058180, recorded August 8,
28 1979 together with the adjoining half streets and spandrel areas as dedicated
in Book 1099 as Instrument Number 1058181, recorded August 8, 1979 all
of Clark County, Nevada Records.

SECTION 2: The City Council hereby determines that the described territory
meets the requirements provided by law for annexation to the City for the following reasons:

- A. The area to be annexed was contiguous to the City's boundaries at the
time the annexation proceedings were instituted;

1 B. More than one-eighth (1/8) of the aggregate external boundaries of
2 the area are contiguous to the City;

3 C. The territory proposed to be annexed is not included within the
4 boundaries of another incorporated city or within the boundaries of
5 any unincorporated town as those boundaries existed as of July 1,
6 1983;

7 D. The City is eligible to annex the described territory since the
8 landowners have signed a petition constituting one hundred percent
9 (100%) of the owners of record of individual lots or parcels of land
10 within the annexation area.

11 SECTION 3: The City will provide police protection through the Las Vegas
12 Metropolitan Police Department, fire protection, street maintenance, and library services
13 immediately upon annexation. Garbage collection by the company franchised by the City
14 will also be provided immediately. The City sanitary sewer system will serve the proposed
15 annexation area. Any connection to or extension of this sewer line to serve the annexation
16 area shall be at the expense of the landowners. Other services, such as participation in the
17 City's recreational programs, special education classes and programs, public works planning,
18 building inspections, and other City services will also be available immediately. Utilities
19 such as gas, electricity, telephone, and water are provided by private utility companies and
20 other services to the area will not be affected by annexation. Street paving, curbs and gutters,
21 sidewalks and street lights which are not in place at the time of annexation will be installed
22 in the presently developed areas upon the request of the property owners and at their expense
23 by means of special assessment districts. Such improvements will be extended into the
24 undeveloped areas as development takes place and the need therefor arises, and will be
25 located according to the needs of the area at that time. Such installations will also be made
26 at the expense of the property owners, either by means of special assessment districts or as
27 prerequisites to the approval of subdivision plats, building permits or other land use or
28 development applications.

1 SECTION 4: The annexation of the described territory shall become
2 effective on the 12th day of September, 2003, and on that date the City will have the funds
3 appropriated in sufficient amount to finance the extension into the described territory of
4 police protection, fire protection, street maintenance, street sweeping, and street lighting
5 maintenance.

6 SECTION 5: The described territory, together with the inhabitants and
7 property thereof, shall, from and after the 12th day of September, 2003, be subject to all
8 debts, laws, ordinances and regulations in force in the City and shall be entitled to the same
9 privileges and benefits as other parts of the City, and shall be subject to municipal taxes
10 levied by the City.

11 SECTION 6: The City Engineer is hereby instructed to cause to be prepared
12 an accurate map or plat of the described territory and to record the map or plat, together with
13 a certified copy of this ordinance, in the office of the County Recorder of Clark County,
14 Nevada, which recording shall be done prior to the 12th day of September, 2003.

15 SECTION 7: The described territory, which previously has been zoned R-E
16 (County of Clark classification), is hereby classified with the following City of Las Vegas
17 classifications, which are deemed to be the City equivalents of the County classification:

18 The south half of the territory U (R)

19 The north half of the territory U (RNP)

20 SECTION 8: If any section, subsection, subdivision, paragraph, sentence,
21 clause of phrase in this ordinance or any part thereof, is for any reason held to be
22 unconstitutional, or invalid or ineffective by any court of competent jurisdiction, such
23 decision shall not affect the validity or effectiveness of the remaining portions of this
24 ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares
25 that it would have passed each section, subsection, subdivision, paragraph, sentence, clause
26 or phrase thereof irrespective of the fact that any one or more sections, subsections,
27 subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid
28 or ineffective.

1 SECTION 9: All ordinances or parts of ordinances, sections, subsections,
2 phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las
3 Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

4 PASSED, ADOPTED and APPROVED this ____ day of _____,
5 2003.

6 APPROVED:

7
8 By _____
9 OSCAR B. GOODMAN, Mayor

10 ATTEST:

11 _____
12 BARBARA JO RONEMUS, City Clerk

13 APPROVED AS TO FORM:

14 Val Heed 7-23-03
Date

1 The above and foregoing ordinance was first proposed and read by title to the Council on the
2 ____ day of _____, 2003, and referred to the following committee
3 composed of _____ and _____ for recommendation;
4 thereafter the said committee reported favorably on said ordinance on the ____ day of
5 _____, 2003, which was a _____ meeting of said Council; that
6 at said _____ meeting, the proposed ordinance was read by title to the City
7 Council as first introduced and adopted by the following vote:

8 VOTING "AYE": _____

9 VOTING "NAY": _____

10 ABSENT: _____

11 APPROVED:

12

13

By _____
OSCAR B. GOODMAN, Mayor

14

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ATTEST:

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BARBARA JO RONEMUS, City Clerk

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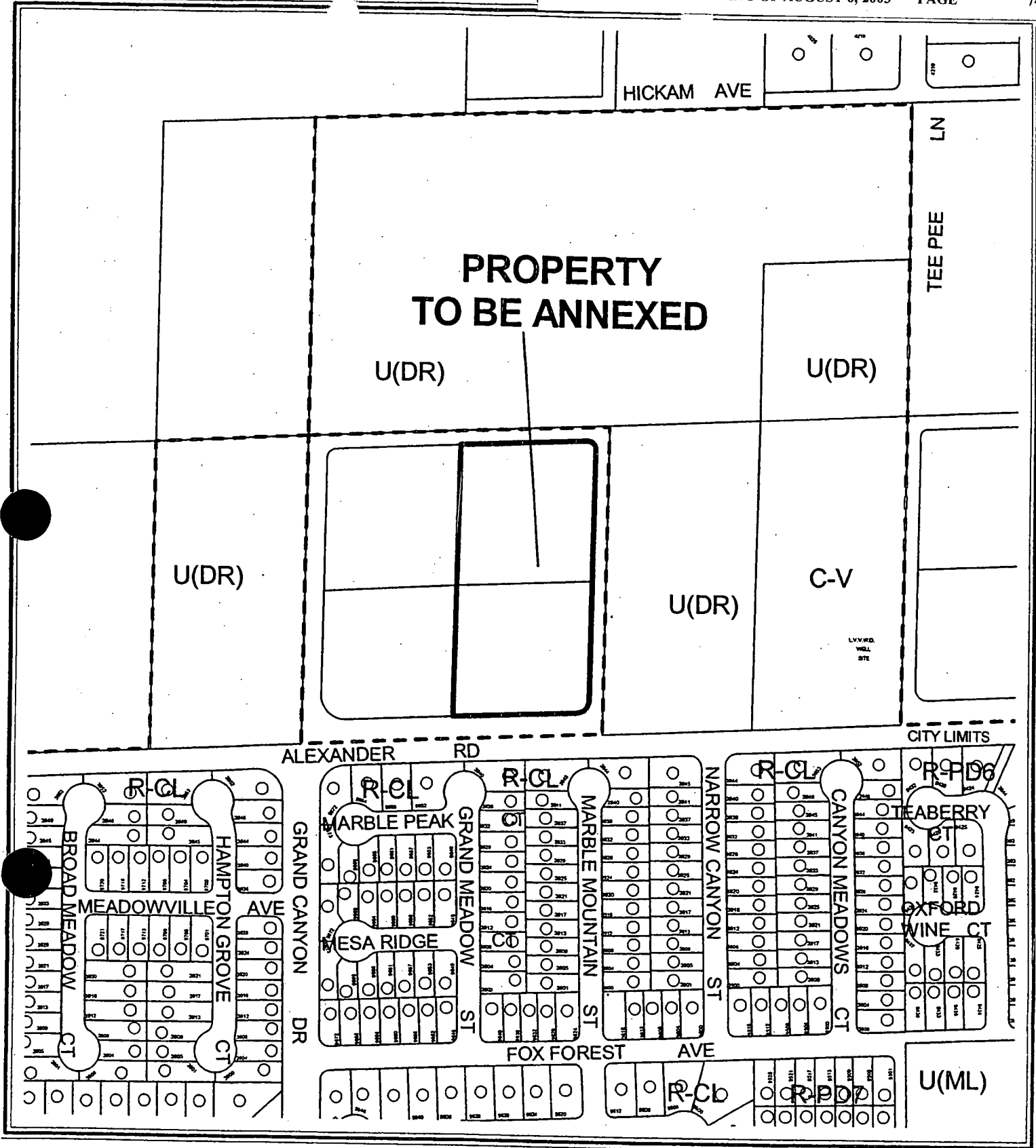
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CASE: ANX-2172

RADIUS: SPECIAL

City of Las Vegas

Agenda Item No. 78

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: AUGUST 6, 2003

DEPARTMENT: CITY ATTORNEY**DIRECTOR: BRADFORD R. JERBIC**☐**CONSENT**☒**DISCUSSION****SUBJECT:****NEW BILL:**

Bill No. Z-2003-1 – Amends the City's Official Zoning Map Atlas by changing the zoning designations of certain parcels of land. Proposed by: Robert S. Genzer, Director of Planning and Development

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

This bill will amend the zoning map to change the zoning designations of approximately 9,000 parcels. The rezoning of these parcels has already been approved by the City Council. This bill merely formalizes the rezoning by ordinance.

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. Z-2003-1

MOTION:**First Reading – Referred – COUNCILMEMBERS WEEKLY and MONCRIEF****MINUTES:**

There was no discussion

8/18/2003 Recommending Committee

8/20/2003 Council Agenda

(10:26)

1-2876

BILL NO. Z-2003-1**ORDINANCE NO. _____**

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP ATLAS OF THE CITY OF LAS VEGAS BY CHANGING THE ZONING DESIGNATIONS OF CERTAIN PARCELS OF LAND, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Robert S. Genzer, Director of Planning and Development

Summary: Amends the City's Official Zoning Map Atlas by changing the zoning designations of certain parcels of land.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN

AS FOLLOWS:

SECTION 1: The Official Zoning Map Atlas of the City of Las Vegas, as adopted in Title 19, Chapter 2, Section 10, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by changing the zoning designations for the parcels of land listed in the attached document. The parcels of land have been approved for rezoning by vote of the City Council or by means of a resolution of intent to rezone pursuant to applicable zoning regulations. In each case the conditions of rezoning have been fulfilled, and changing the corresponding zoning designations on the Official Zoning Map Atlas is now indicated. On the attached document, the parcels are listed by Assessor's Parcel Number. The attached document shows, for each parcel, the zoning designation currently shown on the Official Zoning Map Atlas (indicated as "Current Zoning") and the new zoning designation to be shown for the parcel (indicated as "New Zoning").

SECTION 2: The Planning and Development Department is authorized and directed to make such changes to the Official Zoning Map Atlas as are necessary to reflect the amendments described in Section 1 of this Ordinance. In accordance with LVMC 19.02.010, the Official Zoning Map Atlas is stored and maintained in the offices of the Planning and Development Department.

SECTION 3: Of the parcels referred to in Section 1 of this Ordinance whose rezoning was approved by means of a resolution of intent to rezone, some or all of those resolutions were not reduced to writing—as has been the practice previously. All actions and proceedings by the City concerning the rezoning of those parcels are hereby ratified, approved and confirmed as if the resolutions of intent had been reduced to writing, and the City Council deems that no additional action in that regard is necessary.

1 SECTION 4: If any section, subsection, subdivision, paragraph, sentence, clause or
2 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or
3 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or
4 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the
5 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,
6 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,
7 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,
8 invalid or ineffective.

9 SECTION 5: All ordinances or parts of ordinances or sections, subsections, phrases,
10 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,
11 1983 Edition, in conflict herewith are hereby repealed.

12 PASSED, ADOPTED and APPROVED this _____ day of _____, 2003.

13 APPROVED:

14
15 By _____
16 OSCAR B. GOODMAN, Mayor

17 ATTEST:

18 _____
19 BARBARA JO RONEMUS, City Clerk

20 APPROVED AS TO FORM:

21 Val Heed 7-23-03
22 Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the
2 _____ day of _____, 2003, and referred to the following committee composed of
3 _____ and _____ for recommendation;
4 thereafter the said committee reported favorably on said ordinance on the _____ day of
5 _____, 2003, which was a _____ meeting of said Council; that at said
6 _____ meeting, the proposed ordinance was read by title to the City Council
7 as first introduced and adopted by the following vote:

8 VOTING "AYE": _____

9 VOTING "NAY": _____

10 ABSENT: _____

12 APPROVED:

14 By _____
OSCAR B. GOODMAN, Mayor

15 ATTEST:

17 BARBARA JO RONEMUS, City Clerk
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PARCEL	CURRENT ZONING	NEW ZONING
12505310001	U(PCD)	R-PD3
12505310002	U(PCD)	R-PD3
12505310003	U(PCD)	R-PD3
12505310004	U(PCD)	R-PD3
12505310005	U(PCD)	R-PD3
12505310006	U(PCD)	R-PD3
12505310007	U(PCD)	R-PD3
12505310008	U(PCD)	R-PD3
12505310009	U(PCD)	R-PD3
12505310010	U(PCD)	R-PD3
12505310011	U(PCD)	R-PD3
12505310012	U(PCD)	R-PD3
12505310013	U(PCD)	R-PD3
12505310014	U(PCD)	R-PD3
12505310015	U(PCD)	R-PD3
12505310016	U(PCD)	R-PD3
12505310017	U(PCD)	R-PD3
12505310018	U(PCD)	R-PD3
12505310019	U(PCD)	R-PD3
12505310020	U(PCD)	R-PD3
12505310021	U(PCD)	R-PD3
12505310022	U(PCD)	R-PD3
12505310023	U(PCD)	R-PD3
12505310024	U(PCD)	R-PD3
12505310025	U(PCD)	R-PD3
12505310026	U(PCD)	R-PD3
12505310027	U(PCD)	R-PD3
12505310028	U(PCD)	R-PD3
12505310029	U(PCD)	R-PD3
12505310030	U(PCD)	R-PD3
12505310031	U(PCD)	R-PD3
12505310032	U(PCD)	R-PD3
12505310033	U(PCD)	R-PD3
12505310034	U(PCD)	R-PD3
12505310035	U(PCD)	R-PD3
12505310036	U(PCD)	R-PD3
12505310037	U(PCD)	R-PD3
12505310038	U(PCD)	R-PD3
12505310039	U(PCD)	R-PD3
12505310040	U(PCD)	R-PD3
12505310041	U(PCD)	R-PD3
12505310042	U(PCD)	R-PD3
12505310043	U(PCD)	R-PD3
12505310044	U(PCD)	R-PD3
12505310045	U(PCD)	R-PD3
12505310046	U(PCD)	R-PD3
12505310047	U(PCD)	R-PD3
12505310048	U(PCD)	R-PD3
12505310049	U(PCD)	R-PD3

PARCEL	CURRENT ZONING	NEW ZONING
12505310050	U(PCD)	R-PD3
12505310051	U(PCD)	R-PD3
12505310052	U(PCD)	R-PD3
12505310053	U(PCD)	R-PD3
12505310054	U(PCD)	R-PD3
12505310055	U(PCD)	R-PD3
12505310056	U(PCD)	R-PD3
12505310057	U(PCD)	R-PD3
12505310058	U(PCD)	R-PD3
12505310059	U(PCD)	R-PD3
12505310060	U(PCD)	R-PD3
12505310061	U(PCD)	R-PD3
12505310062	U(PCD)	R-PD3
12505311001	U(PCD)	R-PD6
12505311002	U(PCD)	R-PD6
12505311003	U(PCD)	R-PD6
12505311004	U(PCD)	R-PD6
12505311005	U(PCD)	R-PD6
12505311006	U(PCD)	R-PD6
12505311007	U(PCD)	R-PD6
12505311008	U(PCD)	R-PD6
12505311009	U(PCD)	R-PD6
12505311010	U(PCD)	R-PD6
12505311011	U(PCD)	R-PD6
12505311012	U(PCD)	R-PD6
12505311013	U(PCD)	R-PD6
12505311014	U(PCD)	R-PD6
12505311015	U(PCD)	R-PD6
12505311016	U(PCD)	R-PD6
12505311017	U(PCD)	R-PD6
12505311018	U(PCD)	R-PD6
12505311019	U(PCD)	R-PD6
12505311020	U(PCD)	R-PD6
12505311021	U(PCD)	R-PD6
12505311022	U(PCD)	R-PD6
12505311023	U(PCD)	R-PD6
12505311024	U(PCD)	R-PD6
12505311025	U(PCD)	R-PD6
12505311026	U(PCD)	R-PD6
12505311027	U(PCD)	R-PD6
12505311028	U(PCD)	R-PD6
12505311029	U(PCD)	R-PD6
12505311030	U(PCD)	R-PD6
12505311031	U(PCD)	R-PD6
12505311032	U(PCD)	R-PD6
12505311033	U(PCD)	R-PD6
12505311034	U(PCD)	R-PD6
12505311035	U(PCD)	R-PD6
12505311036	U(PCD)	R-PD6

PARCEL	CURRENT ZONING	NEW ZONING
12505311037	U(PCD)	R-PD6
12505311038	U(PCD)	R-PD6
12505311039	U(PCD)	R-PD6
12505311040	U(PCD)	R-PD6
12505311041	U(PCD)	R-PD6
12505311042	U(PCD)	R-PD6
12505311043	U(PCD)	R-PD6
12505311044	U(PCD)	R-PD6
12505311045	U(PCD)	R-PD6
12505311046	U(PCD)	R-PD6
12505311047	U(PCD)	R-PD6
12505311048	U(PCD)	R-PD6
12505311049	U(PCD)	R-PD6
12505311050	U(PCD)	R-PD6
12505311051	U(PCD)	R-PD6
12505311052	U(PCD)	R-PD6
12505311053	U(PCD)	R-PD6
12505311054	U(PCD)	R-PD6
12505311055	U(PCD)	R-PD6
12505311056	U(PCD)	R-PD6
12505311057	U(PCD)	R-PD6
12505311058	U(PCD)	R-PD6
12505311059	U(PCD)	R-PD6
12505311060	U(PCD)	R-PD6
12505311061	U(PCD)	R-PD6
12505311062	U(PCD)	R-PD6
12505311063	U(PCD)	R-PD6
12505311064	U(PCD)	R-PD6
12505311065	U(PCD)	R-PD6
12505311066	U(PCD)	R-PD6
12505311067	U(PCD)	R-PD6
12505311068	U(PCD)	R-PD6
12505311069	U(PCD)	R-PD6
12505311070	U(PCD)	R-PD6
12505311071	U(PCD)	R-PD6
12505311072	U(PCD)	R-PD6
12505311073	U(PCD)	R-PD6
12505311074	U(PCD)	R-PD6
12505311075	U(PCD)	R-PD6
12505311076	U(PCD)	R-PD6
12505311077	U(PCD)	R-PD6
12505311078	U(PCD)	R-PD6
12505311079	U(PCD)	R-PD6
12505311080	U(PCD)	R-PD6
12505311081	U(PCD)	R-PD6
12505311082	U(PCD)	R-PD6
12505311083	U(PCD)	R-PD6
12505311084	U(PCD)	R-PD6
12505311085	U(PCD)	R-PD6

PARCEL	CURRENT ZONING	NEW ZONING
12505312078	U(PCD)	R-PD6
12505312079	U(PCD)	R-PD6
12505312080	U(PCD)	R-PD6
12505312081	U(PCD)	R-PD6
12505312082	U(PCD)	R-PD6
12505312083	U(PCD)	R-PD6
12505312084	U(PCD)	R-PD6
12505312085	U(PCD)	R-PD6
12505312086	U(PCD)	R-PD6
12505312087	U(PCD)	R-PD6
12505312088	U(PCD)	R-PD6
12505312089	U(PCD)	R-PD6
12505312090	U(PCD)	R-PD6
12505312091	U(PCD)	R-PD6
12505313001	U(PCD)	R-PD3
12505313002	U(PCD)	R-PD3
12505313003	U(PCD)	R-PD3
12505313004	U(PCD)	R-PD3
12505313005	U(PCD)	R-PD3
12505313006	U(PCD)	R-PD3
12505313007	U(PCD)	R-PD3
12505313008	U(PCD)	R-PD3
12505313009	U(PCD)	R-PD3
12505313010	U(PCD)	R-PD3
12505313011	U(PCD)	R-PD3
12505313012	U(PCD)	R-PD3
12505313013	U(PCD)	R-PD3
12505313014	U(PCD)	R-PD3
12505313015	U(PCD)	R-PD3
12505313016	U(PCD)	R-PD3
12505313017	U(PCD)	R-PD3
12505313018	U(PCD)	R-PD3
12505313019	U(PCD)	R-PD3
12505313020	U(PCD)	R-PD3
12505313021	U(PCD)	R-PD3
12505313022	U(PCD)	R-PD3
12505313023	U(PCD)	R-PD3
12505313024	U(PCD)	R-PD3
12505313025	U(PCD)	R-PD3
12505313026	U(PCD)	R-PD3
12505313027	U(PCD)	R-PD3
12505313028	U(PCD)	R-PD3
12505313029	U(PCD)	R-PD3
12505313030	U(PCD)	R-PD3
12505313031	U(PCD)	R-PD3
12505313032	U(PCD)	R-PD3
12505313033	U(PCD)	R-PD3
12505313034	U(PCD)	R-PD3

PARCEL	CURRENT ZONING	NEW ZONING
12505313035	U(PCD)	R-PD3
12505313036	U(PCD)	R-PD3
12505313037	U(PCD)	R-PD3
12505313038	U(PCD)	R-PD3
12505313039	U(PCD)	R-PD3
12505313040	U(PCD)	R-PD3
12505313041	U(PCD)	R-PD3
12505313042	U(PCD)	R-PD3
12505313043	U(PCD)	R-PD3
12505313044	U(PCD)	R-PD3
12505313045	U(PCD)	R-PD3
12505313046	U(PCD)	R-PD3
12505313047	U(PCD)	R-PD3
12505313048	U(PCD)	R-PD3
12505313049	U(PCD)	R-PD3
12505313050	U(PCD)	R-PD3
12505313051	U(PCD)	R-PD3
12505313052	U(PCD)	R-PD3
12505313053	U(PCD)	R-PD3
12505313054	U(PCD)	R-PD3
12505313055	U(PCD)	R-PD3
12505313056	U(PCD)	R-PD3
12505313057	U(PCD)	R-PD3
12505313058	U(PCD)	R-PD3
12505313059	U(PCD)	R-PD3
12505313060	U(PCD)	R-PD3
12505313061	U(PCD)	R-PD3
12505313062	U(PCD)	R-PD3
12505313063	U(PCD)	R-PD3
12505313064	U(PCD)	R-PD3
12505313065	U(PCD)	R-PD3
12505313066	U(PCD)	R-PD3
12505313067	U(PCD)	R-PD3
12505313068	U(PCD)	R-PD3
12505313069	U(PCD)	R-PD3
12505397001	U(PCD)	R-PD3
12505397002	U(PCD)	R-PD3
12505397003	U(PCD)	R-PD3
12505397004	U(PCD)	R-PD3
12505397005	U(PCD)	R-PD6
12505397006	U(PCD)	R-PD6
12505397007	U(PCD)	R-PD6
12505397008	U(PCD)	R-PD6
12505397009	U(PCD)	R-PD3
12505397010	U(PCD)	R-PD3
12505397011	U(PCD)	R-PD3
12505397012	U(PCD)	R-PD3
12505397013	U(PCD)	R-PD3

PARCEL	CURRENT ZONING	NEW ZONING
12505412015	U(PCD)	R-PD3
12505412016	U(PCD)	R-PD3
12505412017	U(PCD)	R-PD3
12505412018	U(PCD)	R-PD3
12505412019	U(PCD)	R-PD3
12505412020	U(PCD)	R-PD3
12505412021	U(PCD)	R-PD3
12505412022	U(PCD)	R-PD3
12505412023	U(PCD)	R-PD3
12505412024	U(PCD)	R-PD3
12505412025	U(PCD)	R-PD3
12505412026	U(PCD)	R-PD3
12505412027	U(PCD)	R-PD3
12505412035	U(PCD)	R-PD3
12505413001	U(PCD)	R-PD3
12505413002	U(PCD)	R-PD3
12505413003	U(PCD)	R-PD3
12505413004	U(PCD)	R-PD3
12505413005	U(PCD)	R-PD3
12505413006	U(PCD)	R-PD3
12505413007	U(PCD)	R-PD3
12505413008	U(PCD)	R-PD3
12505413009	U(PCD)	R-PD3
12505413010	U(PCD)	R-PD3
12505413011	U(PCD)	R-PD3
12505413012	U(PCD)	R-PD3
12505413013	U(PCD)	R-PD3
12505413014	U(PCD)	R-PD3
12505413015	U(PCD)	R-PD3
12505413016	U(PCD)	R-PD3
12505413017	U(PCD)	R-PD3
12505413018	U(PCD)	R-PD3
12505413019	U(PCD)	R-PD3
12505413020	U(PCD)	R-PD3
12505413021	U(PCD)	R-PD3
12505413022	U(PCD)	R-PD3
12505413023	U(PCD)	R-PD3
12505413024	U(PCD)	R-PD3
12505413025	U(PCD)	R-PD3
12505413026	U(PCD)	R-PD3
12505413027	U(PCD)	R-PD3
12505413028	U(PCD)	R-PD3
12505413029	U(PCD)	R-PD3
12505413030	U(PCD)	R-PD3
12505413031	U(PCD)	R-PD3
12505413032	U(PCD)	R-PD3
12505413033	U(PCD)	R-PD3
12505413034	U(PCD)	R-PD3

PARCEL	CURRENT ZONING	NEW ZONING
12505413035	U(PCD)	R-PD3
12505413036	U(PCD)	R-PD3
12505413037	U(PCD)	R-PD3
12505413038	U(PCD)	R-PD3
12505413039	U(PCD)	R-PD3
12505413040	U(PCD)	R-PD3
12505413041	U(PCD)	R-PD3
12505413042	U(PCD)	R-PD3
12505413043	U(PCD)	R-PD3
12505413044	U(PCD)	R-PD3
12505413045	U(PCD)	R-PD3
12505413046	U(PCD)	R-PD3
12505413047	U(PCD)	R-PD3
12505413048	U(PCD)	R-PD3
12505413049	U(PCD)	R-PD3
12505413050	U(PCD)	R-PD3
12505413051	U(PCD)	R-PD3
12505413052	U(PCD)	R-PD3
12505413053	U(PCD)	R-PD3
12505413054	U(PCD)	R-PD3
12505413055	U(PCD)	R-PD3
12505413056	U(PCD)	R-PD3
12505413057	U(PCD)	R-PD3
12505413058	U(PCD)	R-PD3
12505413059	U(PCD)	R-PD3
12505413060	U(PCD)	R-PD3
12505413061	U(PCD)	R-PD3
12505413062	U(PCD)	R-PD3
12505413063	U(PCD)	R-PD3
12505413064	U(PCD)	R-PD3
12505413065	U(PCD)	R-PD3
12505413066	U(PCD)	R-PD3
12505413067	U(PCD)	R-PD3
12505413068	U(PCD)	R-PD3
12505413069	U(PCD)	R-PD3
12505413070	U(PCD)	R-PD3
12505413071	U(PCD)	R-PD3
12505413072	U(PCD)	R-PD3
12505413073	U(PCD)	R-PD3
12505413074	U(PCD)	R-PD3
12505413075	U(PCD)	R-PD3
12505413076	U(PCD)	R-PD3
12505413077	U(PCD)	R-PD3
12505413078	U(PCD)	R-PD3
12505413079	U(PCD)	R-PD3
12505413080	U(PCD)	R-PD3
12505413081	U(PCD)	R-PD3
12505413082	U(PCD)	R-PD3

PARCEL	CURRENT ZONING	NEW ZONING
12505413083	U(PCD)	R-PD3
12505413084	U(PCD)	R-PD3
12505413085	U(PCD)	R-PD3
12505413086	U(PCD)	R-PD3
12505413087	U(PCD)	R-PD3
12505413088	U(PCD)	R-PD3
12505413089	U(PCD)	R-PD3
12505413090	U(PCD)	R-PD3
12505413091	U(PCD)	R-PD3
12505413092	U(PCD)	R-PD3
12505413093	U(PCD)	R-PD3
12505413094	U(PCD)	R-PD3
12505413095	U(PCD)	R-PD3
12505413096	U(PCD)	R-PD3
12505413097	U(PCD)	R-PD3
12505413098	U(PCD)	R-PD3
12505413099	U(PCD)	R-PD3
12505413100	U(PCD)	R-PD3
12505413101	U(PCD)	R-PD3
12505413102	U(PCD)	R-PD3
12505413103	U(PCD)	R-PD3
12505413104	U(PCD)	R-PD3
12505413105	U(PCD)	R-PD3
12505413106	U(PCD)	R-PD3
12505413107	U(PCD)	R-PD3
12505497004	U(PCD)	R-PD3
12505497009	U(PCD)	R-PD3
12505497012	U(PCD)	R-PD3
12505497013	U(PCD)	R-PD3
12505497014	U(PCD)	R-PD3
12505497015	U(PCD)	R-PD3
12507810001	R-E	PD
12507810002	R-E	PD
12507810003	R-E	PD
12507810004	R-E	PD
12507810005	R-E	PD
12507810006	R-E	PD
12507810007	R-E	PD
12507810008	R-E	PD
12507810009	R-E	PD
12507810010	R-E	PD
12507810011	R-E	PD
12507810012	R-E	PD
12507810013	R-E	PD
12507810014	R-E	PD
12507810015	R-E	PD
12507810016	R-E	PD
12507810017	R-E	PD

PARCEL	CURRENT ZONING	NEW ZONING
12507810018	R-E	PD
12507810019	R-E	PD
12507810020	R-E	PD
12507810021	R-E	PD
12507810022	R-E	PD
12507810023	R-E	PD
12507810024	R-E	PD
12507810025	R-E	PD
12507810026	R-E	PD
12507810027	R-E	PD
12507810028	R-E	PD
12507810029	R-E	PD
12507810030	R-E	PD
12507810031	R-E	PD
12507810032	R-E	PD
12507810033	R-E	PD
12507810034	R-E	PD
12507810035	R-E	PD
12507810036	R-E	PD
12507810037	R-E	PD
12507810038	R-E	PD
12507810039	R-E	PD
12507810040	R-E	PD
12507810041	R-E	PD
12507810042	R-E	PD
12507810043	R-E	PD
12507810044	R-E	PD
12507810045	R-E	PD
12507810046	R-E	PD
12507810047	R-E	PD
12507810048	R-E	PD
12507810049	R-E	PD
12507810050	R-E	PD
12507810051	R-E	PD
12507810052	R-E	PD
12507810053	R-E	PD
12507810054	R-E	PD
12507810055	R-E	PD
12507810056	R-E	PD
12507811001	R-E	PD
12507811002	R-E	PD
12507811003	R-E	PD
12507811004	R-E	PD
12507811005	R-E	PD
12507811006	R-E	PD
12507811007	R-E	PD
12507811008	R-E	PD
12507811009	R-E	PD

PARCEL	CURRENT ZONING	NEW ZONING
12507811010	R-E	PD
12507811011	R-E	PD
12507811012	R-E	PD
12507811013	R-E	PD
12507811014	R-E	PD
12507811015	R-E	PD
12507811016	R-E	PD
12507811017	R-E	PD
12507811018	R-E	PD
12507811019	R-E	PD
12507811020	R-E	PD
12507811021	R-E	PD
12507811022	R-E	PD
12507811023	R-E	PD
12507811024	R-E	PD
12507811025	R-E	PD
12507811026	R-E	PD
12507811027	R-E	PD
12507811028	R-E	PD
12507811029	R-E	PD
12507811030	R-E	PD
12507811031	R-E	PD
12507811032	R-E	PD
12507811033	R-E	PD
12507811034	R-E	PD
12507811035	R-E	PD
12507811036	R-E	PD
12507811037	R-E	PD
12507811038	R-E	PD
12507811039	R-E	PD
12507811040	R-E	PD
12507811041	R-E	PD
12507811042	R-E	PD
12507811043	R-E	PD
12507811044	R-E	PD
12507811045	R-E	PD
12507811046	R-E	PD
12507811047	R-E	PD
12507811048	R-E	PD
12507811049	R-E	PD
12507811050	R-E	PD
12507811051	R-E	PD
12507811052	R-E	PD
12507811053	R-E	PD
12507811054	R-E	PD
12507811055	R-E	PD
12507811056	R-E	PD
12507811057	R-E	PD

PARCEL	CURRENT ZONING	NEW ZONING
12507811058	R-E	PD
12507811059	R-E	PD
12507811060	R-E	PD
12507811061	R-E	PD
12507812001	R-E	PD
12507812002	R-E	PD
12507812003	R-E	PD
12507812004	R-E	PD
12507812005	R-E	PD
12507812006	R-E	PD
12507812007	R-E	PD
12507812008	R-E	PD
12507812009	R-E	PD
12507812010	R-E	PD
12507812011	R-E	PD
12507812012	R-E	PD
12507812013	R-E	PD
12507812014	R-E	PD
12507812015	R-E	PD
12507812016	R-E	PD
12507812017	R-E	PD
12507812018	R-E	PD
12507812019	R-E	PD
12507812020	R-E	PD
12507812021	R-E	PD
12507812022	R-E	PD
12507812023	R-E	PD
12507812024	R-E	PD
12507812025	R-E	PD
12507812026	R-E	PD
12507812027	R-E	PD
12507812028	R-E	PD
12507812029	R-E	PD
12507812030	R-E	PD
12507812031	R-E	PD
12507812032	R-E	PD
12507812033	R-E	PD
12507812034	R-E	PD
12507812035	R-E	PD
12507812036	R-E	PD
12507812037	R-E	PD
12507812038	R-E	PD
12507813001	R-E	PD
12507813002	R-E	PD
12507813003	R-E	PD
12507813004	R-E	PD
12507813005	R-E	PD
12507813006	R-E	PD

PARCEL	CURRENT ZONING	NEW ZONING
12507813007	R-E	PD
12507813008	R-E	PD
12507813009	R-E	PD
12507813010	R-E	PD
12507813011	R-E	PD
12507813012	R-E	PD
12507813013	R-E	PD
12507813014	R-E	PD
12507813015	R-E	PD
12507813016	R-E	PD
12507813017	R-E	PD
12507813018	R-E	PD
12507813019	R-E	PD
12507813020	R-E	PD
12507813021	R-E	PD
12507813022	R-E	PD
12507813023	R-E	PD
12507813024	R-E	PD
12507813025	R-E	PD
12507813026	R-E	PD
12507813027	R-E	PD
12507813028	R-E	PD
12507813029	R-E	PD
12507813030	R-E	PD
12507813031	R-E	PD
12507813032	R-E	PD
12507813033	R-E	PD
12507813034	R-E	PD
12507813035	R-E	PD
12507813036	R-E	PD
12507813037	R-E	PD
12507813038	R-E	PD
12507813039	R-E	PD
12507813040	R-E	PD
12507813041	R-E	PD
12507813042	R-E	PD
12507813043	R-E	PD
12507813044	R-E	PD
12507813045	R-E	PD
12507813046	R-E	PD
12507813047	R-E	PD
12507813048	R-E	PD
12507813049	R-E	PD
12507814001	R-E	PD
12507814002	R-E	PD
12507814003	R-E	PD
12507814004	R-E	PD
12507814005	R-E	PD

PARCEL	CURRENT ZONING	NEW ZONING
12507814006	R-E	PD
12507814007	R-E	PD
12507814008	R-E	PD
12507814009	R-E	PD
12507814010	R-E	PD
12507814011	R-E	PD
12507814012	R-E	PD
12507814013	R-E	PD
12507814014	R-E	PD
12507814015	R-E	PD
12507814016	R-E	PD
12507814017	R-E	PD
12507814018	R-E	PD
12507814019	R-E	PD
12507814020	R-E	PD
12507814021	R-E	PD
12507814022	R-E	PD
12507814023	R-E	PD
12507814024	R-E	PD
12507814025	R-E	PD
12507814026	R-E	PD
12507814027	R-E	PD
12507814028	R-E	PD
12507814029	R-E	PD
12507814030	R-E	PD
12507814031	R-E	PD
12507814032	R-E	PD
12507814033	R-E	PD
12507814034	R-E	PD
12507814035	R-E	PD
12507814036	R-E	PD
12507814037	R-E	PD
12507814038	R-E	PD
12507814039	R-E	PD
12507814040	R-E	PD
12507814041	R-E	PD
12507814042	R-E	PD
12507814043	R-E	PD
12507814044	R-E	PD
12507814045	R-E	PD
12507814046	R-E	PD
12507814047	R-E	PD
12507814048	R-E	PD
12507814049	R-E	PD
12507814050	R-E	PD
12507814051	R-E	PD
12507814052	R-E	PD
12507814053	R-E	PD

PARCEL	CURRENT ZONING	NEW ZONING
12507814054	R-E	PD
12507814055	R-E	PD
12507814056	R-E	PD
12507814057	R-E	PD
12507814058	R-E	PD
12507814059	R-E	PD
12507814060	R-E	PD
12507814061	R-E	PD
12507814062	R-E	PD
12507814063	R-E	PD
12507897001	R-E	PD
12507897002	R-E	PD
12507897003	R-E	PD
12507897004	R-E	PD
12507897005	R-E	PD
12507897006	R-E	PD
12507897007	R-E	PD
12507897008	R-E	PD
12507897009	R-E	PD
12507897010	R-E	PD
12507897011	R-E	PD
12507897012	R-E	PD
12507897013	R-E	PD
12507897014	R-E	PD
12507897015	R-E	PD
12508124001	R-E	R-PD8
12508124002	R-E	R-PD8
12508124003	R-E	R-PD8
12508124004	R-E	R-PD8
12508124005	R-E	R-PD8
12508124006	R-E	R-PD8
12508124007	R-E	R-PD8
12508124008	R-E	R-PD8
12508124009	R-E	R-PD8
12508124010	R-E	R-PD8
12508124011	R-E	R-PD8
12508124012	R-E	R-PD8
12508124013	R-E	R-PD8
12508124014	R-E	R-PD8
12508124015	R-E	R-PD8
12508124016	R-E	R-PD8
12508124017	R-E	R-PD8
12508124018	R-E	R-PD8
12508124019	R-E	R-PD8
12508124020	R-E	R-PD8
12508124021	R-E	R-PD8
12508124022	R-E	R-PD8
12508124023	R-E	R-PD8

PARCEL	CURRENT ZONING	NEW ZONING
12508124024	R-E	R-PD8
12508124025	R-E	R-PD8
12508124026	R-E	R-PD8
12508124027	R-E	R-PD8
12508124028	R-E	R-PD8
12508124029	R-E	R-PD8
12508124030	R-E	R-PD8
12508124031	R-E	R-PD8
12508124032	R-E	R-PD8
12508124033	R-E	R-PD8
12508124034	R-E	R-PD8
12508124035	R-E	R-PD8
12508124036	R-E	R-PD8
12508124037	R-E	R-PD8
12508124038	R-E	R-PD8
12508124039	R-E	R-PD8
12508124040	R-E	R-PD8
12508124041	R-E	R-PD8
12508124042	R-E	R-PD8
12508124043	R-E	R-PD8
12508124044	R-E	R-PD8
12508124045	R-E	R-PD8
12508124046	R-E	R-PD8
12508124047	R-E	R-PD8
12508124048	R-E	R-PD8
12508124049	R-E	R-PD8
12508124050	R-E	R-PD8
12508124051	R-E	R-PD8
12508124052	R-E	R-PD8
12508124053	R-E	R-PD8
12508124054	R-E	R-PD8
12508124055	R-E	R-PD8
12508124056	R-E	R-PD8
12508124057	R-E	R-PD8
12508124058	R-E	R-PD8
12508124059	R-E	R-PD8
12508124060	R-E	R-PD8
12508124061	R-E	R-PD8
12508124062	R-E	R-PD8
12508124063	R-E	R-PD8
12508124064	R-E	R-PD8
12508124065	R-E	R-PD8
12508124066	R-E	R-PD8
12508124067	R-E	R-PD8
12508124068	R-E	R-PD8
12508124069	R-E	R-PD8
12508124070	R-E	R-PD8
12508124071	R-E	R-PD8

PARCEL	CURRENT ZONING	NEW ZONING
12508124072	R-E	R-PD8
12508124073	R-E	R-PD8
12508124074	R-E	R-PD8
12508124075	R-E	R-PD8
12508124076	R-E	R-PD8
12508124077	R-E	R-PD8
12508124078	R-E	R-PD8
12508124079	R-E	R-PD8
12508124080	R-E	R-PD8
12508124081	R-E	R-PD8
12508124082	R-E	R-PD8
12508124083	R-E	R-PD8
12508124084	R-E	R-PD8
12508124085	R-E	R-PD8
12508124086	R-E	R-PD8
12508124087	R-E	R-PD8
12508124088	R-E	R-PD8
12508124089	R-E	R-PD8
12508124090	R-E	R-PD8
12508124091	R-E	R-PD8
12508124092	R-E	R-PD8
12508124093	R-E	R-PD8
12508124094	R-E	R-PD8
12508124095	R-E	R-PD8
12508124096	R-E	R-PD8
12508124097	R-E	R-PD8
12508124098	R-E	R-PD8
12508124099	R-E	R-PD8
12508124100	R-E	R-PD8
12508124101	R-E	R-PD8
12508124102	R-E	R-PD8
12508124103	R-E	R-PD8
12508124104	R-E	R-PD8
12508124105	R-E	R-PD8
12508124106	R-E	R-PD8
12508124107	R-E	R-PD8
12508124108	R-E	R-PD8
12508124109	R-E	R-PD8
12508124110	R-E	R-PD8
12508197021	R-E	R-PD8
12508197022	R-E	R-PD8
12508197023	R-E	R-PD8
12508220001	R-E	R-PD6
12508220002	R-E	R-PD6
12508220003	R-E	R-PD6
12508220004	R-E	R-PD6
12508220005	R-E	R-PD6
12508220006	R-E	R-PD6

PARCEL	CURRENT ZONING	NEW ZONING
12508220007	R-E	R-PD6
12508220008	R-E	R-PD6
12508220009	R-E	R-PD6
12508220010	R-E	R-PD6
12508220011	R-E	R-PD6
12508220012	R-E	R-PD6
12508220013	R-E	R-PD6
12508220014	R-E	R-PD6
12508220015	R-E	R-PD6
12508220016	R-E	R-PD6
12508220017	R-E	R-PD6
12508220018	R-E	R-PD6
12508220019	R-E	R-PD6
12508220020	R-E	R-PD6
12508220021	R-E	R-PD6
12508297022	R-E	R-PD6
12508297023	R-E	R-PD6
12508297024	R-E	R-PD6
12508322001	C-2	R-PD10
12508322001	R-E	R-PD10
12508325001	R-PD12	R-PD10
12508325002	R-PD12	R-PD10
12508325003	R-PD12	R-PD10
12508325004	R-PD12	R-PD10
12508325005	R-PD12	R-PD10
12508325006	R-PD12	R-PD10
12508325007	R-PD12	R-PD10
12508325008	R-PD12	R-PD10
12508325009	R-PD12	R-PD10
12508325010	R-PD12	R-PD10
12508325011	R-PD12	R-PD10
12508325012	R-PD12	R-PD10
12508325013	R-PD12	R-PD10
12508325014	R-PD12	R-PD10
12508325015	R-PD12	R-PD10
12508325016	R-PD12	R-PD10
12508325017	R-PD12	R-PD10
12508325018	R-PD12	R-PD10
12508325019	R-PD12	R-PD10
12508325020	R-PD12	R-PD10
12508325021	R-PD12	R-PD10
12508325022	R-PD12	R-PD10
12508325023	R-PD12	R-PD10
12508325024	R-PD12	R-PD10
12508325025	R-PD12	R-PD10
12508325026	R-PD12	R-PD10
12508325027	R-PD12	R-PD10
12508325028	R-PD12	R-PD10

PARCEL	CURRENT ZONING	NEW ZONING
12508325029	R-PD12	R-PD10
12508325030	R-PD12	R-PD10
12508325031	R-PD12	R-PD10
12508325032	R-PD12	R-PD10
12508325033	R-PD12	R-PD10
12508325034	R-PD12	R-PD10
12508325035	R-PD12	R-PD10
12508397030	R-PD12	R-PD10
12508397031	R-PD12	R-PD10
12508397032	R-PD12	R-PD10
12508418001	R-E	R-PD6
12508418002	R-E	R-PD6
12508418003	R-E	R-PD6
12508418004	R-E	R-PD6
12508418005	R-E	R-PD6
12508418006	R-E	R-PD6
12508418007	R-E	R-PD6
12508418008	R-E	R-PD6
12508418009	R-E	R-PD6
12508418010	R-E	R-PD6
12508418011	R-E	R-PD6
12508418012	R-E	R-PD6
12508418013	R-E	R-PD6
12508418014	R-E	R-PD6
12508418015	R-E	R-PD6
12508418016	R-E	R-PD6
12508418017	R-E	R-PD6
12508418018	R-E	R-PD6
12508418019	R-E	R-PD6
12508418020	R-E	R-PD6
12508418021	R-E	R-PD6
12508418022	R-E	R-PD6
12508418023	R-E	R-PD6
12508418024	R-E	R-PD6
12508418025	R-E	R-PD6
12508418026	R-E	R-PD6
12508418027	R-E	R-PD6
12508418028	R-E	R-PD6
12508418029	R-E	R-PD6
12508418030	R-E	R-PD6
12508418031	R-E	R-PD6
12508418032	R-E	R-PD6
12508418033	R-E	R-PD6
12508418034	R-E	R-PD6
12508418035	R-E	R-PD6
12508418036	R-E	R-PD6
12508418037	R-E	R-PD6
12508418038	R-E	R-PD6

PARCEL	CURRENT ZONING	NEW ZONING
12508418039	R-E	R-PD6
12508418040	R-E	R-PD6
12508418041	R-E	R-PD6
12508418042	R-E	R-PD6
12508418043	R-E	R-PD6
12508418044	R-E	R-PD6
12508418045	R-E	R-PD6
12508418046	R-E	R-PD6
12508418047	R-E	R-PD6
12508418048	R-E	R-PD6
12508418049	R-E	R-PD6
12508418050	R-E	R-PD6
12508418051	R-E	R-PD6
12508418052	R-E	R-PD6
12508418053	R-E	R-PD6
12508418054	R-E	R-PD6
12508418055	R-E	R-PD6
12508418056	R-E	R-PD6
12508418057	R-E	R-PD6
12508418058	R-E	R-PD6
12508418059	R-E	R-PD6
12508418060	R-E	R-PD6
12508418061	R-E	R-PD6
12508418062	R-E	R-PD6
12508418063	R-E	R-PD6
12508418064	R-E	R-PD6
12508418065	R-E	R-PD6
12508418066	R-E	R-PD6
12508418067	R-E	R-PD6
12508418068	R-E	R-PD6
12508418069	R-E	R-PD6
12508418070	R-E	R-PD6
12508418071	R-E	R-PD6
12508418072	R-E	R-PD6
12508418073	R-E	R-PD6
12508418074	R-E	R-PD6
12508418075	R-E	R-PD6
12508418076	R-E	R-PD6
12508418077	R-E	R-PD6
12508418078	R-E	R-PD6
12508418079	R-E	R-PD6
12508418080	R-E	R-PD6
12508418081	R-E	R-PD6
12508418082	R-E	R-PD6
12508418083	R-E	R-PD6
12508418084	R-E	R-PD6
12508418085	R-E	R-PD6
12508418086	R-E	R-PD6

PARCEL	CURRENT ZONING	NEW ZONING
12508418087	R-E	R-PD6
12508418088	R-E	R-PD6
12508418089	R-E	R-PD6
12508418090	R-E	R-PD6
12508418091	R-E	R-PD6
12508418092	R-E	R-PD6
12508418093	R-E	R-PD6
12508418094	R-E	R-PD6
12508418095	R-E	R-PD6
12508418096	R-E	R-PD6
12508418097	R-E	R-PD6
12508418098	R-E	R-PD6
12508418099	R-E	R-PD6
12508418100	R-E	R-PD6
12508418101	R-E	R-PD6
12508418102	R-E	R-PD6
12508418103	R-E	R-PD6
12508419001	R-PD12	R-PD10
12508419002	R-PD12	R-PD10
12508419003	R-PD12	R-PD10
12508419004	R-PD12	R-PD10
12508419005	R-PD12	R-PD10
12508419006	R-PD12	R-PD10
12508419007	R-PD12	R-PD10
12508419008	R-PD12	R-PD10
12508419009	R-PD12	R-PD10
12508419010	R-PD12	R-PD10
12508419011	R-PD12	R-PD10
12508419012	R-PD12	R-PD10
12508419013	R-PD12	R-PD10
12508419014	R-PD12	R-PD10
12508419015	R-PD12	R-PD10
12508419016	R-PD12	R-PD10
12508419017	R-PD12	R-PD10
12508419018	R-PD12	R-PD10
12508419019	R-PD12	R-PD10
12508419020	R-PD12	R-PD10
12508419021	R-PD12	R-PD10
12508419022	R-PD12	R-PD10
12508419023	R-PD12	R-PD10
12508419024	R-PD12	R-PD10
12508419025	R-PD12	R-PD10
12508419026	R-PD12	R-PD10
12508419027	R-PD12	R-PD10
12508419028	R-PD12	R-PD10
12508419029	R-PD12	R-PD10
12508419030	R-PD12	R-PD10
12508419031	R-PD12	R-PD10

PARCEL	CURRENT ZONING	NEW ZONING
12508419032	R-PD12	R-PD10
12508419033	R-PD12	R-PD10
12508419034	R-PD12	R-PD10
12508419035	R-PD12	R-PD10
12508419036	R-PD12	R-PD10
12508419037	R-PD12	R-PD10
12508419038	R-PD12	R-PD10
12508419039	R-PD12	R-PD10
12508419040	R-PD12	R-PD10
12508419041	R-PD12	R-PD10
12508419042	R-PD12	R-PD10
12508419043	R-PD12	R-PD10
12508419044	R-PD12	R-PD10
12508419045	R-PD12	R-PD10
12508419046	R-PD12	R-PD10
12508419047	R-PD12	R-PD10
12508419048	R-PD12	R-PD10
12508419049	R-PD12	R-PD10
12508419050	R-PD12	R-PD10
12508419051	R-PD12	R-PD10
12508419052	R-PD12	R-PD10
12508419053	R-PD12	R-PD10
12508419054	R-PD12	R-PD10
12508419055	R-PD12	R-PD10
12508419056	R-PD12	R-PD10
12508419057	R-PD12	R-PD10
12508419058	R-PD12	R-PD10
12508419059	R-PD12	R-PD10
12508419060	R-PD12	R-PD10
12508419061	R-PD12	R-PD10
12508419062	R-PD12	R-PD10
12508419063	R-PD12	R-PD10
12508419064	R-PD12	R-PD10
12508419065	R-PD12	R-PD10
12508419066	R-PD12	R-PD10
12508419067	R-PD12	R-PD10
12508419068	R-PD12	R-PD10
12508419069	R-PD12	R-PD10
12508419070	R-PD12	R-PD10
12508419071	R-PD12	R-PD10
12508419072	R-PD12	R-PD10
12508419073	R-PD12	R-PD10
12508419074	R-PD12	R-PD10
12508419075	R-PD12	R-PD10
12508419076	R-PD12	R-PD10
12508419077	R-PD12	R-PD10
12508419078	R-PD12	R-PD10
12508419079	R-PD12	R-PD10

PARCEL	CURRENT ZONING	NEW ZONING
12508419080	R-PD12	R-PD10
12508419081	R-PD12	R-PD10
12508419082	R-PD12	R-PD10
12508419083	R-PD12	R-PD10
12508419084	R-PD12	R-PD10
12508419085	R-PD12	R-PD10
12508419086	R-PD12	R-PD10
12508419087	R-PD12	R-PD10
12508419088	R-PD12	R-PD10
12508419089	R-PD12	R-PD10
12508419090	R-PD12	R-PD10
12508419091	R-PD12	R-PD10
12508419092	R-PD12	R-PD10
12508419093	R-PD12	R-PD10
12508419094	R-PD12	R-PD10
12508419095	R-PD12	R-PD10
12508419096	R-PD12	R-PD10
12508419097	R-PD12	R-PD10
12508419098	R-PD12	R-PD10
12508419099	R-PD12	R-PD10
12508419100	R-PD12	R-PD10
12508419101	R-PD12	R-PD10
12508419102	R-PD12	R-PD10
12508419103	R-PD12	R-PD10
12508419104	R-PD12	R-PD10
12508419105	R-PD12	R-PD10
12508419106	R-PD12	R-PD10
12508419107	R-PD12	R-PD10
12508419108	R-PD12	R-PD10
12508419109	R-PD12	R-PD10
12508419110	R-PD12	R-PD10
12508419111	R-PD12	R-PD10
12508419112	R-PD12	R-PD10
12508419113	R-PD12	R-PD10
12508419114	R-PD12	R-PD10
12508419115	R-PD12	R-PD10
12508419116	R-PD12	R-PD10
12508419117	R-PD12	R-PD10
12508419118	R-PD12	R-PD10
12508419119	R-PD12	R-PD10
12508419120	R-PD12	R-PD10
12508419121	R-PD12	R-PD10
12508419122	R-PD12	R-PD10
12508419123	R-PD12	R-PD10
12508497009	R-E	R-PD6
12508497010	R-E	R-PD6
12508497011	R-E	R-PD6
12508497012	R-E	R-PD6

PARCEL	CURRENT ZONING	NEW ZONING
12508497013	R-E	R-PD6
12508497014	R-E	R-PD6
12508497015	R-E	R-PD6
12508497016	R-E	R-PD6
12508497017	R-PD12	R-PD10
12508497018	R-PD12	R-PD10
12508497019	R-PD12	R-PD10
12508497020	R-PD12	R-PD10
12508497021	R-PD12	R-PD10
12508813003	U(PCD)	R-PD7
12508814001	U(PCD)	R-PD7
12508814002	U(PCD)	R-PD7
12508814003	U(PCD)	R-PD7
12508814004	U(PCD)	R-PD7
12508814005	U(PCD)	R-PD7
12508814006	U(PCD)	R-PD7
12508814007	U(PCD)	R-PD7
12508814008	U(PCD)	R-PD7
12508814009	U(PCD)	R-PD7
12508814010	U(PCD)	R-PD7
12508814011	U(PCD)	R-PD7
12508814012	U(PCD)	R-PD7
12508814013	U(PCD)	R-PD7
12508814014	U(PCD)	R-PD7
12508814015	U(PCD)	R-PD7
12508814016	U(PCD)	R-PD7
12508814017	U(PCD)	R-PD7
12508814018	U(PCD)	R-PD7
12508814019	U(PCD)	R-PD7
12508814020	U(PCD)	R-PD7
12508814021	U(PCD)	R-PD7
12508814022	U(PCD)	R-PD7
12508814023	U(PCD)	R-PD7
12508814024	U(PCD)	R-PD7
12508814025	U(PCD)	R-PD7
12508814026	U(PCD)	R-PD7
12508814027	U(PCD)	R-PD7
12508814028	U(PCD)	R-PD7
12508814029	U(PCD)	R-PD7
12508814030	U(PCD)	R-PD7
12508814031	U(PCD)	R-PD7
12508814032	U(PCD)	R-PD7
12508814033	U(PCD)	R-PD7
12508814034	U(PCD)	R-PD7
12508814035	U(PCD)	R-PD7
12508814036	U(PCD)	R-PD7
12508814037	U(PCD)	R-PD7
12508814038	U(PCD)	R-PD7

PARCEL	CURRENT ZONING	NEW ZONING
12508814039	U(PCD)	R-PD7
12508814040	U(PCD)	R-PD7
12508814041	U(PCD)	R-PD7
12508814042	U(PCD)	R-PD7
12508814043	U(PCD)	R-PD7
12508814044	U(PCD)	R-PD7
12508814045	U(PCD)	R-PD7
12508814046	U(PCD)	R-PD7
12508814047	U(PCD)	R-PD7
12508814048	U(PCD)	R-PD7
12508814049	U(PCD)	R-PD7
12508814050	U(PCD)	R-PD7
12508814051	U(PCD)	R-PD7
12508814052	U(PCD)	R-PD7
12508814053	U(PCD)	R-PD7
12508814054	U(PCD)	R-PD7
12508814055	U(PCD)	R-PD7
12508814056	U(PCD)	R-PD7
12508814057	U(PCD)	R-PD7
12508814058	U(PCD)	R-PD7
12508814059	U(PCD)	R-PD7
12508814060	U(PCD)	R-PD7
12508814061	U(PCD)	R-PD7
12508814062	U(PCD)	R-PD7
12508814063	U(PCD)	R-PD7
12508814064	U(PCD)	R-PD7
12508814065	U(PCD)	R-PD7
12508814066	U(PCD)	R-PD7
12508814067	U(PCD)	R-PD7
12508814068	U(PCD)	R-PD7
12508814069	U(PCD)	R-PD7
12508814070	U(PCD)	R-PD7
12508814071	U(PCD)	R-PD7
12508814072	U(PCD)	R-PD7
12508814073	U(PCD)	R-PD7
12508814074	U(PCD)	R-PD7
12508814075	U(PCD)	R-PD7
12508814076	U(PCD)	R-PD7
12508814077	U(PCD)	R-PD7
12508814078	U(PCD)	R-PD7
12508814079	U(PCD)	R-PD7
12508814080	U(PCD)	R-PD7
12508814081	U(PCD)	R-PD7
12508814082	U(PCD)	R-PD7
12508814083	U(PCD)	R-PD7
12508814084	U(PCD)	R-PD7
12508814085	U(PCD)	R-PD7
12508814086	U(PCD)	R-PD7

PARCEL	CURRENT ZONING	NEW ZONING
12508814087	U(PCD)	R-PD7
12508814088	U(PCD)	R-PD7
12508814089	U(PCD)	R-PD7
12508814090	U(PCD)	R-PD7
12508814091	U(PCD)	R-PD7
12508814092	U(PCD)	R-PD7
12508814093	U(PCD)	R-PD7
12508814094	U(PCD)	R-PD7
12508814095	U(PCD)	R-PD7
12508814096	U(PCD)	R-PD7
12508814097	U(PCD)	R-PD7
12508814098	U(PCD)	R-PD7
12508814099	U(PCD)	R-PD7
12508814100	U(PCD)	R-PD7
12508814101	U(PCD)	R-PD7
12508814102	U(PCD)	R-PD7
12508814103	U(PCD)	R-PD7
12508814104	U(PCD)	R-PD7
12508814105	U(PCD)	R-PD7
12508814106	U(PCD)	R-PD7
12508814107	U(PCD)	R-PD7
12508814108	U(PCD)	R-PD7
12508814109	U(PCD)	R-PD7
12508814110	U(PCD)	R-PD7
12508814111	U(PCD)	R-PD7
12508814112	U(PCD)	R-PD7
12508814113	U(PCD)	R-PD7
12508814114	U(PCD)	R-PD7
12508814115	U(PCD)	R-PD7
12508814116	U(PCD)	R-PD7
12508814117	U(PCD)	R-PD7
12508814118	U(PCD)	R-PD7
12508814119	U(PCD)	R-PD7
12508814120	U(PCD)	R-PD7
12508814121	U(PCD)	R-PD7
12508814122	U(PCD)	R-PD7
12508814123	U(PCD)	R-PD7
12508814124	U(PCD)	R-PD7
12508814125	U(PCD)	R-PD7
12508814126	U(PCD)	R-PD7
12508814127	U(PCD)	R-PD7
12508814128	U(PCD)	R-PD7
12508814129	U(PCD)	R-PD7
12508814130	U(PCD)	R-PD7
12508814131	U(PCD)	R-PD7
12508814132	U(PCD)	R-PD7
12508814133	U(PCD)	R-PD7
12508814134	U(PCD)	R-PD7

PARCEL	CURRENT ZONING	NEW ZONING
12508814135	U(PCD)	R-PD7
12508814136	U(PCD)	R-PD7
12508814137	U(PCD)	R-PD7
12508814138	U(PCD)	R-PD7
12508814139	U(PCD)	R-PD7
12508814140	U(PCD)	R-PD7
12508814141	U(PCD)	R-PD7
12508814142	U(PCD)	R-PD7
12508814143	U(PCD)	R-PD7
12508814144	U(PCD)	R-PD7
12508814145	U(PCD)	R-PD7
12508814146	U(PCD)	R-PD7
12508814147	U(PCD)	R-PD7
12508814148	U(PCD)	R-PD7
12508814149	U(PCD)	R-PD7
12508814150	U(PCD)	R-PD7
12508814151	U(PCD)	R-PD7
12508814152	U(PCD)	R-PD7
12508814153	U(PCD)	R-PD7
12508814154	U(PCD)	R-PD7
12508814155	U(PCD)	R-PD7
12508814156	U(PCD)	R-PD7
12508814157	U(PCD)	R-PD7
12508897007	U(PCD)	R-PD7
12508897008	U(PCD)	R-PD7
12508897009	U(PCD)	R-PD7
12508897010	U(PCD)	R-PD7
12508897011	U(PCD)	R-PD7
12508897012	U(PCD)	R-PD7
12508897013	U(PCD)	R-PD7
12509314001	R-E	R-PD3
12509314002	R-E	R-PD3
12509314003	R-E	R-PD3
12509314004	R-E	R-PD3
12509314005	R-E	R-PD3
12509314006	R-E	R-PD3
12509314007	R-E	R-PD3
12509314008	R-E	R-PD3
12509314009	R-E	R-PD3
12509314010	R-E	R-PD3
12509314011	R-E	R-PD3
12509314012	R-E	R-PD3
12509314013	R-E	R-PD3
12509314014	R-E	R-PD3
12509314015	R-E	R-PD3
12509314016	R-E	R-PD3
12509314017	R-E	R-PD3
12509314018	R-E	R-PD3

PARCEL	CURRENT ZONING	NEW ZONING
12509314019	R-E	R-PD3
12509314020	R-E	R-PD3
12509314021	R-E	R-PD3
12509314022	R-E	R-PD3
12509314023	R-E	R-PD3
12509314024	R-E	R-PD3
12509314025	R-E	R-PD3
12509314026	R-E	R-PD3
12509314027	R-E	R-PD3
12509314028	R-E	R-PD3
12509314029	R-E	R-PD3
12509314030	R-E	R-PD3
12509314031	R-E	R-PD3
12509314032	R-E	R-PD3
12509314033	R-E	R-PD3
12509314034	R-E	R-PD3
12509314035	R-E	R-PD3
12509314036	R-E	R-PD3
12509314037	R-E	R-PD3
12509314038	R-E	R-PD3
12509314039	R-E	R-PD3
12509314040	R-E	R-PD3
12509314041	R-E	R-PD3
12509314042	R-E	R-PD3
12509314043	R-E	R-PD3
12509314044	R-E	R-PD3
12509314045	R-E	R-PD3
12509314046	R-E	R-PD3
12509314047	R-E	R-PD3
12509314048	R-E	R-PD3
12509314049	R-E	R-PD3
12509314050	R-E	R-PD3
12509314051	R-E	R-PD3
12509314052	R-E	R-PD3
12509314053	R-E	R-PD3
12509314054	R-E	R-PD3
12509314055	R-E	R-PD3
12509314056	R-E	R-PD3
12509314057	R-E	R-PD3
12509314058	R-E	R-PD3
12509314059	R-E	R-PD3
12509314060	R-E	R-PD3
12509314061	R-E	R-PD3
12509314062	R-E	R-PD3
12509314063	R-E	R-PD3
12509314064	R-E	R-PD3
12509314065	R-E	R-PD3
12509314066	R-E	R-PD3

PARCEL	CURRENT ZONING	NEW ZONING
12509314067	R-E	R-PD3
12509314068	R-E	R-PD3
12509314069	R-E	R-PD3
12509314070	R-E	R-PD3
12509314071	R-E	R-PD3
12509314072	R-E	R-PD3
12509314073	R-E	R-PD3
12509397012	R-E	R-PD3
12509397016	R-E	R-PD3
12509397017	R-E	R-PD3
12509397018	R-E	R-PD3
12509397019	R-E	R-PD3
12509811001	U(PCD)	R-PD4
12509811002	U(PCD)	R-PD4
12509811003	U(PCD)	R-PD4
12509811004	U(PCD)	R-PD4
12509811005	U(PCD)	R-PD4
12509811006	U(PCD)	R-PD4
12509811007	U(PCD)	R-PD4
12509811008	U(PCD)	R-PD4
12509811009	U(PCD)	R-PD4
12509811010	U(PCD)	R-PD4
12509811011	U(PCD)	R-PD4
12509811012	U(PCD)	R-PD4
12509811013	U(PCD)	R-PD4
12509811014	U(PCD)	R-PD4
12509811015	U(PCD)	R-PD4
12509811016	U(PCD)	R-PD4
12509811017	U(PCD)	R-PD4
12509811018	U(PCD)	R-PD4
12509811019	U(PCD)	R-PD4
12509811020	U(PCD)	R-PD4
12509811021	U(PCD)	R-PD4
12509811022	U(PCD)	R-PD4
12509811023	U(PCD)	R-PD4
12509811024	U(PCD)	R-PD4
12509811025	U(PCD)	R-PD4
12509811026	U(PCD)	R-PD4
12509811027	U(PCD)	R-PD4
12509811028	U(PCD)	R-PD4
12509811029	U(PCD)	R-PD4
12509811030	U(PCD)	R-PD4
12509811031	U(PCD)	R-PD4
12509811032	U(PCD)	R-PD4
12509811033	U(PCD)	R-PD4
12509811034	U(PCD)	R-PD4
12509811035	U(PCD)	R-PD4
12509811036	U(PCD)	R-PD4

PARCEL	CURRENT ZONING	NEW ZONING
12509811037	U(PCD)	R-PD4
12509811038	U(PCD)	R-PD4
12509811039	U(PCD)	R-PD4
12509811040	U(PCD)	R-PD4
12509811041	U(PCD)	R-PD4
12509811042	U(PCD)	R-PD4
12509811043	U(PCD)	R-PD4
12509811044	U(PCD)	R-PD4
12509811045	U(PCD)	R-PD4
12509811046	U(PCD)	R-PD4
12509811047	U(PCD)	R-PD4
12509811048	U(PCD)	R-PD4
12509811049	U(PCD)	R-PD4
12509811050	U(PCD)	R-PD4
12509811051	U(PCD)	R-PD4
12509811052	U(PCD)	R-PD4
12509812001	U(PCD)	R-PD4
12509812002	U(PCD)	R-PD4
12509812003	U(PCD)	R-PD4
12509812004	U(PCD)	R-PD4
12509812005	U(PCD)	R-PD4
12509812006	U(PCD)	R-PD4
12509812007	U(PCD)	R-PD4
12509812008	U(PCD)	R-PD4
12509812009	U(PCD)	R-PD4
12509812010	U(PCD)	R-PD4
12509812011	U(PCD)	R-PD4
12509812012	U(PCD)	R-PD4
12509812013	U(PCD)	R-PD4
12509812014	U(PCD)	R-PD4
12509812015	U(PCD)	R-PD4
12509812016	U(PCD)	R-PD4
12509812017	U(PCD)	R-PD4
12509812018	U(PCD)	R-PD4
12509812019	U(PCD)	R-PD4
12509812020	U(PCD)	R-PD4
12509812021	U(PCD)	R-PD4
12509812022	U(PCD)	R-PD4
12509812023	U(PCD)	R-PD4
12509812024	U(PCD)	R-PD4
12509812025	U(PCD)	R-PD4
12509812026	U(PCD)	R-PD4
12509812027	U(PCD)	R-PD4
12509812028	U(PCD)	R-PD4
12509812029	U(PCD)	R-PD4
12509812030	U(PCD)	R-PD4
12509812031	U(PCD)	R-PD4
12509812032	U(PCD)	R-PD4

PARCEL	CURRENT ZONING	NEW ZONING
12509812033	U(PCD)	R-PD4
12509812034	U(PCD)	R-PD4
12509812035	U(PCD)	R-PD4
12509812036	U(PCD)	R-PD4
12509812037	U(PCD)	R-PD4
12509813001	U(PCD)	R-PD4
12509813002	U(PCD)	R-PD4
12509813003	U(PCD)	R-PD4
12509813004	U(PCD)	R-PD4
12509813005	U(PCD)	R-PD4
12509813006	U(PCD)	R-PD4
12509813007	U(PCD)	R-PD4
12509813008	U(PCD)	R-PD4
12509813009	U(PCD)	R-PD4
12509813010	U(PCD)	R-PD4
12509813011	U(PCD)	R-PD4
12509813012	U(PCD)	R-PD4
12509813013	U(PCD)	R-PD4
12509813014	U(PCD)	R-PD4
12509813015	U(PCD)	R-PD4
12509813016	U(PCD)	R-PD4
12509813017	U(PCD)	R-PD4
12509813018	U(PCD)	R-PD4
12509813019	U(PCD)	R-PD4
12509813020	U(PCD)	R-PD4
12509813021	U(PCD)	R-PD4
12509813022	U(PCD)	R-PD4
12509813023	U(PCD)	R-PD4
12509813024	U(PCD)	R-PD4
12509813025	U(PCD)	R-PD4
12509813026	U(PCD)	R-PD4
12509813027	U(PCD)	R-PD4
12509813028	U(PCD)	R-PD4
12509813029	U(PCD)	R-PD4
12509813030	U(PCD)	R-PD4
12509813031	U(PCD)	R-PD4
12509813032	U(PCD)	R-PD4
12509813033	U(PCD)	R-PD4
12509813034	U(PCD)	R-PD4
12509813035	U(PCD)	R-PD4
12509813036	U(PCD)	R-PD4
12509813037	U(PCD)	R-PD4
12509813038	U(PCD)	R-PD4
12509813039	U(PCD)	R-PD4
12509813040	U(PCD)	R-PD4
12509813041	U(PCD)	R-PD4
12509813042	U(PCD)	R-PD4
12509814001	U(PCD)	R-PD4

PARCEL	CURRENT ZONING	NEW ZONING
12509814002	U(PCD)	R-PD4
12509814003	U(PCD)	R-PD4
12509814004	U(PCD)	R-PD4
12509814005	U(PCD)	R-PD4
12509814006	U(PCD)	R-PD4
12509814007	U(PCD)	R-PD4
12509814008	U(PCD)	R-PD4
12509814009	U(PCD)	R-PD4
12509814010	U(PCD)	R-PD4
12509814011	U(PCD)	R-PD4
12509814012	U(PCD)	R-PD4
12509814013	U(PCD)	R-PD4
12509814014	U(PCD)	R-PD4
12509814015	U(PCD)	R-PD4
12509814016	U(PCD)	R-PD4
12509814017	U(PCD)	R-PD4
12509814018	U(PCD)	R-PD4
12509814019	U(PCD)	R-PD4
12509814020	U(PCD)	R-PD4
12509814021	U(PCD)	R-PD4
12509814022	U(PCD)	R-PD4
12509814023	U(PCD)	R-PD4
12509814024	U(PCD)	R-PD4
12509814025	U(PCD)	R-PD4
12509814026	U(PCD)	R-PD4
12509814027	U(PCD)	R-PD4
12509814028	U(PCD)	R-PD4
12509814029	U(PCD)	R-PD4
12509814030	U(PCD)	R-PD4
12509814031	U(PCD)	R-PD4
12509814032	U(PCD)	R-PD4
12509814033	U(PCD)	R-PD4
12509814034	U(PCD)	R-PD4
12509814035	U(PCD)	R-PD4
12509814036	U(PCD)	R-PD4
12509814037	U(PCD)	R-PD4
12509814038	U(PCD)	R-PD4
12509814039	U(PCD)	R-PD4
12509814040	U(PCD)	R-PD4
12509814041	U(PCD)	R-PD4
12509814042	U(PCD)	R-PD4
12509814043	U(PCD)	R-PD4
12509814044	U(PCD)	R-PD4
12509814045	U(PCD)	R-PD4
12509814046	U(PCD)	R-PD4
12509814047	U(PCD)	R-PD4
12509814048	U(PCD)	R-PD4
12509814049	U(PCD)	R-PD4

PARCEL	CURRENT ZONING	NEW ZONING
12509814050	U(PCD)	R-PD4
12509814051	U(PCD)	R-PD4
12509814052	U(PCD)	R-PD4
12509814053	U(PCD)	R-PD4
12509814054	U(PCD)	R-PD4
12509814055	U(PCD)	R-PD4
12509814056	U(PCD)	R-PD4
12509814057	U(PCD)	R-PD4
12509814058	U(PCD)	R-PD4
12509814059	U(PCD)	R-PD4
12509814060	U(PCD)	R-PD4
12509814061	U(PCD)	R-PD4
12509814062	U(PCD)	R-PD4
12509814063	U(PCD)	R-PD4
12509897005	U(PCD)	R-PD4
12509897006	U(PCD)	R-PD4
12509897007	U(PCD)	R-PD4
12509897008	U(PCD)	R-PD4
12509897009	U(PCD)	R-PD4
12509897010	U(PCD)	R-PD4
12509897012	U(PCD)	R-PD4
12510212001	C-1	R-PD3
12510212006	C-1	R-PD3
12512210001	R-E	R-PD3
12512210002	R-E	R-PD3
12512210003	R-E	R-PD3
12512210004	R-E	R-PD3
12512210005	R-E	R-PD3
12512210006	R-E	R-PD3
12512210007	R-E	R-PD3
12512210008	R-E	R-PD3
12512210009	R-E	R-PD3
12512210010	R-E	R-PD3
12512210011	R-E	R-PD3
12512210012	R-E	R-PD3
12512210013	R-E	R-PD3
12512210014	R-E	R-PD3
12512210015	R-E	R-PD3
12512210016	R-E	R-PD3
12512210017	R-E	R-PD3
12512210018	R-E	R-PD3
12512210019	R-E	R-PD3
12512210020	R-E	R-PD3
12512210021	R-E	R-PD3
12512210022	R-E	R-PD3
12512210023	R-E	R-PD3
12512210024	R-E	R-PD3
12512210025	R-E	R-PD3

PARCEL	CURRENT ZONING	NEW ZONING
12512210026	R-E	R-PD3
12512210027	R-E	R-PD3
12512210028	R-E	R-PD3
12512210029	R-E	R-PD3
12512210030	R-E	R-PD3
12512210031	R-E	R-PD3
12512210032	R-E	R-PD3
12512210033	R-E	R-PD3
12512210034	R-E	R-PD3
12512210035	R-E	R-PD3
12512210036	R-E	R-PD3
12512210037	R-E	R-PD3
12512210038	R-E	R-PD3
12512210039	R-E	R-PD3
12512210040	R-E	R-PD3
12512210041	R-E	R-PD3
12512210042	R-E	R-PD3
12512210043	R-E	R-PD3
12512210044	R-E	R-PD3
12512210045	R-E	R-PD3
12512210046	R-E	R-PD3
12512210047	R-E	R-PD3
12512210048	R-E	R-PD3
12512210049	R-E	R-PD3
12512210050	R-E	R-PD3
12512210051	R-E	R-PD3
12512210052	R-E	R-PD3
12512210053	R-E	R-PD3
12512210054	R-E	R-PD3
12512210055	R-E	R-PD3
12512210056	R-E	R-PD3
12512210057	R-E	R-PD3
12512210058	R-E	R-PD3
12512210059	R-E	R-PD3
12512210060	R-E	R-PD3
12512210061	R-E	R-PD3
12512210062	R-E	R-PD3
12512210063	R-E	R-PD3
12512210064	R-E	R-PD3
12512210065	R-E	R-PD3
12512210066	R-E	R-PD3
12512210067	R-E	R-PD3
12512210068	R-E	R-PD3
12512210069	R-E	R-PD3
12512210070	R-E	R-PD3
12512210071	R-E	R-PD3
12512210072	R-E	R-PD3
12512211001	R-E	R-PD3

PARCEL	CURRENT ZONING	NEW ZONING
12512211002	R-E	R-PD3
12512211003	R-E	R-PD3
12512211004	R-E	R-PD3
12512211005	R-E	R-PD3
12512211006	R-E	R-PD3
12512211007	R-E	R-PD3
12512211008	R-E	R-PD3
12512211009	R-E	R-PD3
12512211010	R-E	R-PD3
12512211011	R-E	R-PD3
12512211012	R-E	R-PD3
12512211013	R-E	R-PD3
12512211014	R-E	R-PD3
12512211015	R-E	R-PD3
12512211016	R-E	R-PD3
12512211017	R-E	R-PD3
12512211018	R-E	R-PD3
12512211019	R-E	R-PD3
12512211020	R-E	R-PD3
12512211021	R-E	R-PD3
12512211022	R-E	R-PD3
12512211023	R-E	R-PD3
12512211024	R-E	R-PD3
12512211025	R-E	R-PD3
12512211026	R-E	R-PD3
12512211027	R-E	R-PD3
12512211028	R-E	R-PD3
12512211029	R-E	R-PD3
12512211030	R-E	R-PD3
12512211031	R-E	R-PD3
12512211032	R-E	R-PD3
12512211033	R-E	R-PD3
12512211034	R-E	R-PD3
12512211035	R-E	R-PD3
12512211036	R-E	R-PD3
12512211037	R-E	R-PD3
12512211038	R-E	R-PD3
12512211039	R-E	R-PD3
12512211040	R-E	R-PD3
12512211041	R-E	R-PD3
12512211042	R-E	R-PD3
12512211043	R-E	R-PD3
12512211044	R-E	R-PD3
12512211045	R-E	R-PD3
12512211046	R-E	R-PD3
12512211047	R-E	R-PD3
12512211048	R-E	R-PD3
12512211049	R-E	R-PD3

PARCEL	CURRENT ZONING	NEW ZONING
12512211050	R-E	R-PD3
12512211051	R-E	R-PD3
12512211052	R-E	R-PD3
12512211053	R-E	R-PD3
12512211054	R-E	R-PD3
12512211055	R-E	R-PD3
12512211056	R-E	R-PD3
12512211057	R-E	R-PD3
12512211058	R-E	R-PD3
12512211059	R-E	R-PD3
12512211060	R-E	R-PD3
12512211061	R-E	R-PD3
12512211062	R-E	R-PD3
12512211063	R-E	R-PD3
12512211064	R-E	R-PD3
12512297001	R-E	R-PD3
12512297002	R-E	R-PD3
12512297003	R-E	R-PD3
12512297004	R-E	R-PD3
12512297005	R-E	R-PD3
12512297006	R-E	R-PD3
12512297007	R-E	R-PD3
12512297008	R-E	R-PD3
12512297009	R-E	R-PD3
12512297010	R-E	R-PD3
12512297011	R-E	R-PD3
12512297012	R-E	R-PD3
12512297013	R-E	R-PD3
12512297014	R-E	R-PD3
12512310001	R-E	R-PD2
12512310002	R-E	R-PD2
12512310003	R-E	R-PD2
12512310004	R-E	R-PD2
12512310005	R-E	R-PD2
12512310006	R-E	R-PD2
12512310007	R-E	R-PD2
12512310008	R-E	R-PD2
12512310009	R-E	R-PD2
12512310010	R-E	R-PD2
12512310011	R-E	R-PD2
12512310012	R-E	R-PD2
12512310013	R-E	R-PD2
12512310014	R-E	R-PD2
12512310015	R-E	R-PD2
12512310016	R-E	R-PD2
12512310017	R-E	R-PD2
12512310018	R-E	R-PD2
12512310019	R-E	R-PD2

PARCEL	CURRENT ZONING	NEW ZONING
12512310020	R-E	R-PD2
12512310021	R-E	R-PD2
12512310022	R-E	R-PD2
12512310023	R-E	R-PD2
12512310024	R-E	R-PD2
12512310025	R-E	R-PD2
12512310026	R-E	R-PD2
12512310027	R-E	R-PD2
12512310028	R-E	R-PD2
12512310029	R-E	R-PD2
12512311001	R-E	R-PD2
12512311002	R-E	R-PD2
12512311003	R-E	R-PD2
12512311004	R-E	R-PD2
12512311005	R-E	R-PD2
12512311006	R-E	R-PD2
12512311007	R-E	R-PD2
12512311008	R-E	R-PD2
12512311009	R-E	R-PD2
12512311010	R-E	R-PD2
12512311011	R-E	R-PD2
12512311012	R-E	R-PD2
12512311013	R-E	R-PD2
12512311014	R-E	R-PD2
12512311015	R-E	R-PD2
12512311016	R-E	R-PD2
12512311017	R-E	R-PD2
12512311018	R-E	R-PD2
12512311019	R-E	R-PD2
12512311020	R-E	R-PD2
12512311021	R-E	R-PD2
12512311022	R-E	R-PD2
12512311023	R-E	R-PD2
12512311024	R-E	R-PD2
12512311025	R-E	R-PD2
12512311026	R-E	R-PD2
12512311027	R-E	R-PD2
12512311028	R-E	R-PD2
12512311029	R-E	R-PD2
12512311030	R-E	R-PD2
12512311031	R-E	R-PD2
12512311032	R-E	R-PD2
12512311033	R-E	R-PD2
12512311034	R-E	R-PD2
12512311035	R-E	R-PD2
12512311036	R-E	R-PD2
12512311037	R-E	R-PD2
12512311038	R-E	R-PD2

PARCEL	CURRENT ZONING	NEW ZONING
12512397001	R-E	R-PD2
12512397002	R-E	R-PD2
12512397003	R-E	R-PD2
12512397004	R-E	R-PD2
12512397005	R-E	R-PD2
12512397006	R-E	R-PD2
12512410001	R-E	R-PD2
12512410002	R-E	R-PD2
12512410003	R-E	R-PD2
12512410004	R-E	R-PD2
12512410005	R-E	R-PD2
12512410006	R-E	R-PD2
12512410007	R-E	R-PD2
12512410008	R-E	R-PD2
12512410009	R-E	R-PD2
12512410010	R-E	R-PD2
12512410011	R-E	R-PD2
12512410012	R-E	R-PD2
12512410013	R-E	R-PD2
12512410014	R-E	R-PD2
12512410015	R-E	R-PD2
12512410016	R-E	R-PD2
12512410017	R-E	R-PD2
12512410018	R-E	R-PD2
12512410019	R-E	R-PD2
12512410020	R-E	R-PD2
12512410021	R-E	R-PD2
12512410022	R-E	R-PD2
12512410023	R-E	R-PD2
12512410024	R-E	R-PD2
12512410025	R-E	R-PD2
12512410026	R-E	R-PD2
12512410027	R-E	R-PD2
12512410028	R-E	R-PD2
12512411001	R-E	R-PD2
12512411002	R-E	R-PD2
12512411003	R-E	R-PD2
12512411004	R-E	R-PD2
12512411005	R-E	R-PD2
12512411006	R-E	R-PD2
12512411007	R-E	R-PD2
12512411008	R-E	R-PD2
12512411009	R-E	R-PD2
12512411010	R-E	R-PD2
12512411011	R-E	R-PD2
12512411012	R-E	R-PD2
12512411013	R-E	R-PD2
12512411014	R-E	R-PD2

PARCEL	CURRENT ZONING	NEW ZONING
12512411015	R-E	R-PD2
12512411016	R-E	R-PD2
12512411017	R-E	R-PD2
12512411018	R-E	R-PD2
12512411019	R-E	R-PD2
12512411020	R-E	R-PD2
12512411021	R-E	R-PD2
12512411022	R-E	R-PD2
12512411023	R-E	R-PD2
12512411024	R-E	R-PD2
12512411025	R-E	R-PD2
12512411026	R-E	R-PD2
12512411027	R-E	R-PD2
12512411028	R-E	R-PD2
12512411029	R-E	R-PD2
12512411030	R-E	R-PD2
12512411031	R-E	R-PD2
12512411032	R-E	R-PD2
12512411033	R-E	R-PD2
12512411034	R-E	R-PD2
12512411035	R-E	R-PD2
12512411036	R-E	R-PD2
12512411037	R-E	R-PD2
12512411038	R-E	R-PD2
12512411039	R-E	R-PD2
12512411040	R-E	R-PD2
12512411041	R-E	R-PD2
12512411042	R-E	R-PD2
12512497001	R-E	R-PD2
12512497002	R-E	R-PD2
12512610001	R-E	R-PD7
12512610002	R-E	R-PD7
12512610003	R-E	R-PD7
12512610004	R-E	R-PD7
12512610005	R-E	R-PD7
12512610006	R-E	R-PD7
12512610007	R-E	R-PD7
12512610008	R-E	R-PD7
12512610009	R-E	R-PD7
12512610010	R-E	R-PD7
12512610011	R-E	R-PD7
12512610012	R-E	R-PD7
12512610013	R-E	R-PD7
12512610014	R-E	R-PD7
12512610015	R-E	R-PD7
12512610016	R-E	R-PD7
12512610017	R-E	R-PD7
12512610018	R-E	R-PD7

PARCEL	CURRENT ZONING	NEW ZONING
12512610019	R-E	R-PD7
12512610020	R-E	R-PD7
12512610021	R-E	R-PD7
12512610022	R-E	R-PD7
12512610023	R-E	R-PD7
12512610024	R-E	R-PD7
12512610025	R-E	R-PD7
12512610026	R-E	R-PD7
12512610027	R-E	R-PD7
12512610028	R-E	R-PD7
12512610029	R-E	R-PD7
12512610030	R-E	R-PD7
12512610031	R-E	R-PD7
12512610032	R-E	R-PD7
12512610033	R-E	R-PD7
12512610034	R-E	R-PD7
12512610035	R-E	R-PD7
12512610036	R-E	R-PD7
12512610037	R-E	R-PD7
12512610038	R-E	R-PD7
12512610039	R-E	R-PD7
12512610040	R-E	R-PD7
12512610041	R-E	R-PD7
12512610042	R-E	R-PD7
12512610043	R-E	R-PD7
12512610044	R-E	R-PD7
12512610045	R-E	R-PD7
12512610046	R-E	R-PD7
12512610047	R-E	R-PD7
12512610048	R-E	R-PD7
12512610049	R-E	R-PD7
12512610050	R-E	R-PD7
12512610051	R-E	R-PD7
12512610052	R-E	R-PD7
12512610053	R-E	R-PD7
12512610054	R-E	R-PD7
12512610055	R-E	R-PD7
12512610056	R-E	R-PD7
12512610057	R-E	R-PD7
12512610058	R-E	R-PD7
12512610059	R-E	R-PD7
12512610060	R-E	R-PD7
12512610061	R-E	R-PD7
12512610062	R-E	R-PD7
12512610063	R-E	R-PD7
12512610064	R-E	R-PD7
12512610065	R-E	R-PD7
12512610066	R-E	R-PD7

PARCEL	CURRENT ZONING	NEW ZONING
12512610067	R-E	R-PD7
12512610068	R-E	R-PD7
12512610069	R-E	R-PD7
12512610070	R-E	R-PD7
12512610071	R-E	R-PD7
12512610072	R-E	R-PD7
12512610073	R-E	R-PD7
12512610074	R-E	R-PD7
12512610075	R-E	R-PD7
12512610076	R-E	R-PD7
12512610077	R-E	R-PD7
12512610078	R-E	R-PD7
12512610079	R-E	R-PD7
12512610080	R-E	R-PD7
12512610081	R-E	R-PD7
12512610082	R-E	R-PD7
12512610083	R-E	R-PD7
12512610084	R-E	R-PD7
12512610085	R-E	R-PD7
12512610086	R-E	R-PD7
12512610087	R-E	R-PD7
12512610088	R-E	R-PD7
12512610089	R-E	R-PD7
12512611001	R-E	R-PD7
12512611002	R-E	R-PD7
12512611003	R-E	R-PD7
12512611004	R-E	R-PD7
12512611005	R-E	R-PD7
12512611006	R-E	R-PD7
12512611007	R-E	R-PD7
12512611008	R-E	R-PD7
12512611009	R-E	R-PD7
12512611010	R-E	R-PD7
12512611011	R-E	R-PD7
12512611012	R-E	R-PD7
12512611013	R-E	R-PD7
12512611014	R-E	R-PD7
12512611015	R-E	R-PD7
12512611016	R-E	R-PD7
12512611017	R-E	R-PD7
12512611018	R-E	R-PD7
12512611019	R-E	R-PD7
12512611020	R-E	R-PD7
12512611021	R-E	R-PD7
12512611022	R-E	R-PD7
12512611023	R-E	R-PD7
12512611024	R-E	R-PD7
12512611025	R-E	R-PD7

PARCEL	CURRENT ZONING	NEW ZONING
12512611026	R-E	R-PD7
12512611027	R-E	R-PD7
12512611028	R-E	R-PD7
12512611029	R-E	R-PD7
12512611030	R-E	R-PD7
12512611031	R-E	R-PD7
12512611032	R-E	R-PD7
12512611033	R-E	R-PD7
12512611034	R-E	R-PD7
12512611035	R-E	R-PD7
12512611036	R-E	R-PD7
12512611037	R-E	R-PD7
12512611038	R-E	R-PD7
12512611039	R-E	R-PD7
12512611040	R-E	R-PD7
12512611041	R-E	R-PD7
12512611042	R-E	R-PD7
12512611043	R-E	R-PD7
12512611044	R-E	R-PD7
12512611045	R-E	R-PD7
12512611046	R-E	R-PD7
12512611047	R-E	R-PD7
12512611048	R-E	R-PD7
12512611049	R-E	R-PD7
12512611050	R-E	R-PD7
12512611051	R-E	R-PD7
12512611052	R-E	R-PD7
12512611053	R-E	R-PD7
12512611054	R-E	R-PD7
12512611055	R-E	R-PD7
12512611056	R-E	R-PD7
12512611057	R-E	R-PD7
12512611058	R-E	R-PD7
12512611059	R-E	R-PD7
12512611060	R-E	R-PD7
12512611061	R-E	R-PD7
12512611062	R-E	R-PD7
12512611063	R-E	R-PD7
12512611064	R-E	R-PD7
12512611065	R-E	R-PD7
12512611066	R-E	R-PD7
12512611067	R-E	R-PD7
12512611068	R-E	R-PD7
12512611069	R-E	R-PD7
12512611070	R-E	R-PD7
12512611071	R-E	R-PD7
12512611072	R-E	R-PD7
12512611073	R-E	R-PD7

PARCEL	CURRENT ZONING	NEW ZONING
12512611074	R-E	R-PD7
12512611075	R-E	R-PD7
12512611076	R-E	R-PD7
12512611077	R-E	R-PD7
12512611078	R-E	R-PD7
12512611079	R-E	R-PD7
12512611080	R-E	R-PD7
12512611081	R-E	R-PD7
12512611082	R-E	R-PD7
12512611083	R-E	R-PD7
12512611084	R-E	R-PD7
12512611085	R-E	R-PD7
12512611086	R-E	R-PD7
12512611087	R-E	R-PD7
12512611088	R-E	R-PD7
12512611089	R-E	R-PD7
12512611090	R-E	R-PD7
12512611091	R-E	R-PD7
12512611092	R-E	R-PD7
12512611093	R-E	R-PD7
12512612001	R-E	R-PD7
12512612002	R-E	R-PD7
12512612003	R-E	R-PD7
12512612004	R-E	R-PD7
12512612005	R-E	R-PD7
12512612006	R-E	R-PD7
12512612007	R-E	R-PD7
12512612008	R-E	R-PD7
12512612009	R-E	R-PD7
12512612010	R-E	R-PD7
12512612011	R-E	R-PD7
12512612012	R-E	R-PD7
12512612013	R-E	R-PD7
12512612014	R-E	R-PD7
12512612015	R-E	R-PD7
12512612016	R-E	R-PD7
12512612017	R-E	R-PD7
12512612018	R-E	R-PD7
12512612019	R-E	R-PD7
12512612020	R-E	R-PD7
12512612021	R-E	R-PD7
12512612022	R-E	R-PD7
12512612023	R-E	R-PD7
12512612024	R-E	R-PD7
12512612025	R-E	R-PD7
12512612026	R-E	R-PD7
12512612027	R-E	R-PD7
12512612028	R-E	R-PD7

PARCEL	CURRENT ZONING	NEW ZONING
12512612029	R-E	R-PD7
12512612030	R-E	R-PD7
12512612031	R-E	R-PD7
12512612032	R-E	R-PD7
12512612033	R-E	R-PD7
12512612034	R-E	R-PD7
12512612035	R-E	R-PD7
12512612036	R-E	R-PD7
12512612037	R-E	R-PD7
12512612038	R-E	R-PD7
12512612039	R-E	R-PD7
12512612040	R-E	R-PD7
12512612041	R-E	R-PD7
12512612042	R-E	R-PD7
12512612043	R-E	R-PD7
12512612044	R-E	R-PD7
12512612045	R-E	R-PD7
12512612046	R-E	R-PD7
12512612047	R-E	R-PD7
12512612048	R-E	R-PD7
12512612049	R-E	R-PD7
12512612050	R-E	R-PD7
12512612051	R-E	R-PD7
12512612052	R-E	R-PD7
12512612053	R-E	R-PD7
12512612054	R-E	R-PD7
12512612055	R-E	R-PD7
12512612056	R-E	R-PD7
12512612057	R-E	R-PD7
12512612058	R-E	R-PD7
12512612059	R-E	R-PD7
12512612060	R-E	R-PD7
12512612061	R-E	R-PD7
12512612062	R-E	R-PD7
12512612063	R-E	R-PD7
12512612064	R-E	R-PD7
12512612065	R-E	R-PD7
12512612066	R-E	R-PD7
12512612067	R-E	R-PD7
12512612068	R-E	R-PD7
12512612069	R-E	R-PD7
12512612070	R-E	R-PD7
12512612071	R-E	R-PD7
12512612072	R-E	R-PD7
12512612073	R-E	R-PD7
12512612074	R-E	R-PD7
12512612075	R-E	R-PD7
12512612076	R-E	R-PD7

PARCEL	CURRENT ZONING	NEW ZONING
12512697001	R-E	R-PD7
12512697002	R-E	R-PD7
12512697003	R-E	R-PD7
12512697004	R-E	R-PD7
12512697005	R-E	R-PD7
12512697006	R-E	R-PD7
12512697007	R-E	R-PD7
12512697008	R-E	R-PD7
12512697009	R-E	R-PD7
12512697010	R-E	R-PD7
12512697011	R-E	R-PD7
12512710001	R-E	R-PD5
12512710002	R-E	R-PD5
12512710003	R-E	R-PD5
12512710004	R-E	R-PD5
12512710005	R-E	R-PD5
12512710006	R-E	R-PD5
12512710007	R-E	R-PD5
12512710008	R-E	R-PD5
12512710009	R-E	R-PD5
12512710010	R-E	R-PD5
12512710011	R-E	R-PD5
12512710012	R-E	R-PD5
12512710013	R-E	R-PD5
12512710014	R-E	R-PD5
12512710015	R-E	R-PD5
12512710016	R-E	R-PD5
12512710017	R-E	R-PD5
12512710018	R-E	R-PD5
12512710019	R-E	R-PD5
12512710020	R-E	R-PD5
12512710021	R-E	R-PD5
12512710022	R-E	R-PD5
12512710023	R-E	R-PD5
12512710024	R-E	R-PD5
12512710025	R-E	R-PD5
12512710026	R-E	R-PD5
12512710027	R-E	R-PD5
12512710028	R-E	R-PD5
12512710029	R-E	R-PD5
12512710030	R-E	R-PD5
12512710031	R-E	R-PD5
12512710032	R-E	R-PD5
12512710033	R-E	R-PD5
12512710034	R-E	R-PD5
12512710035	R-E	R-PD5
12512710036	R-E	R-PD5
12512710037	R-E	R-PD5

PARCEL	CURRENT ZONING	NEW ZONING
12512710038	R-E	R-PD5
12512710039	R-E	R-PD5
12512710040	R-E	R-PD5
12512710041	R-E	R-PD5
12512710042	R-E	R-PD5
12512710043	R-E	R-PD5
12512710044	R-E	R-PD5
12512710045	R-E	R-PD5
12512710046	R-E	R-PD5
12512710047	R-E	R-PD5
12512710048	R-E	R-PD5
12512710049	R-E	R-PD5
12512710050	R-E	R-PD5
12512710051	R-E	R-PD5
12512710052	R-E	R-PD5
12512710053	R-E	R-PD5
12512710054	R-E	R-PD5
12512710055	R-E	R-PD5
12512710056	R-E	R-PD5
12512710057	R-E	R-PD5
12512710058	R-E	R-PD5
12512710059	R-E	R-PD5
12512710060	R-E	R-PD5
12512710061	R-E	R-PD5
12512710062	R-E	R-PD5
12512710063	R-E	R-PD5
12512710064	R-E	R-PD5
12512710065	R-E	R-PD5
12512710066	R-E	R-PD5
12512710067	R-E	R-PD5
12512710068	R-E	R-PD5
12512710069	R-E	R-PD5
12512711001	R-E	R-PD5
12512711002	R-E	R-PD5
12512711003	R-E	R-PD5
12512711004	R-E	R-PD5
12512711005	R-E	R-PD5
12512711006	R-E	R-PD5
12512711007	R-E	R-PD5
12512711008	R-E	R-PD5
12512711009	R-E	R-PD5
12512711010	R-E	R-PD5
12512711011	R-E	R-PD5
12512711012	R-E	R-PD5
12512711013	R-E	R-PD5
12512711014	R-E	R-PD5
12512711015	R-E	R-PD5
12512711016	R-E	R-PD5

PARCEL	CURRENT ZONING	NEW ZONING
12512711017	R-E	R-PD5
12512711018	R-E	R-PD5
12512711019	R-E	R-PD5
12512711020	R-E	R-PD5
12512711021	R-E	R-PD5
12512711022	R-E	R-PD5
12512711023	R-E	R-PD5
12512711024	R-E	R-PD5
12512711025	R-E	R-PD5
12512711026	R-E	R-PD5
12512711027	R-E	R-PD5
12512711028	R-E	R-PD5
12512711029	R-E	R-PD5
12512711030	R-E	R-PD5
12512711031	R-E	R-PD5
12512711032	R-E	R-PD5
12512711033	R-E	R-PD5
12512711034	R-E	R-PD5
12512711035	R-E	R-PD5
12512711036	R-E	R-PD5
12512711037	R-E	R-PD5
12512711038	R-E	R-PD5
12512711039	R-E	R-PD5
12512711040	R-E	R-PD5
12512711041	R-E	R-PD5
12512711042	R-E	R-PD5
12512711043	R-E	R-PD5
12512711044	R-E	R-PD5
12512711045	R-E	R-PD5
12512711046	R-E	R-PD5
12512711047	R-E	R-PD5
12512711048	R-E	R-PD5
12512711049	R-E	R-PD5
12512711050	R-E	R-PD5
12512711051	R-E	R-PD5
12512711052	R-E	R-PD5
12512711053	R-E	R-PD5
12512711054	R-E	R-PD5
12512711055	R-E	R-PD5
12512711056	R-E	R-PD5
12512711057	R-E	R-PD5
12512711058	R-E	R-PD5
12512711059	R-E	R-PD5
12512711060	R-E	R-PD5
12512711061	R-E	R-PD5
12512711062	R-E	R-PD5
12512711063	R-E	R-PD5
12512711064	R-E	R-PD5

PARCEL	CURRENT ZONING	NEW ZONING
12512711065	R-E	R-PD5
12512711066	R-E	R-PD5
12512711067	R-E	R-PD5
12512711068	R-E	R-PD5
12512711069	R-E	R-PD5
12512711070	R-E	R-PD5
12512711071	R-E	R-PD5
12512711072	R-E	R-PD5
12512711073	R-E	R-PD5
12512711074	R-E	R-PD5
12512711075	R-E	R-PD5
12512711076	R-E	R-PD5
12512711077	R-E	R-PD5
12512711078	R-E	R-PD5
12512711079	R-E	R-PD5
12512711080	R-E	R-PD5
12512711081	R-E	R-PD5
12512712001	R-E	R-PD5
12512712002	R-E	R-PD5
12512712003	R-E	R-PD5
12512712004	R-E	R-PD5
12512712005	R-E	R-PD5
12512712006	R-E	R-PD5
12512712007	R-E	R-PD5
12512712008	R-E	R-PD5
12512712009	R-E	R-PD5
12512712010	R-E	R-PD5
12512712011	R-E	R-PD5
12512712012	R-E	R-PD5
12512712013	R-E	R-PD5
12512712014	R-E	R-PD5
12512712015	R-E	R-PD5
12512712016	R-E	R-PD5
12512712017	R-E	R-PD5
12512712018	R-E	R-PD5
12512712019	R-E	R-PD5
12512712020	R-E	R-PD5
12512712021	R-E	R-PD5
12512712022	R-E	R-PD5
12512712023	R-E	R-PD5
12512712024	R-E	R-PD5
12512712025	R-E	R-PD5
12512712026	R-E	R-PD5
12512712027	R-E	R-PD5
12512712028	R-E	R-PD5
12512712029	R-E	R-PD5
12512712030	R-E	R-PD5
12512712031	R-E	R-PD5

PARCEL	CURRENT ZONING	NEW ZONING
12512712032	R-E	R-PD5
12512712033	R-E	R-PD5
12512712034	R-E	R-PD5
12512712035	R-E	R-PD5
12512712036	R-E	R-PD5
12512712037	R-E	R-PD5
12512712038	R-E	R-PD5
12512712039	R-E	R-PD5
12512712040	R-E	R-PD5
12512712041	R-E	R-PD5
12512712042	R-E	R-PD5
12512712043	R-E	R-PD5
12512712044	R-E	R-PD5
12512712045	R-E	R-PD5
12512712046	R-E	R-PD5
12512712047	R-E	R-PD5
12512712048	R-E	R-PD5
12512712049	R-E	R-PD5
12512712050	R-E	R-PD5
12512712051	R-E	R-PD5
12512712052	R-E	R-PD5
12512712053	R-E	R-PD5
12512712054	R-E	R-PD5
12512712055	R-E	R-PD5
12512712056	R-E	R-PD5
12512712057	R-E	R-PD5
12512712058	R-E	R-PD5
12512712059	R-E	R-PD5
12512797001	R-E	R-PD5
12512797002	R-E	R-PD5
12512797003	R-E	R-PD5
12512797004	R-E	R-PD5
12512797005	R-E	R-PD5
12512797006	R-E	R-PD5
12512797007	R-E	R-PD5
12512797008	R-E	R-PD5
12512797009	R-E	R-PD5
12512797010	R-E	R-PD5
12512797011	R-E	R-PD5
12512797012	R-E	R-PD5
12512797013	R-E	R-PD5
12512797014	R-E	R-PD5
12512797015	R-E	R-PD5
12512797016	R-E	R-PD5
12512797017	R-E	R-PD5
12512797018	R-E	R-PD5
12512797019	R-E	R-PD5
12512810001	R-E	R-PD5

PARCEL	CURRENT ZONING	NEW ZONING
12512810002	R-E	R-PD5
12512810003	R-E	R-PD5
12512810004	R-E	R-PD5
12512810005	R-E	R-PD5
12512810006	R-E	R-PD5
12512810007	R-E	R-PD5
12512810008	R-E	R-PD5
12512810009	R-E	R-PD5
12512810010	R-E	R-PD5
12512810011	R-E	R-PD5
12512810012	R-E	R-PD5
12512810013	R-E	R-PD5
12512810014	R-E	R-PD5
12512810015	R-E	R-PD5
12512810016	R-E	R-PD5
12512810017	R-E	R-PD5
12512810018	R-E	R-PD5
12512810019	R-E	R-PD5
12512810020	R-E	R-PD5
12512810021	R-E	R-PD5
12512810022	R-E	R-PD5
12512810023	R-E	R-PD5
12512810024	R-E	R-PD5
12512810025	R-E	R-PD5
12512810026	R-E	R-PD5
12512810027	R-E	R-PD5
12512810028	R-E	R-PD5
12512810029	R-E	R-PD5
12512810030	R-E	R-PD5
12512810031	R-E	R-PD5
12512810032	R-E	R-PD5
12512810033	R-E	R-PD5
12512810034	R-E	R-PD5
12512810035	R-E	R-PD5
12512810036	R-E	R-PD5
12512810037	R-E	R-PD5
12512810038	R-E	R-PD5
12512810039	R-E	R-PD5
12512810040	R-E	R-PD5
12512810041	R-E	R-PD5
12512810042	R-E	R-PD5
12512810043	R-E	R-PD5
12512810044	R-E	R-PD5
12512810045	R-E	R-PD5
12512810046	R-E	R-PD5
12512810047	R-E	R-PD5
12512810048	R-E	R-PD5
12512810049	R-E	R-PD5

PARCEL	CURRENT ZONING	NEW ZONING
12512810050	R-E	R-PD5
12512810051	R-E	R-PD5
12512810052	R-E	R-PD5
12512810053	R-E	R-PD5
12512810054	R-E	R-PD5
12512810055	R-E	R-PD5
12512810056	R-E	R-PD5
12512810057	R-E	R-PD5
12512810058	R-E	R-PD5
12512810059	R-E	R-PD5
12512810060	R-E	R-PD5
12512810061	R-E	R-PD5
12512810062	R-E	R-PD5
12512810063	R-E	R-PD5
12512810064	R-E	R-PD5
12512810065	R-E	R-PD5
12512810066	R-E	R-PD5
12512810067	R-E	R-PD5
12512810068	R-E	R-PD5
12512810069	R-E	R-PD5
12512810070	R-E	R-PD5
12512810071	R-E	R-PD5
12512810072	R-E	R-PD5
12512810073	R-E	R-PD5
12512810074	R-E	R-PD5
12512810075	R-E	R-PD5
12512810076	R-E	R-PD5
12512810077	R-E	R-PD5
12512810078	R-E	R-PD5
12512810079	R-E	R-PD5
12512810080	R-E	R-PD5
12512810081	R-E	R-PD5
12512810082	R-E	R-PD5
12512810083	R-E	R-PD5
12512811001	R-E	R-PD5
12512811002	R-E	R-PD5
12512811003	R-E	R-PD5
12512811004	R-E	R-PD5
12512811005	R-E	R-PD5
12512811006	R-E	R-PD5
12512811007	R-E	R-PD5
12512811008	R-E	R-PD5
12512811009	R-E	R-PD5
12512811010	R-E	R-PD5
12512811011	R-E	R-PD5
12512811012	R-E	R-PD5
12512811013	R-E	R-PD5
12512811014	R-E	R-PD5

PARCEL	CURRENT ZONING	NEW ZONING
12512811015	R-E	R-PD5
12512811016	R-E	R-PD5
12512811017	R-E	R-PD5
12512811018	R-E	R-PD5
12512811019	R-E	R-PD5
12512811020	R-E	R-PD5
12512811021	R-E	R-PD5
12512811022	R-E	R-PD5
12512811023	R-E	R-PD5
12512811024	R-E	R-PD5
12512811025	R-E	R-PD5
12512811026	R-E	R-PD5
12512811027	R-E	R-PD5
12512811028	R-E	R-PD5
12512811029	R-E	R-PD5
12512811030	R-E	R-PD5
12512811031	R-E	R-PD5
12512811032	R-E	R-PD5
12512811033	R-E	R-PD5
12512811034	R-E	R-PD5
12512811035	R-E	R-PD5
12512811036	R-E	R-PD5
12512811037	R-E	R-PD5
12512811038	R-E	R-PD5
12512811039	R-E	R-PD5
12512811040	R-E	R-PD5
12512811041	R-E	R-PD5
12512811042	R-E	R-PD5
12512811043	R-E	R-PD5
12512811044	R-E	R-PD5
12512811045	R-E	R-PD5
12512811046	R-E	R-PD5
12512811047	R-E	R-PD5
12512811048	R-E	R-PD5
12512811049	R-E	R-PD5
12512811050	R-E	R-PD5
12512811051	R-E	R-PD5
12512811052	R-E	R-PD5
12512811053	R-E	R-PD5
12512811054	R-E	R-PD5
12512811055	R-E	R-PD5
12512811056	R-E	R-PD5
12512811057	R-E	R-PD5
12512811058	R-E	R-PD5
12512811059	R-E	R-PD5
12512811060	R-E	R-PD5
12512811061	R-E	R-PD5
12512811062	R-E	R-PD5

PARCEL	CURRENT ZONING	NEW ZONING
12512811063	R-E	R-PD5
12512811064	R-E	R-PD5
12512811065	R-E	R-PD5
12512811066	R-E	R-PD5
12512811067	R-E	R-PD5
12512811068	R-E	R-PD5
12512811069	R-E	R-PD5
12512811070	R-E	R-PD5
12512811071	R-E	R-PD5
12512811072	R-E	R-PD5
12512811073	R-E	R-PD5
12512811074	R-E	R-PD5
12512897001	R-E	R-PD5
12512897002	R-E	R-PD5
12512897003	R-E	R-PD5
12512897004	R-E	R-PD5
12512897005	R-E	R-PD5
12512897006	R-E	R-PD5
12512897007	R-E	R-PD5
12512897008	R-E	R-PD5
12512897009	R-E	R-PD5
12512897010	R-E	R-PD5
12512897011	R-E	R-PD5
12512897012	R-E	R-PD5
12512897013	R-E	R-PD5
12512897014	R-E	R-PD5
12512897015	R-E	R-PD5
12512897016	R-E	R-PD5
12512897017	R-E	R-PD5
12512897018	R-E	R-PD5
12512897019	R-E	R-PD5
12513110001	R-E	R-PD3
12513110002	R-E	R-PD3
12513110003	R-E	R-PD3
12513110004	R-E	R-PD3
12513110005	R-E	R-PD3
12513110006	R-E	R-PD3
12513110007	R-E	R-PD3
12513110008	R-E	R-PD3
12513110009	R-E	R-PD3
12513110010	R-E	R-PD3
12513110011	R-E	R-PD3
12513110012	R-E	R-PD3
12513110013	R-E	R-PD3
12513110014	R-E	R-PD3
12513110015	R-E	R-PD3
12513110016	R-E	R-PD3
12513110017	R-E	R-PD3

PARCEL	CURRENT ZONING	NEW ZONING
12513110018	R-E	R-PD3
12513110019	R-E	R-PD3
12513110020	R-E	R-PD3
12513110021	R-E	R-PD3
12513110022	R-E	R-PD3
12513110023	R-E	R-PD3
12513110024	R-E	R-PD3
12513110025	R-E	R-PD3
12513110026	R-E	R-PD3
12513110027	R-E	R-PD3
12513110028	R-E	R-PD3
12513110029	R-E	R-PD3
12513110030	R-E	R-PD3
12513110031	R-E	R-PD3
12513110032	R-E	R-PD3
12513110033	R-E	R-PD3
12513110034	R-E	R-PD3
12513110035	R-E	R-PD3
12513110036	R-E	R-PD3
12513110037	R-E	R-PD3
12513110038	R-E	R-PD3
12513110039	R-E	R-PD3
12513110040	R-E	R-PD3
12513110041	R-E	R-PD3
12513110042	R-E	R-PD3
12513110043	R-E	R-PD3
12513110044	R-E	R-PD3
12513110045	R-E	R-PD3
12513110046	R-E	R-PD3
12513110047	R-E	R-PD3
12513110048	R-E	R-PD3
12513110049	R-E	R-PD3
12513110050	R-E	R-PD3
12513110051	R-E	R-PD3
12513110052	R-E	R-PD3
12513110053	R-E	R-PD3
12513111001	R-E	R-PD3
12513111002	R-E	R-PD3
12513111003	R-E	R-PD3
12513111004	R-E	R-PD3
12513111005	R-E	R-PD3
12513111006	R-E	R-PD3
12513111007	R-E	R-PD3
12513111008	R-E	R-PD3
12513111009	R-E	R-PD3
12513111010	R-E	R-PD3
12513111011	R-E	R-PD3
12513111012	R-E	R-PD3

PARCEL	CURRENT ZONING	NEW ZONING
12513111013	R-E	R-PD3
12513111014	R-E	R-PD3
12513111015	R-E	R-PD3
12513111016	R-E	R-PD3
12513111017	R-E	R-PD3
12513111018	R-E	R-PD3
12513112001	R-E	R-PD3
12513112002	R-E	R-PD3
12513112003	R-E	R-PD3
12513112004	R-E	R-PD3
12513112005	R-E	R-PD3
12513112006	R-E	R-PD3
12513112007	R-E	R-PD3
12513112008	R-E	R-PD3
12513112009	R-E	R-PD3
12513112010	R-E	R-PD3
12513112011	R-E	R-PD3
12513112012	R-E	R-PD3
12513112013	R-E	R-PD3
12513112014	R-E	R-PD3
12513112015	R-E	R-PD3
12513112016	R-E	R-PD3
12513112017	R-E	R-PD3
12513112018	R-E	R-PD3
12513112019	R-E	R-PD3
12513112020	R-E	R-PD3
12513112021	R-E	R-PD3
12513112022	R-E	R-PD3
12513112023	R-E	R-PD3
12513112024	R-E	R-PD3
12513112025	R-E	R-PD3
12513113001	R-E	R-PD3
12513113002	R-E	R-PD3
12513113003	R-E	R-PD3
12513113004	R-E	R-PD3
12513113005	R-E	R-PD3
12513113006	R-E	R-PD3
12513113007	R-E	R-PD3
12513113008	R-E	R-PD3
12513113009	R-E	R-PD3
12513113010	R-E	R-PD3
12513113011	R-E	R-PD3
12513113012	R-E	R-PD3
12513113013	R-E	R-PD3
12513113014	R-E	R-PD3
12513113015	R-E	R-PD3
12513113016	R-E	R-PD3
12513113017	R-E	R-PD3

PARCEL	CURRENT ZONING	NEW ZONING
12513113018	R-E	R-PD3
12513113019	R-E	R-PD3
12513113020	R-E	R-PD3
12513113021	R-E	R-PD3
12513113022	R-E	R-PD3
12513113023	R-E	R-PD3
12513113024	R-E	R-PD3
12513113025	R-E	R-PD3
12513113026	R-E	R-PD3
12513113027	R-E	R-PD3
12513113028	R-E	R-PD3
12513113029	R-E	R-PD3
12513113030	R-E	R-PD3
12513113031	R-E	R-PD3
12513113032	R-E	R-PD3
12513113033	R-E	R-PD3
12513113034	R-E	R-PD3
12513113035	R-E	R-PD3
12513113036	R-E	R-PD3
12513113037	R-E	R-PD3
12513113038	R-E	R-PD3
12513113039	R-E	R-PD3
12513113040	R-E	R-PD3
12513113041	R-E	R-PD3
12513113042	R-E	R-PD3
12513113043	R-E	R-PD3
12513113044	R-E	R-PD3
12513113045	R-E	R-PD3
12513113046	R-E	R-PD3
12513113047	R-E	R-PD3
12513113048	R-E	R-PD3
12513113049	R-E	R-PD3
12513113050	R-E	R-PD3
12513113051	R-E	R-PD3
12513113052	R-E	R-PD3
12513113053	R-E	R-PD3
12513113054	R-E	R-PD3
12513113055	R-E	R-PD3
12513113056	R-E	R-PD3
12513113057	R-E	R-PD3
12513113058	R-E	R-PD3
12513113059	R-E	R-PD3
12513113060	R-E	R-PD3
12513113061	R-E	R-PD3
12513113062	R-E	R-PD3
12513113063	R-E	R-PD3
12513113064	R-E	R-PD3
12513113065	R-E	R-PD3

PARCEL	CURRENT ZONING	NEW ZONING
12513113066	R-E	R-PD3
12513114001	R-E	R-PD3
12513114002	R-E	R-PD3
12513114003	R-E	R-PD3
12513114004	R-E	R-PD3
12513114005	R-E	R-PD3
12513114006	R-E	R-PD3
12513114007	R-E	R-PD3
12513114008	R-E	R-PD3
12513114009	R-E	R-PD3
12513114010	R-E	R-PD3
12513114011	R-E	R-PD3
12513114012	R-E	R-PD3
12513114013	R-E	R-PD3
12513114014	R-E	R-PD3
12513114015	R-E	R-PD3
12513114016	R-E	R-PD3
12513114017	R-E	R-PD3
12513114018	R-E	R-PD3
12513114019	R-E	R-PD3
12513114020	R-E	R-PD3
12513114021	R-E	R-PD3
12513114022	R-E	R-PD3
12513114023	R-E	R-PD3
12513114024	R-E	R-PD3
12513114025	R-E	R-PD3
12513114026	R-E	R-PD3
12513114027	R-E	R-PD3
12513114028	R-E	R-PD3
12513114029	R-E	R-PD3
12513114030	R-E	R-PD3
12513114031	R-E	R-PD3
12513114032	R-E	R-PD3
12513114033	R-E	R-PD3
12513114034	R-E	R-PD3
12513114035	R-E	R-PD3
12513114036	R-E	R-PD3
12513114037	R-E	R-PD3
12513114038	R-E	R-PD3
12513115001	R-E	R-PD3
12513115002	R-E	R-PD3
12513115003	R-E	R-PD3
12513115004	R-E	R-PD3
12513115005	R-E	R-PD3
12513115006	R-E	R-PD3
12513115007	R-E	R-PD3
12513115008	R-E	R-PD3
12513115009	R-E	R-PD3

PARCEL	CURRENT ZONING	NEW ZONING
12513115010	R-E	R-PD3
12513115011	R-E	R-PD3
12513115012	R-E	R-PD3
12513115013	R-E	R-PD3
12513115014	R-E	R-PD3
12513115015	R-E	R-PD3
12513116001	R-E	R-PD3
12513116002	R-E	R-PD3
12513116003	R-E	R-PD3
12513116004	R-E	R-PD3
12513116005	R-E	R-PD3
12513116006	R-E	R-PD3
12513116007	R-E	R-PD3
12513116008	R-E	R-PD3
12513116009	R-E	R-PD3
12513116010	R-E	R-PD3
12513116011	R-E	R-PD3
12513116012	R-E	R-PD3
12513116013	R-E	R-PD3
12513116014	R-E	R-PD3
12513116015	R-E	R-PD3
12513116016	R-E	R-PD3
12513116017	R-E	R-PD3
12513116018	R-E	R-PD3
12513116019	R-E	R-PD3
12513116020	R-E	R-PD3
12513116021	R-E	R-PD3
12513116022	R-E	R-PD3
12513116023	R-E	R-PD3
12513116024	R-E	R-PD3
12513116025	R-E	R-PD3
12513116026	R-E	R-PD3
12513116027	R-E	R-PD3
12513116028	R-E	R-PD3
12513116029	R-E	R-PD3
12513116030	R-E	R-PD3
12513197001	R-E	R-PD3
12513197002	R-E	R-PD3
12513197003	R-E	R-PD3
12513197004	R-E	R-PD3
12513197005	R-E	R-PD3
12513197006	R-E	R-PD3
12513197007	R-E	R-PD3
12513197008	R-E	R-PD3
12513197009	R-E	R-PD3
12513197010	R-E	R-PD3
12513197011	R-E	R-PD3
12513197012	R-E	R-PD3

PARCEL	CURRENT ZONING	NEW ZONING
12513197013	R-E	R-PD3
12513197014	R-E	R-PD3
12513197015	R-E	R-PD3
12513197016	R-E	R-PD3
12513197017	R-E	R-PD3
12513197018	R-E	R-PD3
12513197019	R-E	R-PD3
12513197020	R-E	R-PD3
12513197021	R-E	R-PD3
12513197022	R-E	R-PD3
12513197023	R-E	R-PD3
12513414001	R-E	R-PD3
12513414002	R-E	R-PD3
12513414003	R-E	R-PD3
12513414004	R-E	R-PD3
12513414005	R-E	R-PD3
12513414006	R-E	R-PD3
12513414007	R-E	R-PD3
12513414008	R-E	R-PD3
12513414009	R-E	R-PD3
12513414010	R-E	R-PD3
12513414011	R-E	R-PD3
12513414012	R-E	R-PD3
12513414013	R-E	R-PD3
12513414014	R-E	R-PD3
12513414015	R-E	R-PD3
12513414016	R-E	R-PD3
12513414017	R-E	R-PD3
12513414018	R-E	R-PD3
12513414019	R-E	R-PD3
12513414020	R-E	R-PD3
12513414021	R-E	R-PD3
12513414022	R-E	R-PD3
12513414023	R-E	R-PD3
12513414024	R-E	R-PD3
12513414025	R-E	R-PD3
12513414026	R-E	R-PD3
12513414027	R-E	R-PD3
12513497017	R-E	R-PD3
12513497018	R-E	R-PD3
12513497019	R-E	R-PD3
12513497020	R-E	R-PD3
12513497021	R-E	R-PD3
12513510001	R-E	R-PD5
12513510002	R-E	R-PD5
12513510003	R-E	R-PD5
12513510004	R-E	R-PD5
12513510005	R-E	R-PD5

PARCEL	CURRENT ZONING	NEW ZONING
12513510006	R-E	R-PD5
12513510007	R-E	R-PD5
12513510008	R-E	R-PD5
12513510009	R-E	R-PD5
12513510010	R-E	R-PD5
12513510011	R-E	R-PD5
12513510012	R-E	R-PD5
12513510013	R-E	R-PD5
12513510014	R-E	R-PD5
12513510015	R-E	R-PD5
12513510016	R-E	R-PD5
12513510017	R-E	R-PD5
12513510018	R-E	R-PD5
12513510019	R-E	R-PD5
12513510020	R-E	R-PD5
12513510021	R-E	R-PD5
12513510022	R-E	R-PD5
12513510023	R-E	R-PD5
12513510024	R-E	R-PD5
12513510025	R-E	R-PD5
12513510026	R-E	R-PD5
12513510027	R-E	R-PD5
12513510028	R-E	R-PD5
12513510029	R-E	R-PD5
12513510030	R-E	R-PD5
12513510031	R-E	R-PD5
12513510032	R-E	R-PD5
12513510033	R-E	R-PD5
12513510034	R-E	R-PD5
12513510035	R-E	R-PD5
12513510036	R-E	R-PD5
12513510037	R-E	R-PD5
12513510038	R-E	R-PD5
12513510039	R-E	R-PD5
12513510040	R-E	R-PD5
12513510041	R-E	R-PD5
12513510042	R-E	R-PD5
12513510043	R-E	R-PD5
12513510044	R-E	R-PD5
12513510045	R-E	R-PD5
12513510046	R-E	R-PD5
12513510047	R-E	R-PD5
12513511001	R-E	R-PD5
12513511002	R-E	R-PD5
12513511003	R-E	R-PD5
12513511004	R-E	R-PD5
12513511005	R-E	R-PD5
12513511006	R-E	R-PD5

PARCEL	CURRENT ZONING	NEW ZONING
12513511007	R-E	R-PD5
12513511008	R-E	R-PD5
12513511009	R-E	R-PD5
12513511010	R-E	R-PD5
12513511011	R-E	R-PD5
12513511012	R-E	R-PD5
12513511013	R-E	R-PD5
12513511014	R-E	R-PD5
12513511015	R-E	R-PD5
12513511016	R-E	R-PD5
12513511017	R-E	R-PD5
12513511018	R-E	R-PD5
12513511019	R-E	R-PD5
12513511020	R-E	R-PD5
12513511021	R-E	R-PD5
12513511022	R-E	R-PD5
12513511023	R-E	R-PD5
12513511024	R-E	R-PD5
12513511025	R-E	R-PD5
12513511026	R-E	R-PD5
12513511027	R-E	R-PD5
12513511028	R-E	R-PD5
12513511029	R-E	R-PD5
12513511030	R-E	R-PD5
12513511031	R-E	R-PD5
12513511032	R-E	R-PD5
12513511033	R-E	R-PD5
12513511034	R-E	R-PD5
12513511035	R-E	R-PD5
12513511036	R-E	R-PD5
12513511037	R-E	R-PD5
12513511038	R-E	R-PD5
12513511039	R-E	R-PD5
12513511040	R-E	R-PD5
12513511041	R-E	R-PD5
12513511042	R-E	R-PD5
12513511043	R-E	R-PD5
12513511044	R-E	R-PD5
12513511045	R-E	R-PD5
12513511046	R-E	R-PD5
12513511047	R-E	R-PD5
12513511048	R-E	R-PD5
12513511049	R-E	R-PD5
12513511050	R-E	R-PD5
12513511051	R-E	R-PD5
12513511052	R-E	R-PD5
12513511053	R-E	R-PD5
12513511054	R-E	R-PD5

PARCEL	CURRENT ZONING	NEW ZONING
12513511055	R-E	R-PD5
12513511056	R-E	R-PD5
12513511057	R-E	R-PD5
12513511058	R-E	R-PD5
12513511059	R-E	R-PD5
12513511060	R-E	R-PD5
12513511061	R-E	R-PD5
12513511062	R-E	R-PD5
12513511063	R-E	R-PD5
12513511064	R-E	R-PD5
12513511065	R-E	R-PD5
12513511066	R-E	R-PD5
12513511067	R-E	R-PD5
12513511068	R-E	R-PD5
12513511069	R-E	R-PD5
12513511070	R-E	R-PD5
12513511071	R-E	R-PD5
12513511072	R-E	R-PD5
12513511073	R-E	R-PD5
12513511074	R-E	R-PD5
12513511075	R-E	R-PD5
12513511076	R-E	R-PD5
12513511077	R-E	R-PD5
12513511078	R-E	R-PD5
12513511079	R-E	R-PD5
12513511080	R-E	R-PD5
12513511081	R-E	R-PD5
12513511082	R-E	R-PD5
12513511083	R-E	R-PD5
12513511084	R-E	R-PD5
12513511085	R-E	R-PD5
12513511086	R-E	R-PD5
12513511087	R-E	R-PD5
12513511088	R-E	R-PD5
12513511089	R-E	R-PD5
12513511090	R-E	R-PD5
12513511091	R-E	R-PD5
12513511092	R-E	R-PD5
12513511093	R-E	R-PD5
12513511094	R-E	R-PD5
12513511095	R-E	R-PD5
12513511096	R-E	R-PD5
12513512001	R-E	R-PD5
12513512002	R-E	R-PD5
12513512003	R-E	R-PD5
12513512004	R-E	R-PD5
12513512005	R-E	R-PD5
12513512006	R-E	R-PD5

PARCEL	CURRENT ZONING	NEW ZONING
12513512007	R-E	R-PD5
12513512008	R-E	R-PD5
12513512009	R-E	R-PD5
12513512010	R-E	R-PD5
12513512011	R-E	R-PD5
12513512012	R-E	R-PD5
12513512013	R-E	R-PD5
12513512014	R-E	R-PD5
12513512015	R-E	R-PD5
12513512016	R-E	R-PD5
12513512017	R-E	R-PD5
12513512018	R-E	R-PD5
12513512019	R-E	R-PD5
12513512020	R-E	R-PD5
12513512021	R-E	R-PD5
12513512022	R-E	R-PD5
12513512023	R-E	R-PD5
12513512024	R-E	R-PD5
12513512025	R-E	R-PD5
12513512026	R-E	R-PD5
12513512027	R-E	R-PD5
12513512028	R-E	R-PD5
12513512029	R-E	R-PD5
12513512030	R-E	R-PD5
12513512031	R-E	R-PD5
12513512032	R-E	R-PD5
12513512033	R-E	R-PD5
12513512034	R-E	R-PD5
12513512035	R-E	R-PD5
12513512036	R-E	R-PD5
12513512037	R-E	R-PD5
12513512038	R-E	R-PD5
12513512039	R-E	R-PD5
12513512040	R-E	R-PD5
12513512041	R-E	R-PD5
12513512042	R-E	R-PD5
12513512043	R-E	R-PD5
12513512044	R-E	R-PD5
12513512045	R-E	R-PD5
12513512046	R-E	R-PD5
12513512047	R-E	R-PD5
12513512048	R-E	R-PD5
12513512049	R-E	R-PD5
12513512050	R-E	R-PD5
12513512051	R-E	R-PD5
12513512052	R-E	R-PD5
12513512053	R-E	R-PD5
12513512054	R-E	R-PD5

PARCEL	CURRENT ZONING	NEW ZONING
12513512055	R-E	R-PD5
12513512056	R-E	R-PD5
12513512057	R-E	R-PD5
12513512058	R-E	R-PD5
12513512059	R-E	R-PD5
12513512060	R-E	R-PD5
12513512061	R-E	R-PD5
12513512062	R-E	R-PD5
12513512063	R-E	R-PD5
12513512064	R-E	R-PD5
12513512065	R-E	R-PD5
12513512066	R-E	R-PD5
12513512067	R-E	R-PD5
12513512068	R-E	R-PD5
12513597001	R-E	R-PD5
12513597002	R-E	R-PD5
12513597003	R-E	R-PD5
12513597004	R-E	R-PD5
12513597005	R-E	R-PD5
12513597006	R-E	R-PD5
12513597007	R-E	R-PD5
12513597008	R-E	R-PD5
12513597009	R-E	R-PD5
12513597010	R-E	R-PD5
12513597011	R-E	R-PD5
12513597012	R-E	R-PD5
12513597013	R-E	R-PD5
12513597014	R-E	R-PD5
12513597015	R-E	R-PD5
12513811001	R-E	R-PD5
12513811002	R-E	R-PD5
12513811003	R-E	R-PD5
12513811004	R-E	R-PD5
12513811005	R-E	R-PD5
12513811006	R-E	R-PD5
12513811007	R-E	R-PD5
12513811008	R-E	R-PD5
12513811009	R-E	R-PD5
12513811010	R-E	R-PD5
12513811011	R-E	R-PD5
12513811012	R-E	R-PD5
12513811013	R-E	R-PD5
12513811014	R-E	R-PD5
12513811015	R-E	R-PD5
12513811016	R-E	R-PD5
12513811017	R-E	R-PD5
12513811018	R-E	R-PD5
12513811019	R-E	R-PD5

PARCEL	CURRENT ZONING	NEW ZONING
12513811020	R-E	R-PD5
12513811021	R-E	R-PD5
12513811022	R-E	R-PD5
12513811023	R-E	R-PD5
12513811024	R-E	R-PD5
12513811025	R-E	R-PD5
12513811026	R-E	R-PD5
12513811027	R-E	R-PD5
12513811028	R-E	R-PD5
12513811029	R-E	R-PD5
12513811030	R-E	R-PD5
12513811031	R-E	R-PD5
12513811032	R-E	R-PD5
12513811033	R-E	R-PD5
12513811034	R-E	R-PD5
12513811035	R-E	R-PD5
12513811036	R-E	R-PD5
12513811037	R-E	R-PD5
12513811038	R-E	R-PD5
12513811039	R-E	R-PD5
12513811040	R-E	R-PD5
12513811041	R-E	R-PD5
12513811042	R-E	R-PD5
12513811043	R-E	R-PD5
12513811044	R-E	R-PD5
12513811045	R-E	R-PD5
12513811046	R-E	R-PD5
12513811047	R-E	R-PD5
12513811048	R-E	R-PD5
12513811049	R-E	R-PD5
12513811050	R-E	R-PD5
12513811051	R-E	R-PD5
12513811052	R-E	R-PD5
12513812001	R-E	R-PD5
12513812002	R-E	R-PD5
12513812003	R-E	R-PD5
12513812004	R-E	R-PD5
12513812005	R-E	R-PD5
12513812006	R-E	R-PD5
12513812007	R-E	R-PD5
12513812008	R-E	R-PD5
12513812009	R-E	R-PD5
12513812010	R-E	R-PD5
12513812011	R-E	R-PD5
12513812012	R-E	R-PD5
12513812013	R-E	R-PD5
12513812014	R-E	R-PD5
12513812015	R-E	R-PD5

PARCEL	CURRENT ZONING	NEW ZONING
12513812016	R-E	R-PD5
12513812017	R-E	R-PD5
12513812018	R-E	R-PD5
12513812019	R-E	R-PD5
12513812020	R-E	R-PD5
12513812021	R-E	R-PD5
12513812022	R-E	R-PD5
12513812023	R-E	R-PD5
12513812024	R-E	R-PD5
12513812025	R-E	R-PD5
12513812026	R-E	R-PD5
12513812027	R-E	R-PD5
12513812028	R-E	R-PD5
12513812029	R-E	R-PD5
12513812030	R-E	R-PD5
12513812031	R-E	R-PD5
12513812032	R-E	R-PD5
12513812033	R-E	R-PD5
12513812034	R-E	R-PD5
12513812035	R-E	R-PD5
12513812036	R-E	R-PD5
12513812037	R-E	R-PD5
12513812038	R-E	R-PD5
12513812039	R-E	R-PD5
12513812040	R-E	R-PD5
12513812041	R-E	R-PD5
12513812042	R-E	R-PD5
12513812043	R-E	R-PD5
12513812044	R-E	R-PD5
12513812045	R-E	R-PD5
12513812046	R-E	R-PD5
12513812047	R-E	R-PD5
12513812048	R-E	R-PD5
12513812049	R-E	R-PD5
12513812050	R-E	R-PD5
12513812051	R-E	R-PD5
12513812052	R-E	R-PD5
12513812053	R-E	R-PD5
12513812054	R-E	R-PD5
12513812055	R-E	R-PD5
12513812056	R-E	R-PD5
12513812057	R-E	R-PD5
12513812058	R-E	R-PD5
12513812059	R-E	R-PD5
12513812060	R-E	R-PD5
12513812061	R-E	R-PD5
12513812062	R-E	R-PD5
12513812063	R-E	R-PD5

PARCEL	CURRENT ZONING	NEW ZONING
12513812064	R-E	R-PD5
12513812065	R-E	R-PD5
12513812066	R-E	R-PD5
12513812067	R-E	R-PD5
12513812068	R-E	R-PD5
12513812069	R-E	R-PD5
12513812070	R-E	R-PD5
12513897007	R-E	R-PD5
12513897008	R-E	R-PD5
12513897009	R-E	R-PD5
12513897010	R-E	R-PD5
12513897011	R-E	R-PD5
12513897012	R-E	R-PD5
12513897013	R-E	R-PD5
12513897014	R-E	R-PD5
12513897015	R-E	R-PD5
12513897016	R-E	R-PD5
12513897017	R-E	R-PD5
12515211001	U(DR)	R-PD2
12515211002	U(DR)	R-PD2
12515211003	U(DR)	R-PD2
12515211004	U(DR)	R-PD2
12515211005	U(DR)	R-PD2
12515211006	U(DR)	R-PD2
12515211007	U(DR)	R-PD2
12515211008	U(DR)	R-PD2
12515211009	U(DR)	R-PD2
12515211010	U(DR)	R-PD2
12515211011	U(DR)	R-PD2
12515211012	U(DR)	R-PD2
12515211013	U(DR)	R-PD2
12515211014	U(DR)	R-PD2
12515211015	U(DR)	R-PD2
12515211016	U(DR)	R-PD2
12515211017	U(DR)	R-PD2
12515211018	U(DR)	R-PD2
12515211019	U(DR)	R-PD2
12515211020	U(DR)	R-PD2
12515211021	U(DR)	R-PD2
12515211022	U(DR)	R-PD2
12515211023	U(DR)	R-PD2
12515211024	U(DR)	R-PD2
12515211025	U(DR)	R-PD2
12515211026	U(DR)	R-PD2
12515211027	U(DR)	R-PD2
12515211028	U(DR)	R-PD2
12515211029	U(DR)	R-PD2
12515211030	U(DR)	R-PD2

PARCEL	CURRENT ZONING	NEW ZONING
12515211031	U(DR)	R-PD2
12515211032	U(DR)	R-PD2
12515211033	U(DR)	R-PD2
12515211034	U(DR)	R-PD2
12515211035	U(DR)	R-PD2
12515211036	U(DR)	R-PD2
12515211037	U(DR)	R-PD2
12515211038	U(DR)	R-PD2
12515211039	U(DR)	R-PD2
12515211040	U(DR)	R-PD2
12515211041	U(DR)	R-PD2
12515211042	U(DR)	R-PD2
12515211043	U(DR)	R-PD2
12515211044	U(DR)	R-PD2
12515211045	U(DR)	R-PD2
12515211046	U(DR)	R-PD2
12515211047	U(DR)	R-PD2
12515212001	U(DR)	R-PD2
12515212002	U(DR)	R-PD2
12515212003	U(DR)	R-PD2
12515212004	U(DR)	R-PD2
12515212005	U(DR)	R-PD2
12515212006	U(DR)	R-PD2
12515212007	U(DR)	R-PD2
12515212008	U(DR)	R-PD2
12515212009	U(DR)	R-PD2
12515212010	U(DR)	R-PD2
12515212011	U(DR)	R-PD2
12515212012	U(DR)	R-PD2
12515212013	U(DR)	R-PD2
12515212014	U(DR)	R-PD2
12515212015	U(DR)	R-PD2
12515212016	U(DR)	R-PD2
12515212017	U(DR)	R-PD2
12515212018	U(DR)	R-PD2
12515212019	U(DR)	R-PD2
12515212020	U(DR)	R-PD2
12515212021	U(DR)	R-PD2
12515212022	U(DR)	R-PD2
12515212023	U(DR)	R-PD2
12515212024	U(DR)	R-PD2
12515212025	U(DR)	R-PD2
12515212026	U(DR)	R-PD2
12515212027	U(DR)	R-PD2
12515212028	U(DR)	R-PD2
12515212029	U(DR)	R-PD2
12515212030	U(DR)	R-PD2
12515212031	U(DR)	R-PD2

PARCEL	CURRENT ZONING	NEW ZONING
12515212032	U(DR)	R-PD2
12515212033	U(DR)	R-PD2
12515297005	U(DR)	R-PD2
12515297006	U(DR)	R-PD2
12515297007	U(DR)	R-PD2
12515297008	U(DR)	R-PD2
12515297009	U(DR)	R-PD2
12515297010	U(DR)	R-PD2
12515297011	U(DR)	R-PD2
12515810001	R-E	R-PD2
12515810002	R-E	R-PD2
12515810003	R-E	R-PD2
12515810004	R-E	R-PD2
12515810005	R-E	R-PD2
12515810006	R-E	R-PD2
12515810007	R-E	R-PD2
12515810008	R-E	R-PD2
12515810009	R-E	R-PD2
12515810010	R-E	R-PD2
12515810011	R-E	R-PD2
12515810012	R-E	R-PD2
12515810013	R-E	R-PD2
12515810014	R-E	R-PD2
12515810015	R-E	R-PD2
12515810016	R-E	R-PD2
12515810017	R-E	R-PD2
12515810018	R-E	R-PD2
12515810019	R-E	R-PD2
12515810020	R-E	R-PD2
12515810021	R-E	R-PD2
12515810022	R-E	R-PD2
12515810023	R-E	R-PD2
12515810024	R-E	R-PD2
12515810025	R-E	R-PD2
12515810026	R-E	R-PD2
12515810027	R-E	R-PD2
12515810028	R-E	R-PD2
12515810029	R-E	R-PD2
12515810030	R-E	R-PD2
12515810031	R-E	R-PD2
12515810032	R-E	R-PD2
12515810033	R-E	R-PD2
12515810034	R-E	R-PD2
12515810035	R-E	R-PD2
12515810036	R-E	R-PD2
12515810037	R-E	R-PD2
12515810038	R-E	R-PD2
12515810039	R-E	R-PD2

PARCEL	CURRENT ZONING	NEW ZONING
12515810040	R-E	R-PD2
12515810041	R-E	R-PD2
12515810042	R-E	R-PD2
12515810043	R-E	R-PD2
12515810044	R-E	R-PD2
12515810045	R-E	R-PD2
12515810046	R-E	R-PD2
12515810047	R-E	R-PD2
12515810048	R-E	R-PD2
12515810049	R-E	R-PD2
12515810050	R-E	R-PD2
12515810051	R-E	R-PD2
12515810052	R-E	R-PD2
12515810053	R-E	R-PD2
12515810054	R-E	R-PD2
12515810055	R-E	R-PD2
12515810056	R-E	R-PD2
12515810057	R-E	R-PD2
12515810058	R-E	R-PD2
12515810059	R-E	R-PD2
12515810060	R-E	R-PD2
12515810061	R-E	R-PD2
12515810062	R-E	R-PD2
12515810063	R-E	R-PD2
12515810064	R-E	R-PD2
12515810065	R-E	R-PD2
12515810066	R-E	R-PD2
12515810067	R-E	R-PD2
12515810068	R-E	R-PD2
12515810069	R-E	R-PD2
12515810070	R-E	R-PD2
12515810071	R-E	R-PD2
12515810072	R-E	R-PD2
12515810073	R-E	R-PD2
12515810074	R-E	R-PD2
12515810075	R-E	R-PD2
12515810076	R-E	R-PD2
12515810077	R-E	R-PD2
12515810078	R-E	R-PD2
12515810079	R-E	R-PD2
12515897001	R-E	R-PD2
12515897002	R-E	R-PD2
12515897003	R-E	R-PD2
12515897004	R-E	R-PD2
12515897005	R-E	R-PD2
12515897006	R-E	R-PD2
12515897007	R-E	R-PD2
12515897008	R-E	R-PD2

PARCEL	CURRENT ZONING	NEW ZONING
12515897009	R-E	R-PD2
12515897010	R-E	R-PD2
12515897011	R-E	R-PD2
12515897012	R-E	R-PD2
12515897014	R-E	R-PD2
12515897015	R-E	R-PD2
12516115001	R-E	R-PD4
12516115002	R-E	R-PD4
12516115003	R-E	R-PD4
12516115004	R-E	R-PD4
12516115005	R-E	R-PD4
12516115006	R-E	R-PD4
12516115007	R-E	R-PD4
12516115008	R-E	R-PD4
12516115009	R-E	R-PD4
12516115010	R-E	R-PD4
12516115011	R-E	R-PD4
12516115012	R-E	R-PD4
12516115013	R-E	R-PD4
12516115014	R-E	R-PD4
12516115015	R-E	R-PD4
12516115016	R-E	R-PD4
12516115017	R-E	R-PD4
12516115018	R-E	R-PD4
12516115019	R-E	R-PD4
12516115020	R-E	R-PD4
12516115021	R-E	R-PD4
12516115022	R-E	R-PD4
12516115023	R-E	R-PD4
12516115024	R-E	R-PD4
12516115025	R-E	R-PD4
12516115026	R-E	R-PD4
12516115027	R-E	R-PD4
12516115028	R-E	R-PD4
12516115029	R-E	R-PD4
12516115030	R-E	R-PD4
12516115031	R-E	R-PD4
12516115032	R-E	R-PD4
12516115033	R-E	R-PD4
12516115034	R-E	R-PD4
12516115035	R-E	R-PD4
12516115036	R-E	R-PD4
12516115037	R-E	R-PD4
12516115038	R-E	R-PD4
12516115039	R-E	R-PD4
12516115040	R-E	R-PD4
12516115041	R-E	R-PD4
12516115042	R-E	R-PD4

PARCEL	CURRENT ZONING	NEW ZONING
12516115043	R-E	R-PD4
12516115044	R-E	R-PD4
12516115045	R-E	R-PD4
12516115046	R-E	R-PD4
12516115047	R-E	R-PD4
12516115048	R-E	R-PD4
12516115049	R-E	R-PD4
12516115050	R-E	R-PD4
12516115051	R-E	R-PD4
12516115052	R-E	R-PD4
12516115053	R-E	R-PD4
12516115054	R-E	R-PD4
12516115055	R-E	R-PD4
12516115056	R-E	R-PD4
12516115057	R-E	R-PD4
12516115058	R-E	R-PD4
12516115059	R-E	R-PD4
12516115060	R-E	R-PD4
12516115061	R-E	R-PD4
12516115062	R-E	R-PD4
12516115063	R-E	R-PD4
12516115064	R-E	R-PD4
12516115065	R-E	R-PD4
12516115066	R-E	R-PD4
12516115067	R-E	R-PD4
12516115068	R-E	R-PD4
12516116001	U(PCD)	R-PD4
12516116002	U(PCD)	R-PD4
12516116003	U(PCD)	R-PD4
12516116004	U(PCD)	R-PD4
12516116005	U(PCD)	R-PD4
12516116006	U(PCD)	R-PD4
12516116007	U(PCD)	R-PD4
12516116008	U(PCD)	R-PD4
12516116009	U(PCD)	R-PD4
12516116010	U(PCD)	R-PD4
12516116011	U(PCD)	R-PD4
12516116012	U(PCD)	R-PD4
12516116013	U(PCD)	R-PD4
12516116014	U(PCD)	R-PD4
12516116015	U(PCD)	R-PD4
12516116016	U(PCD)	R-PD4
12516116017	U(PCD)	R-PD4
12516116018	U(PCD)	R-PD4
12516116019	U(PCD)	R-PD4
12516116020	U(PCD)	R-PD4
12516116021	U(PCD)	R-PD4
12516116022	U(PCD)	R-PD4

PARCEL	CURRENT ZONING	NEW ZONING
12516116023	U(PCD)	R-PD4
12516116024	U(PCD)	R-PD4
12516116025	U(PCD)	R-PD4
12516116026	U(PCD)	R-PD4
12516116027	U(PCD)	R-PD4
12516116028	U(PCD)	R-PD4
12516116029	U(PCD)	R-PD4
12516116030	U(PCD)	R-PD4
12516116031	U(PCD)	R-PD4
12516116032	U(PCD)	R-PD4
12516116033	U(PCD)	R-PD4
12516116034	U(PCD)	R-PD4
12516116035	U(PCD)	R-PD4
12516116036	U(PCD)	R-PD4
12516116037	U(PCD)	R-PD4
12516116038	U(PCD)	R-PD4
12516116039	U(PCD)	R-PD4
12516197009	R-E	R-PD4
12516197010	U(PCD)	R-PD4
12516197011	U(PCD)	R-PD4
12516214001	U(L)	R-PD4
12516214002	U(L)	R-PD4
12516214003	U(L)	R-PD4
12516214004	U(L)	R-PD4
12516214005	U(L)	R-PD4
12516214006	U(L)	R-PD4
12516214007	U(L)	R-PD4
12516214008	U(L)	R-PD4
12516214009	U(L)	R-PD4
12516214010	U(L)	R-PD4
12516214011	U(L)	R-PD4
12516214012	U(L)	R-PD4
12516214013	U(L)	R-PD4
12516214014	U(L)	R-PD4
12516214015	U(L)	R-PD4
12516214016	U(L)	R-PD4
12516214017	U(L)	R-PD4
12516214018	U(L)	R-PD4
12516214019	U(L)	R-PD4
12516214020	U(L)	R-PD4
12516214021	U(L)	R-PD4
12516214022	U(L)	R-PD4
12516214023	U(L)	R-PD4
12516214024	U(L)	R-PD4
12516214025	U(L)	R-PD4
12516214026	U(L)	R-PD4
12516214027	U(L)	R-PD4
12516214028	U(L)	R-PD4

PARCEL	CURRENT ZONING	NEW ZONING
12516214029	U(L)	R-PD4
12516214030	U(L)	R-PD4
12516214031	U(L)	R-PD4
12516214032	U(L)	R-PD4
12516214033	U(L)	R-PD4
12516214034	U(L)	R-PD4
12516214035	U(L)	R-PD4
12516214036	U(L)	R-PD4
12516215001	U(L)	R-PD4
12516215002	U(L)	R-PD4
12516215003	U(L)	R-PD4
12516215004	U(L)	R-PD4
12516215005	U(L)	R-PD4
12516215006	U(L)	R-PD4
12516215007	U(L)	R-PD4
12516215008	U(L)	R-PD4
12516215009	U(L)	R-PD4
12516215010	U(L)	R-PD4
12516215011	U(L)	R-PD4
12516215012	U(L)	R-PD4
12516215013	U(L)	R-PD4
12516215014	U(L)	R-PD4
12516215015	U(L)	R-PD4
12516215016	U(L)	R-PD4
12516215017	U(L)	R-PD4
12516215018	U(L)	R-PD4
12516215019	U(L)	R-PD4
12516215020	U(L)	R-PD4
12516215021	U(L)	R-PD4
12516215022	U(L)	R-PD4
12516215023	U(L)	R-PD4
12516215024	U(L)	R-PD4
12516215025	U(L)	R-PD4
12516215026	U(L)	R-PD4
12516215027	U(L)	R-PD4
12516215028	U(L)	R-PD4
12516215029	U(L)	R-PD4
12516215030	U(L)	R-PD4
12516215031	U(L)	R-PD4
12516215032	U(L)	R-PD4
12516215033	U(L)	R-PD4
12516215034	U(L)	R-PD4
12516215035	U(L)	R-PD4
12516215036	U(L)	R-PD4
12516215037	U(L)	R-PD4
12516215038	U(L)	R-PD4
12516215039	U(L)	R-PD4
12516215040	U(L)	R-PD4

PARCEL	CURRENT ZONING	NEW ZONING
12516215041	U(L)	R-PD4
12516216001	U(L)	R-PD4
12516216002	U(L)	R-PD4
12516216003	U(L)	R-PD4
12516216004	U(L)	R-PD4
12516216005	U(L)	R-PD4
12516216006	U(L)	R-PD4
12516216007	U(L)	R-PD4
12516216008	U(L)	R-PD4
12516216009	U(L)	R-PD4
12516216010	U(L)	R-PD4
12516216011	U(L)	R-PD4
12516216012	U(L)	R-PD4
12516216013	U(L)	R-PD4
12516216014	U(L)	R-PD4
12516216015	U(L)	R-PD4
12516216016	U(L)	R-PD4
12516216017	U(L)	R-PD4
12516216018	U(L)	R-PD4
12516216019	U(L)	R-PD4
12516216020	U(L)	R-PD4
12516216021	U(L)	R-PD4
12516216022	U(L)	R-PD4
12516216023	U(L)	R-PD4
12516216024	U(L)	R-PD4
12516216025	U(L)	R-PD4
12516216026	U(L)	R-PD4
12516216027	U(L)	R-PD4
12516216028	U(L)	R-PD4
12516216029	U(L)	R-PD4
12516216030	U(L)	R-PD4
12516216031	U(L)	R-PD4
12516216032	U(L)	R-PD4
12516216033	U(L)	R-PD4
12516216034	U(L)	R-PD4
12516216035	U(L)	R-PD4
12516216036	U(L)	R-PD4
12516216037	U(L)	R-PD4
12516216038	U(L)	R-PD4
12516216039	U(L)	R-PD4
12516216040	U(L)	R-PD4
12516216041	U(L)	R-PD4
12516216042	U(L)	R-PD4
12516216043	U(L)	R-PD4
12516216044	U(L)	R-PD4
12516216045	U(L)	R-PD4
12516216046	U(L)	R-PD4
12516216047	U(L)	R-PD4

PARCEL	CURRENT ZONING	NEW ZONING
12516216048	U(L)	R-PD4
12516216049	U(L)	R-PD4
12516216050	U(L)	R-PD4
12516216051	U(L)	R-PD4
12516216052	U(L)	R-PD4
12516216053	U(L)	R-PD4
12516216054	U(L)	R-PD4
12516216055	U(L)	R-PD4
12516216056	U(L)	R-PD4
12516216057	U(L)	R-PD4
12516217001	U(L)	R-PD4
12516217002	U(L)	R-PD4
12516217003	U(L)	R-PD4
12516217004	U(L)	R-PD4
12516217005	U(L)	R-PD4
12516217006	U(L)	R-PD4
12516217007	U(L)	R-PD4
12516217008	U(L)	R-PD4
12516217009	U(L)	R-PD4
12516217010	U(L)	R-PD4
12516217011	U(L)	R-PD4
12516217012	U(L)	R-PD4
12516217013	U(L)	R-PD4
12516217014	U(L)	R-PD4
12516217015	U(L)	R-PD4
12516217016	U(L)	R-PD4
12516217017	U(L)	R-PD4
12516217018	U(L)	R-PD4
12516217019	U(L)	R-PD4
12516217020	U(L)	R-PD4
12516217021	U(L)	R-PD4
12516217022	U(L)	R-PD4
12516217023	U(L)	R-PD4
12516217024	U(L)	R-PD4
12516217025	U(L)	R-PD4
12516217026	U(L)	R-PD4
12516217027	U(L)	R-PD4
12516217028	U(L)	R-PD4
12516217029	U(L)	R-PD4
12516217030	U(L)	R-PD4
12516217031	U(L)	R-PD4
12516217032	U(L)	R-PD4
12516217033	U(L)	R-PD4
12516217034	U(L)	R-PD4
12516217035	U(L)	R-PD4
12516217036	U(L)	R-PD4
12516217037	U(L)	R-PD4
12516217038	U(L)	R-PD4

PARCEL	CURRENT ZONING	NEW ZONING
12516217039	U(L)	R-PD4
12516217040	U(L)	R-PD4
12516217041	U(L)	R-PD4
12516217042	U(L)	R-PD4
12516217043	U(L)	R-PD4
12516217044	U(L)	R-PD4
12516217045	U(L)	R-PD4
12516297007	U(L)	R-PD4
12516297008	U(L)	R-PD4
12516297009	U(L)	R-PD4
12516297010	U(L)	R-PD4
12516297011	U(L)	R-PD4
12516297012	U(L)	R-PD4
12516297013	U(L)	R-PD4
12516515001	R-E	R-PD4
12516515002	R-E	R-PD4
12516515003	R-E	R-PD4
12516515004	R-E	R-PD4
12516515005	R-E	R-PD4
12516515006	R-E	R-PD4
12516515007	R-E	R-PD4
12516515008	R-E	R-PD4
12516515009	R-E	R-PD4
12516515010	R-E	R-PD4
12516515011	R-E	R-PD4
12516515012	R-E	R-PD4
12516515013	R-E	R-PD4
12516515014	R-E	R-PD4
12516515015	R-E	R-PD4
12516515016	R-E	R-PD4
12516515017	R-E	R-PD4
12516515018	R-E	R-PD4
12516515019	R-E	R-PD4
12516515020	R-E	R-PD4
12516515021	R-E	R-PD4
12516515022	R-E	R-PD4
12516515023	R-E	R-PD4
12516515024	R-E	R-PD4
12516515025	R-E	R-PD4
12516515026	R-E	R-PD4
12516515027	R-E	R-PD4
12516515028	R-E	R-PD4
12516515029	R-E	R-PD4
12516515030	R-E	R-PD4
12516515031	R-E	R-PD4
12516515032	R-E	R-PD4
12516515033	R-E	R-PD4
12516515034	R-E	R-PD4

PARCEL	CURRENT ZONING	NEW ZONING
12516515035	R-E	R-PD4
12516515036	R-E	R-PD4
12516515037	R-E	R-PD4
12516515038	R-E	R-PD4
12516515039	R-E	R-PD4
12516515040	R-E	R-PD4
12516515041	R-E	R-PD4
12516515042	R-E	R-PD4
12516515043	R-E	R-PD4
12516515044	R-E	R-PD4
12516515045	R-E	R-PD4
12516515046	R-E	R-PD4
12516515047	R-E	R-PD4
12516515048	R-E	R-PD4
12516515049	R-E	R-PD4
12516515050	R-E	R-PD4
12516515051	R-E	R-PD4
12516515052	R-E	R-PD4
12516515053	R-E	R-PD4
12516515054	R-E	R-PD4
12516515055	R-E	R-PD4
12516515056	R-E	R-PD4
12516515057	R-E	R-PD4
12516515058	R-E	R-PD4
12516515059	R-E	R-PD4
12516515060	R-E	R-PD4
12516515061	R-E	R-PD4
12516515062	R-E	R-PD4
12516515063	R-E	R-PD4
12516515064	R-E	R-PD4
12516515065	R-E	R-PD4
12516515066	R-E	R-PD4
12516515067	R-E	R-PD4
12516515068	R-E	R-PD4
12516515069	R-E	R-PD4
12516515070	R-E	R-PD4
12516515071	R-E	R-PD4
12516515072	R-E	R-PD4
12516515073	R-E	R-PD4
12516515074	R-E	R-PD4
12516515075	R-E	R-PD4
12516515076	R-E	R-PD4
12516515077	R-E	R-PD4
12516515078	R-E	R-PD4
12516515079	R-E	R-PD4
12516515080	R-E	R-PD4
12516516001	U(PCD)	R-PD5
12516516002	U(PCD)	R-PD5

PARCEL	CURRENT ZONING	NEW ZONING
12516516003	U(PCD)	R-PD5
12516516004	U(PCD)	R-PD5
12516516005	U(PCD)	R-PD5
12516516006	U(PCD)	R-PD5
12516516007	U(PCD)	R-PD5
12516516008	U(PCD)	R-PD5
12516516009	U(PCD)	R-PD5
12516516010	U(PCD)	R-PD5
12516516011	U(PCD)	R-PD5
12516516012	U(PCD)	R-PD5
12516516013	U(PCD)	R-PD5
12516516014	U(PCD)	R-PD5
12516516015	U(PCD)	R-PD5
12516516016	U(PCD)	R-PD5
12516516017	U(PCD)	R-PD5
12516516018	U(PCD)	R-PD5
12516516019	U(PCD)	R-PD5
12516516020	U(PCD)	R-PD5
12516516021	U(PCD)	R-PD5
12516516022	U(PCD)	R-PD5
12516516023	U(PCD)	R-PD5
12516516024	U(PCD)	R-PD5
12516516025	U(PCD)	R-PD5
12516516026	U(PCD)	R-PD5
12516516027	U(PCD)	R-PD5
12516516028	U(PCD)	R-PD5
12516516029	U(PCD)	R-PD5
12516516030	U(PCD)	R-PD5
12516516031	U(PCD)	R-PD5
12516516032	U(PCD)	R-PD5
12516516033	U(PCD)	R-PD5
12516516034	U(PCD)	R-PD5
12516516035	U(PCD)	R-PD5
12516516036	U(PCD)	R-PD5
12516516037	U(PCD)	R-PD5
12516516038	U(PCD)	R-PD5
12516516039	U(PCD)	R-PD5
12516516040	U(PCD)	R-PD5
12516516041	U(PCD)	R-PD5
12516516042	U(PCD)	R-PD5
12516516043	U(PCD)	R-PD5
12516516044	U(PCD)	R-PD5
12516516045	U(PCD)	R-PD5
12516516046	U(PCD)	R-PD5
12516516047	U(PCD)	R-PD5
12516516048	U(PCD)	R-PD5
12516516049	U(PCD)	R-PD5
12516516050	U(PCD)	R-PD5

PARCEL	CURRENT ZONING	NEW ZONING
12516516051	U(PCD)	R-PD5
12516516052	U(PCD)	R-PD5
12516516053	U(PCD)	R-PD5
12516516054	U(PCD)	R-PD5
12516516055	U(PCD)	R-PD5
12516516056	U(PCD)	R-PD5
12516516057	U(PCD)	R-PD5
12516516058	U(PCD)	R-PD5
12516597016	R-E	R-PD4
12516597017	R-E	R-PD4
12516597018	U(PCD)	R-PD5
12516597019	U(PCD)	R-PD5
12516597020	U(PCD)	R-PD5
12516597021	U(PCD)	R-PD5
12516597023	U(PCD)	R-PD5
12516617001	U(PCD)	R-PD5
12516617002	U(PCD)	R-PD5
12516617003	U(PCD)	R-PD5
12516617004	U(PCD)	R-PD5
12516617005	U(PCD)	R-PD5
12516617006	U(PCD)	R-PD5
12516617007	U(PCD)	R-PD5
12516617008	U(PCD)	R-PD5
12516617009	U(PCD)	R-PD5
12516617018	U(PCD)	R-PD5
12516617019	U(PCD)	R-PD5
12516617020	U(PCD)	R-PD5
12516617021	U(PCD)	R-PD5
12516617022	U(PCD)	R-PD5
12516617023	U(PCD)	R-PD5
12516617024	U(PCD)	R-PD5
12516617025	U(PCD)	R-PD5
12516617026	U(PCD)	R-PD5
12516617027	U(PCD)	R-PD5
12516617028	U(PCD)	R-PD5
12516617029	U(PCD)	R-PD5
12516617030	U(PCD)	R-PD5
12516617031	U(PCD)	R-PD5
12516617032	U(PCD)	R-PD5
12516617033	U(PCD)	R-PD5
12516617034	U(PCD)	R-PD5
12516617035	U(PCD)	R-PD5
12516617036	U(PCD)	R-PD5
12516617037	U(PCD)	R-PD5
12516617038	U(PCD)	R-PD5
12516617039	U(PCD)	R-PD5
12516617040	U(PCD)	R-PD5
12516617041	U(PCD)	R-PD5

PARCEL	CURRENT ZONING	NEW ZONING
12516617042	U(PCD)	R-PD5
12516617043	U(PCD)	R-PD5
12516617044	U(PCD)	R-PD5
12516617045	U(PCD)	R-PD5
12516617046	U(PCD)	R-PD5
12516617047	U(PCD)	R-PD5
12516617048	U(PCD)	R-PD5
12516617049	U(PCD)	R-PD5
12516617050	U(PCD)	R-PD5
12516617051	U(PCD)	R-PD5
12516617052	U(PCD)	R-PD5
12516617053	U(PCD)	R-PD5
12516617054	U(PCD)	R-PD5
12516617055	U(PCD)	R-PD5
12516617056	U(PCD)	R-PD5
12516617057	U(PCD)	R-PD5
12516617058	U(PCD)	R-PD5
12516617059	U(PCD)	R-PD5
12516618019	U(PCD)	R-PD5
12516618020	U(PCD)	R-PD5
12516618021	U(PCD)	R-PD5
12516618022	U(PCD)	R-PD5
12516618023	U(PCD)	R-PD5
12516618024	U(PCD)	R-PD5
12516618025	U(PCD)	R-PD5
12516618026	U(PCD)	R-PD5
12516618027	U(PCD)	R-PD5
12516618028	U(PCD)	R-PD5
12516618029	U(PCD)	R-PD5
12516618030	U(PCD)	R-PD5
12516618031	U(PCD)	R-PD5
12516618032	U(PCD)	R-PD5
12516618033	U(PCD)	R-PD5
12516618034	U(PCD)	R-PD5
12516618035	U(PCD)	R-PD5
12516618036	U(PCD)	R-PD5
12516618037	U(PCD)	R-PD5
12516618038	U(PCD)	R-PD5
12516618039	U(PCD)	R-PD5
12516618040	U(PCD)	R-PD5
12516618041	U(PCD)	R-PD5
12516618042	U(PCD)	R-PD5
12516618043	U(PCD)	R-PD5
12516618044	U(PCD)	R-PD5
12516618045	U(PCD)	R-PD5
12516618046	U(PCD)	R-PD5
12516618047	U(PCD)	R-PD5
12516618048	U(PCD)	R-PD5

PARCEL	CURRENT ZONING	NEW ZONING
12516618049	U(PCD)	R-PD5
12516618050	U(PCD)	R-PD5
12516618051	U(PCD)	R-PD5
12516618052	U(PCD)	R-PD5
12516618053	U(PCD)	R-PD5
12516618054	U(PCD)	R-PD5
12516618055	U(PCD)	R-PD5
12516618056	U(PCD)	R-PD5
12516619001	U(PCD)	R-PD5
12516619003	U(PCD)	R-PD5
12516619004	U(PCD)	R-PD5
12516619005	U(PCD)	R-PD5
12516619006	U(PCD)	R-PD5
12516619007	U(PCD)	R-PD5
12516619008	U(PCD)	R-PD5
12516619009	U(PCD)	R-PD5
12516619010	U(PCD)	R-PD5
12516619011	U(PCD)	R-PD5
12516619012	U(PCD)	R-PD5
12516619013	U(PCD)	R-PD5
12516619014	U(PCD)	R-PD5
12516619015	U(PCD)	R-PD5
12516619016	U(PCD)	R-PD5
12516619017	U(PCD)	R-PD5
12516619018	U(PCD)	R-PD5
12516619019	U(PCD)	R-PD5
12516619020	U(PCD)	R-PD5
12516619021	U(PCD)	R-PD5
12516619022	U(PCD)	R-PD5
12516619024	U(PCD)	R-PD5
12516619025	U(PCD)	R-PD5
12516697016	U(PCD)	R-PD5
12516697017	U(PCD)	R-PD5
12516697018	U(PCD)	R-PD5
12516697019	U(PCD)	R-PD5
12516697020	U(PCD)	R-PD5
12516697021	U(PCD)	R-PD5
12516697022	U(PCD)	R-PD5
12516697023	U(PCD)	R-PD5
12516697024	U(PCD)	R-PD5
12516697025	U(PCD)	R-PD5
12516697026	U(PCD)	R-PD5
12516697028	U(PCD)	R-PD5
12516697033	U(PCD)	R-PD5
12518710001	U(R)	R-PD3
12518710002	U(R)	R-PD3
12518710003	U(R)	R-PD3
12518710004	U(R)	R-PD3

PARCEL	CURRENT ZONING	NEW ZONING
12518710005	U(R)	R-PD3
12518710006	U(R)	R-PD3
12518710007	U(R)	R-PD3
12518710008	U(R)	R-PD3
12518710009	U(R)	R-PD3
12518710010	U(R)	R-PD3
12518710011	U(R)	R-PD3
12518710012	U(DR)	R-PD3
12518710013	U(DR)	R-PD3
12518710014	U(L)	R-PD5
12518710015	U(L)	R-PD5
12518710016	U(L)	R-PD5
12518710017	U(L)	R-PD5
12518710018	U(L)	R-PD5
12518710019	U(L)	R-PD5
12518710020	U(L)	R-PD5
12518710021	U(L)	R-PD5
12518710022	U(L)	R-PD5
12518710023	U(L)	R-PD5
12518710024	U(L)	R-PD5
12518710025	U(L)	R-PD5
12518710026	U(L)	R-PD5
12518710027	U(L)	R-PD5
12518710028	U(L)	R-PD5
12518710029	U(DR)	R-PD3
12518710030	U(DR)	R-PD3
12518710031	U(L)	R-PD5
12518710032	U(L)	R-PD5
12518710033	U(L)	R-PD5
12518710034	U(L)	R-PD5
12518710035	U(L)	R-PD5
12518710036	U(L)	R-PD5
12518710037	U(DR)	R-PD3
12518710038	U(DR)	R-PD3
12518710039	U(DR)	R-PD3
12518710040	U(DR)	R-PD3
12518710041	U(DR)	R-PD3
12518710042	U(DR)	R-PD3
12518710043	U(DR)	R-PD3
12518710044	U(DR)	R-PD3
12518710045	U(DR)	R-PD3
12518710046	U(DR)	R-PD3
12518710047	U(DR)	R-PD3
12518710048	U(R)	R-PD3
12518710049	U(R)	R-PD3
12518710050	U(R)	R-PD3
12518710051	U(R)	R-PD3
12518710052	U(R)	R-PD3

PARCEL	CURRENT ZONING	NEW ZONING
12518710053	U(R)	R-PD3
12518797001	U(R)	R-PD3
12518797002	U(R)	R-PD3
12518797003	U(R)	R-PD3
12518797004	U(DR)	R-PD3
12518797005	U(L)	R-PD5
12518797006	U(L)	R-PD5
12518797007	U(L)	R-PD5
12518797008	U(R)	R-PD3
12518810001	U(DR)	R-1
12518810002	U(DR)	R-1
12518810003	U(DR)	R-1
12518810004	U(DR)	R-1
12518810005	U(DR)	R-1
12518810006	U(DR)	R-1
12518810007	U(DR)	R-1
12518810008	U(DR)	R-1
12518810009	U(DR)	R-1
12518810010	U(DR)	R-1
12518810011	U(DR)	R-1
12518810012	U(DR)	R-1
12518810013	U(DR)	R-1
12518810014	U(DR)	R-1
12518810015	U(DR)	R-1
12518810016	U(DR)	R-1
12518810017	U(DR)	R-1
12518810018	U(DR)	R-1
12518810019	U(DR)	R-1
12518810020	U(DR)	R-1
12518810021	U(DR)	R-1
12518810022	U(DR)	R-1
12518810023	U(DR)	R-1
12518810024	U(DR)	R-1
12518810025	U(DR)	R-1
12518810026	U(DR)	R-1
12518810027	U(DR)	R-1
12518810028	U(DR)	R-1
12518810029	U(DR)	R-1
12518810030	U(DR)	R-1
12518810031	U(DR)	R-1
12518810032	U(DR)	R-1
12518810033	U(DR)	R-1
12518810034	U(DR)	R-1
12518810035	U(DR)	R-1
12518810036	U(DR)	R-1
12518810037	U(DR)	R-1
12518810038	U(DR)	R-1
12518810039	U(DR)	R-1

PARCEL	CURRENT ZONING	NEW ZONING
12518810040	U(DR)	R-1
12518810041	U(DR)	R-1
12518810042	U(DR)	R-1
12518810043	U(DR)	R-1
12518810044	U(DR)	R-1
12518810045	U(DR)	R-1
12518811001	U(L)	R-1
12518811002	U(L)	R-1
12518811003	U(L)	R-1
12518811004	U(R)	R-1
12518811005	U(R)	R-1
12518811006	U(R)	R-1
12518811007	U(L)	R-1
12518811008	U(L)	R-1
12518811009	U(L)	R-1
12518811010	U(L)	R-1
12518811011	U(L)	R-1
12518811012	U(L)	R-1
12518811013	U(L)	R-1
12518811014	U(L)	R-1
12518811015	U(L)	R-1
12518811016	U(L)	R-1
12518811017	U(L)	R-1
12518811018	U(L)	R-1
12518811019	U(L)	R-1
12518811020	U(R)	R-1
12518811021	U(R)	R-1
12518811022	U(R)	R-1
12518811023	U(R)	R-1
12518811024	U(R)	R-1
12518811025	U(R)	R-1
12518811026	U(R)	R-1
12518811027	U(R)	R-1
12518811028	U(R)	R-1
12518811029	U(R)	R-1
12518811030	U(R)	R-1
12518811031	U(R)	R-1
12518811032	U(R)	R-1
12518811033	U(R)	R-1
12518811034	U(R)	R-1
12518811035	U(R)	R-1
12518811036	U(R)	R-1
12518811037	U(R)	R-1
12518811038	U(R)	R-1
12518811039	U(R)	R-1
12518811040	U(R)	R-1
12518811041	U(R)	R-1
12518811042	U(R)	R-1

PARCEL	CURRENT ZONING	NEW ZONING
12518811043	U(R)	R-1
12518811044	U(DR)	R-1
12518811045	U(DR)	R-1
12518811046	U(DR)	R-1
12518811047	U(R)	R-1
12518811048	U(R)	R-1
12518811049	U(R)	R-1
12518811050	U(R)	R-1
12518811051	U(R)	R-1
12518811052	U(R)	R-1
12518811053	U(R)	R-1
12518811054	U(R)	R-1
12518811055	U(R)	R-1
12518811056	U(R)	R-1
12518811057	U(R)	R-1
12518811058	U(R)	R-1
12518811059	U(R)	R-1
12518811060	U(DR)	R-1
12518897001	U(DR)	R-1
12518897002	U(DR)	R-1
12518897003	U(DR)	R-1
12518897004	U(R)	R-1
12518897005	U(L)	R-1
12518897006	U(L)	R-1
12524110001	R-E	R-1
12524110002	R-E	R-1
12524110003	R-E	R-1
12524110004	R-E	R-1
12524110005	R-E	R-1
12524110006	R-E	R-1
12524110007	R-E	R-1
12524110008	R-E	R-1
12524110009	R-E	R-1
12524110010	R-E	R-1
12524110011	R-E	R-1
12524110012	R-E	R-1
12524110013	R-E	R-1
12524110014	R-E	R-1
12524110015	R-E	R-1
12524110016	R-E	R-1
12524110017	R-E	R-1
12524110018	R-E	R-1
12524110019	R-E	R-1
12524110020	R-E	R-1
12524110021	R-E	R-1
12524110022	R-E	R-1
12524110023	R-E	R-1
12524110024	R-E	R-1

PARCEL	CURRENT ZONING	NEW ZONING
12524110025	R-E	R-1
12524110026	R-E	R-1
12524110027	R-E	R-1
12524110028	R-E	R-1
12524110029	R-E	R-1
12524110030	R-E	R-1
12524110031	R-E	R-1
12524110032	R-E	R-1
12524110033	R-E	R-1
12524110034	R-E	R-1
12524110035	R-E	R-1
12524110036	R-E	R-1
12524110037	R-E	R-1
12524110038	R-E	R-1
12524110039	R-E	R-1
12524110040	R-E	R-1
12524110041	R-E	R-1
12524110042	R-E	R-1
12524110043	R-E	R-1
12524110044	R-E	R-1
12524110045	R-E	R-1
12524110046	R-E	R-1
12524110047	R-E	R-1
12524110048	R-E	R-1
12524110049	R-E	R-1
12524110050	R-E	R-1
12524110051	R-E	R-1
12524110052	R-E	R-1
12524110053	R-E	R-1
12524197001	R-E	R-1
12524197002	R-E	R-1
12524197003	R-E	R-1
12524197004	R-E	R-1
12524197005	R-E	R-1
12524410001	R-E	R-1
12524410002	R-E	R-1
12524410003	R-E	R-1
12524410004	R-E	R-1
12524410005	R-E	R-1
12524410006	R-E	R-1
12524410007	R-E	R-1
12524410008	R-E	R-1
12524410009	R-E	R-1
12524410010	R-E	R-1
12524410011	R-E	R-1
12524410012	R-E	R-1
12524410013	R-E	R-1
12524410014	R-E	R-1

PARCEL	CURRENT ZONING	NEW ZONING
12524410015	R-E	R-1
12524410016	R-E	R-1
12524410017	R-E	R-1
12524410018	R-E	R-1
12524410019	R-E	R-1
12524410020	R-E	R-1
12524410021	R-E	R-1
12524410022	R-E	R-1
12524410023	R-E	R-1
12524410024	R-E	R-1
12524410025	R-E	R-1
12524410026	R-E	R-1
12524410027	R-E	R-1
12524497001	R-E	R-1
12524497002	R-E	R-1
12524512001	R-E	R-PD3
12524512002	R-E	R-PD3
12524512003	R-E	R-PD3
12524512004	R-E	R-PD3
12524512005	R-E	R-PD3
12524512006	R-E	R-PD3
12524512007	R-E	R-PD3
12524512008	R-E	R-PD3
12524512009	R-E	R-PD3
12524512010	R-E	R-PD3
12524512011	R-E	R-PD3
12524512012	R-E	R-PD3
12524512013	R-E	R-PD3
12524512014	R-E	R-PD3
12524512015	R-E	R-PD3
12524512016	R-E	R-PD3
12524512017	R-E	R-PD3
12524512018	R-E	R-PD3
12524512019	R-E	R-PD3
12524512035	R-E	R-PD3
12524512036	R-E	R-PD3
12524512037	R-E	R-PD3
12524512038	R-E	R-PD3
12524512039	R-E	R-PD3
12524512040	R-E	R-PD3
12524512041	R-E	R-PD3
12524512042	R-E	R-PD3
12524512043	R-E	R-PD3
12524512044	R-E	R-PD3
12524512045	R-E	R-PD3
12524512046	R-E	R-PD3
12524512047	R-E	R-PD3
12524512048	R-E	R-PD3

PARCEL	CURRENT ZONING	NEW ZONING
12524512049	R-E	R-PD3
12524512050	R-E	R-PD3
12524512051	R-E	R-PD3
12524512052	R-E	R-PD3
12524512053	R-E	R-PD3
12524512054	R-E	R-PD3
12524512055	R-E	R-PD3
12524512056	R-E	R-PD3
12524512057	R-E	R-PD3
12524512058	R-E	R-PD3
12524512059	R-E	R-PD3
12524512060	R-E	R-PD3
12524512061	R-E	R-PD3
12524512062	R-E	R-PD3
12524512063	R-E	R-PD3
12524512064	R-E	R-PD3
12524512065	R-E	R-PD3
12524512066	R-E	R-PD3
12524512067	R-E	R-PD3
12524512068	R-E	R-PD3
12524512069	R-E	R-PD3
12524512070	R-E	R-PD3
12524512071	R-E	R-PD3
12524512072	R-E	R-PD3
12524512073	R-E	R-PD3
12524512074	R-E	R-PD3
12524512075	R-E	R-PD3
12524512076	R-E	R-PD3
12524597012	R-E	R-PD3
12524597013	R-E	R-PD3
12524597015	R-E	R-PD3
12524597016	R-E	R-PD3
12524597017	R-E	R-PD3
12524597019	R-E	R-PD3
12524610001	R-E	R-1
12524610002	R-E	R-1
12524610003	R-E	R-1
12524610004	R-E	R-1
12524610005	R-E	R-1
12524610006	R-E	R-1
12524610007	R-E	R-1
12524610008	R-E	R-1
12524610009	R-E	R-1
12524610010	R-E	R-1
12524610011	R-E	R-1
12524610012	R-E	R-1
12524610013	R-E	R-1
12524610014	R-E	R-1

PARCEL	CURRENT ZONING	NEW ZONING
12524610015	R-E	R-1
12524610016	R-E	R-1
12524610017	R-E	R-1
12524610018	R-E	R-1
12524610019	R-E	R-1
12524610020	R-E	R-1
12524610021	R-E	R-1
12524610022	R-E	R-1
12524610023	R-E	R-1
12524610024	R-E	R-1
12524610025	R-E	R-1
12524610026	R-E	R-1
12524610027	R-E	R-1
12524610028	R-E	R-1
12524610029	R-E	R-1
12524610030	R-E	R-1
12524610031	R-E	R-1
12524610032	R-E	R-1
12524610033	R-E	R-1
12524610034	R-E	R-1
12524610035	R-E	R-1
12524610036	R-E	R-1
12524610037	R-E	R-1
12524611001	R-E	R-1
12524611002	R-E	R-1
12524611003	R-E	R-1
12524611004	R-E	R-1
12524611005	R-E	R-1
12524611006	R-E	R-1
12524611007	R-E	R-1
12524611008	R-E	R-1
12524611009	R-E	R-1
12524611010	R-E	R-1
12524611011	R-E	R-1
12524611012	R-E	R-1
12524611013	R-E	R-1
12524611014	R-E	R-1
12524611015	R-E	R-1
12524611016	R-E	R-1
12524611017	R-E	R-1
12524611018	R-E	R-1
12524611019	R-E	R-1
12524611020	R-E	R-1
12524611021	R-E	R-1
12524611022	R-E	R-1
12524611023	R-E	R-1
12524611024	R-E	R-1
12524611025	R-E	R-1

PARCEL	CURRENT ZONING	NEW ZONING
12524611026	R-E	R-1
12524611027	R-E	R-1
12524611028	R-E	R-1
12524611029	R-E	R-1
12524611030	R-E	R-1
12524611031	R-E	R-1
12524611032	R-E	R-1
12524611033	R-E	R-1
12524611034	R-E	R-1
12524611035	R-E	R-1
12524611036	R-E	R-1
12524611037	R-E	R-1
12524611038	R-E	R-1
12524611039	R-E	R-1
12524611040	R-E	R-1
12524611041	R-E	R-1
12524611042	R-E	R-1
12524611043	R-E	R-1
12524611044	R-E	R-1
12524611045	R-E	R-1
12524611046	R-E	R-1
12524611047	R-E	R-1
12524611048	R-E	R-1
12524611049	R-E	R-1
12524611050	R-E	R-1
12524611051	R-E	R-1
12524611052	R-E	R-1
12524611053	R-E	R-1
12524611054	R-E	R-1
12524611055	R-E	R-1
12524611056	R-E	R-1
12524611057	R-E	R-1
12524611058	R-E	R-1
12524611059	R-E	R-1
12524697001	R-E	R-1
12524697002	R-E	R-1
12524697003	R-E	R-1
12524697004	R-E	R-1
12524697005	R-E	R-1
12524697006	R-E	R-1
12524697007	R-E	R-1
12524697008	R-E	R-1
12524697009	R-E	R-1
12524697010	R-E	R-1
12524697011	R-E	R-1
12524697012	R-E	R-1
12524697013	R-E	R-1
12524697014	R-E	R-1

PARCEL	CURRENT ZONING	NEW ZONING
12524697015	R-E	R-1
12524697016	R-E	R-1
12524697017	R-E	R-1
12524697018	R-E	R-1
12524710001	R-E	R-1
12524710002	R-E	R-1
12524710003	R-E	R-1
12524710004	R-E	R-1
12524710005	R-E	R-1
12524710006	R-E	R-1
12524710007	R-E	R-1
12524710008	R-E	R-1
12524710009	R-E	R-1
12524710010	R-E	R-1
12524710011	R-E	R-1
12524710012	R-E	R-1
12524710013	R-E	R-1
12524710014	R-E	R-1
12524710015	R-E	R-1
12524710016	R-E	R-1
12524710017	R-E	R-1
12524710018	R-E	R-1
12524710019	R-E	R-1
12524710020	R-E	R-1
12524710021	R-E	R-1
12524710022	R-E	R-1
12524710023	R-E	R-1
12524710024	R-E	R-1
12524710025	R-E	R-1
12524710026	R-E	R-1
12524710027	R-E	R-1
12524710028	R-E	R-1
12524710029	R-E	R-1
12524710030	R-E	R-1
12524710031	R-E	R-1
12524710032	R-E	R-1
12524710033	R-E	R-1
12524710034	R-E	R-1
12524710035	R-E	R-1
12524710036	R-E	R-1
12524710037	R-E	R-1
12524710038	R-E	R-1
12524710039	R-E	R-1
12524710040	R-E	R-1
12524710041	R-E	R-1
12524710042	R-E	R-1
12524710043	R-E	R-1
12524710044	R-E	R-1

PARCEL	CURRENT ZONING	NEW ZONING
12524710045	R-E	R-1
12524710046	R-E	R-1
12524710047	R-E	R-1
12524710048	R-E	R-1
12524710049	R-E	R-1
12524710050	R-E	R-1
12524710051	R-E	R-1
12524710052	R-E	R-1
12524710053	R-E	R-1
12524710054	R-E	R-1
12524710055	R-E	R-1
12524710056	R-E	R-1
12524710057	R-E	R-1
12524710058	R-E	R-1
12524710059	R-E	R-1
12524710060	R-E	R-1
12524710061	R-E	R-1
12524710062	R-E	R-1
12524710063	R-E	R-1
12524710064	R-E	R-1
12524710065	R-E	R-1
12524710066	R-E	R-1
12524710067	R-E	R-1
12524797001	R-E	R-1
12524797002	R-E	R-1
12524797003	R-E	R-1
12524810001	R-E	R-1
12524810002	R-E	R-1
12524810003	R-E	R-1
12524810004	R-E	R-1
12524810005	R-E	R-1
12524810006	R-E	R-1
12524810007	R-E	R-1
12524810008	R-E	R-1
12524810009	R-E	R-1
12524810010	R-E	R-1
12524810011	R-E	R-1
12524810012	R-E	R-1
12524810013	R-E	R-1
12524810014	R-E	R-1
12524810015	R-E	R-1
12524810016	R-E	R-1
12524810017	R-E	R-1
12524810018	R-E	R-1
12524810019	R-E	R-1
12524810020	R-E	R-1
12524810021	R-E	R-1
12524810022	R-E	R-1

PARCEL	CURRENT ZONING	NEW ZONING
12524810023	R-E	R-1
12524810024	R-E	R-1
12524810025	R-E	R-1
12524810026	R-E	R-1
12524810027	R-E	R-1
12524810028	R-E	R-1
12524810029	R-E	R-1
12524810030	R-E	R-1
12524810031	R-E	R-1
12524810032	R-E	R-1
12524810033	R-E	R-1
12524810034	R-E	R-1
12524810035	R-E	R-1
12524810036	R-E	R-1
12524810037	R-E	R-1
12524810038	R-E	R-1
12524810039	R-E	R-1
12524810040	R-E	R-1
12524810041	R-E	R-1
12524810042	R-E	R-1
12524810043	R-E	R-1
12524810044	R-E	R-1
12524810045	R-E	R-1
12524810046	R-E	R-1
12524897001	R-E	R-1
12524897002	R-E	R-1
12524897003	R-E	R-1
12525112001	R-E	R-PD5
12525112002	R-E	R-PD5
12525112003	R-E	R-PD5
12525112004	R-E	R-PD5
12525112005	R-E	R-PD5
12525112006	R-E	R-PD5
12525112007	R-E	R-PD5
12525112008	R-E	R-PD5
12525112009	R-E	R-PD5
12525112010	R-E	R-PD5
12525112011	R-E	R-PD5
12525112012	R-E	R-PD5
12525112013	R-E	R-PD5
12525112014	R-E	R-PD5
12525112015	R-E	R-PD5
12525112016	R-E	R-PD5
12525112017	R-E	R-PD5
12525112018	R-E	R-PD5
12525112019	R-E	R-PD5
12525112020	R-E	R-PD5
12525112021	R-E	R-PD5

PARCEL	CURRENT ZONING	NEW ZONING
12525112022	R-E	R-PD5
12525112023	R-E	R-PD5
12525112024	R-E	R-PD5
12525112025	R-E	R-PD5
12525112026	R-E	R-PD5
12525112027	R-E	R-PD5
12525112028	R-E	R-PD5
12525112029	R-E	R-PD5
12525112030	R-E	R-PD5
12525112031	R-E	R-PD5
12525112032	R-E	R-PD5
12525112033	R-E	R-PD5
12525112034	R-E	R-PD5
12525112035	R-E	R-PD5
12525112036	R-E	R-PD5
12525112037	R-E	R-PD5
12525112038	R-E	R-PD5
12525112039	R-E	R-PD5
12525112040	R-E	R-PD5
12525112041	R-E	R-PD5
12525112042	R-E	R-PD5
12525112043	R-E	R-PD5
12525112044	R-E	R-PD5
12525197006	R-E	R-PD5
12525197007	R-E	R-PD5
12525714001	R-E	R-1
12525714002	R-E	R-1
12525714003	R-E	R-1
12525714008	R-E	R-1
12525714041	R-E	R-1
12525714042	R-E	R-1
12525714043	R-E	R-1
12525714044	R-E	R-1
12525714045	R-E	R-1
12525714046	R-E	R-1
12525714047	R-E	R-1
12525714048	R-E	R-1
12525714049	R-E	R-1
12525714050	R-E	R-1
12525714051	R-E	R-1
12525714052	R-E	R-1
12525714053	R-E	R-1
12525714054	R-E	R-1
12525714055	R-E	R-1
12525714056	R-E	R-1
12525714057	R-E	R-1
12525714058	R-E	R-1
12525714059	R-E	R-1

PARCEL	CURRENT ZONING	NEW ZONING
12525714060	R-E	R-1
12525714061	R-E	R-1
12525714062	R-E	R-1
12525714063	R-E	R-1
12525714064	R-E	R-1
12525714065	R-E	R-1
12525714066	R-E	R-1
12525714067	R-E	R-1
12525714068	R-E	R-1
12525714069	R-E	R-1
12525714070	R-E	R-1
12525714071	R-E	R-1
12525714072	R-E	R-1
12525714073	R-E	R-1
12525714074	R-E	R-1
12525714075	R-E	R-1
12525714076	R-E	R-1
12525714077	R-E	R-1
12525714078	R-E	R-1
12525714079	R-E	R-1
12525714080	R-E	R-1
12525714081	R-E	R-1
12525714082	R-E	R-1
12525714083	R-E	R-1
12525714084	R-E	R-1
12525714085	R-E	R-1
12525714086	R-E	R-1
12525714087	R-E	R-1
12525714088	R-E	R-1
12525714089	R-E	R-1
12525714090	R-E	R-1
12525714091	R-E	R-1
12525714092	R-E	R-1
12525714093	R-E	R-1
12525714094	R-E	R-1
12525714095	R-E	R-1
12525714096	R-E	R-1
12525714097	R-E	R-1
12525714098	R-E	R-1
12525714099	R-E	R-1
12525714100	R-E	R-1
12525714101	R-E	R-1
12525714102	R-E	R-1
12525714103	R-E	R-1
12525714104	R-E	R-1
12525714105	R-E	R-1
12525714106	R-E	R-1
12525714107	R-E	R-1

PARCEL	CURRENT ZONING	NEW ZONING
12525714108	R-E	R-1
12525714109	R-E	R-1
12525714110	R-E	R-1
12525714111	R-E	R-1
12525714112	R-E	R-1
12525714113	R-E	R-1
12525714114	R-E	R-1
12525714115	R-E	R-1
12525714116	R-E	R-1
12525714117	R-E	R-1
12525714118	R-E	R-1
12525714119	R-E	R-1
12525714120	R-E	R-1
12525815039	R-E	R-CL
12525815040	R-E	R-CL
12525815041	R-E	R-CL
12525815042	R-E	R-CL
12525815043	R-E	R-CL
12525815044	R-E	R-CL
12525815045	R-E	R-CL
12525815046	R-E	R-CL
12525815047	R-E	R-CL
12525815048	R-E	R-CL
12525815049	R-E	R-CL
12525815050	R-E	R-CL
12525815051	R-E	R-CL
12525815052	R-E	R-CL
12525815053	R-E	R-CL
12525815054	R-E	R-CL
12525815055	R-E	R-CL
12525815056	R-E	R-CL
12525815057	R-E	R-CL
12525815058	R-E	R-CL
12525815059	R-E	R-CL
12525815060	R-E	R-CL
12525815061	R-E	R-CL
12525815062	R-E	R-CL
12525815063	R-E	R-CL
12525815064	R-E	R-CL
12525815065	R-E	R-CL
12525815066	R-E	R-CL
12525815067	R-E	R-CL
12525815068	R-E	R-CL
12525815069	R-E	R-CL
12525815070	R-E	R-CL
12525815071	R-E	R-CL
12525815072	R-E	R-CL
12525815073	R-E	R-CL

PARCEL	CURRENT ZONING	NEW ZONING
12525815074	R-E	R-CL
12525815075	R-E	R-CL
12525815076	R-E	R-CL
12525815077	R-E	R-CL
12525815078	R-E	R-CL
12525815079	R-E	R-CL
12525815080	R-E	R-CL
12525815081	R-E	R-CL
12525815082	R-E	R-CL
12525815083	R-E	R-CL
12525815084	R-E	R-CL
12525815085	R-E	R-CL
12525815086	R-E	R-CL
12525815087	R-E	R-CL
12525815088	R-E	R-CL
12525815089	R-E	R-CL
12525815090	R-E	R-CL
12525815091	R-E	R-CL
12525815092	R-E	R-CL
12525815093	R-E	R-CL
12525815094	R-E	R-CL
12525815095	R-E	R-CL
12525815096	R-E	R-CL
12525815097	R-E	R-CL
12525815098	R-E	R-CL
12525815099	R-E	R-CL
12525815100	R-E	R-CL
12525815101	R-E	R-CL
12525815102	R-E	R-CL
12525815103	R-E	R-CL
12525815104	R-E	R-CL
12525815105	R-E	R-CL
12525815106	R-E	R-CL
12525815107	R-E	R-CL
12525815108	R-E	R-CL
12525815109	R-E	R-CL
12525815110	R-E	R-CL
12525815111	R-E	R-CL
12525815112	R-E	R-CL
12525815113	R-E	R-CL
12525815114	R-E	R-CL
12525815115	R-E	R-CL
12525815116	R-E	R-CL
12525815117	R-E	R-CL
12525816005	R-E	R-CL
12525816006	R-E	R-CL
12525816007	R-E	R-CL
12525816008	R-E	R-CL

PARCEL	CURRENT ZONING	NEW ZONING
12525816009	R-E	R-CL
12525816010	R-E	R-CL
12525816011	R-E	R-CL
12525816012	R-E	R-CL
12525816013	R-E	R-CL
12525897005	R-E	R-CL
12525897006	R-E	R-CL
12525897007	R-E	R-CL
12525897008	R-E	R-CL
12525897010	R-E	R-CL
12526512001	R-E	R-PD3
12526512002	R-E	R-PD3
12526512003	R-E	R-PD3
12526512004	R-E	R-PD3
12526512005	R-E	R-PD3
12526512006	R-E	R-PD3
12526512007	R-E	R-PD3
12526512008	R-E	R-PD3
12526512009	R-E	R-PD3
12526512010	R-E	R-PD3
12526512011	R-E	R-PD3
12526512012	R-E	R-PD3
12526512013	R-E	R-PD3
12526512014	R-E	R-PD3
12526512015	R-E	R-PD3
12526512016	R-E	R-PD3
12526512017	R-E	R-PD3
12526512018	R-E	R-PD3
12526512019	R-E	R-PD3
12526512020	R-E	R-PD3
12526512021	R-E	R-PD3
12526512022	R-E	R-PD3
12526512023	R-E	R-PD3
12526512024	R-E	R-PD3
12526512025	R-E	R-PD3
12526512026	R-E	R-PD3
12526512027	R-E	R-PD3
12526512028	R-E	R-PD3
12526512029	R-E	R-PD3
12526512030	R-E	R-PD3
12526512031	R-E	R-PD3
12526512032	R-E	R-PD3
12526512033	R-E	R-PD3
12526512034	R-E	R-PD3
12526512035	R-E	R-PD3
12526512036	R-E	R-PD3
12526512037	R-E	R-PD3
12526512038	R-E	R-PD3

PARCEL	CURRENT ZONING	NEW ZONING
12526512039	R-E	R-PD3
12526512040	R-E	R-PD3
12526512041	R-E	R-PD3
12526512042	R-E	R-PD3
12526512043	R-E	R-PD3
12526512044	R-E	R-PD3
12526512045	R-E	R-PD3
12526512046	R-E	R-PD3
12526512047	R-E	R-PD3
12526512048	R-E	R-PD3
12526512049	R-E	R-PD3
12526512050	R-E	R-PD3
12526512051	R-E	R-PD3
12526512052	R-E	R-PD3
12526512053	R-E	R-PD3
12526512054	R-E	R-PD3
12526512055	R-E	R-PD3
12526597004	R-E	R-PD3
12526597005	R-E	R-PD3
12535615001	R-E	R-1
12535615002	R-E	R-1
12535615003	R-E	R-1
12535615004	R-E	R-1
12535615005	R-E	R-1
12535615006	R-E	R-1
12535615007	R-E	R-1
12535615008	R-E	R-1
12535615009	R-E	R-1
12535615010	R-E	R-1
12535615011	R-E	R-1
12535615012	R-E	R-1
12535615013	R-E	R-1
12535615014	R-E	R-1
12535615015	R-E	R-1
12535615016	R-E	R-1
12535615017	R-E	R-1
12535615018	R-E	R-1
12535697001	R-E	R-1
12535697002	R-E	R-1
12535697003	R-E	R-1
12535812001	R-E	R-PD5
12535812002	R-E	R-PD5
12535812003	R-E	R-PD5
12535812004	R-E	R-PD5
12535812005	R-E	R-PD5
12535812006	R-E	R-PD5
12535812007	R-E	R-PD5
12535812008	R-E	R-PD5

PARCEL	CURRENT ZONING	NEW ZONING
12535812009	R-E	R-PD5
12535812010	R-E	R-PD5
12535812011	R-E	R-PD5
12535812012	R-E	R-PD5
12535812013	R-E	R-PD5
12535812014	R-E	R-PD5
12535812015	R-E	R-PD5
12535812016	R-E	R-PD5
12535812017	R-E	R-PD5
12535812018	R-E	R-PD5
12535812019	R-E	R-PD5
12535812020	R-E	R-PD5
12535812021	R-E	R-PD5
12535812022	R-E	R-PD5
12535812023	R-E	R-PD5
12535812024	R-E	R-PD5
12535812025	R-E	R-PD5
12535812026	R-E	R-PD5
12535812027	R-E	R-PD5
12535812028	R-E	R-PD5
12535812029	R-E	R-PD5
12535812030	R-E	R-PD5
12535812031	R-E	R-PD5
12535812032	R-E	R-PD5
12535812033	R-E	R-PD5
12535812034	R-E	R-PD5
12535812035	R-E	R-PD5
12535812036	R-E	R-PD5
12535812037	R-E	R-PD5
12535812038	R-E	R-PD5
12535812039	R-E	R-PD5
12535812040	R-E	R-PD5
12535812041	R-E	R-PD5
12535812042	R-E	R-PD5
12535812043	R-E	R-PD5
12535812044	R-E	R-PD5
12535812045	R-E	R-PD5
12535812046	R-E	R-PD5
12535812047	R-E	R-PD5
12535812048	R-E	R-PD5
12535897001	R-E	R-PD5
12535897002	R-E	R-PD5
13701111001	U(PCD)	PD
13701111002	U(PCD)	PD
13701111003	U(PCD)	PD
13701111004	U(PCD)	PD
13701111005	U(PCD)	PD
13701111006	U(PCD)	PD

PARCEL	CURRENT ZONING	NEW ZONING
13701111007	U(PCD)	PD
13701111008	U(PCD)	PD
13701111009	U(PCD)	PD
13701111010	U(PCD)	PD
13701111011	U(PCD)	PD
13701111012	U(PCD)	PD
13701111013	U(PCD)	PD
13701111014	U(PCD)	PD
13701111015	U(PCD)	PD
13701111016	U(PCD)	PD
13701111017	U(PCD)	PD
13701111018	U(PCD)	PD
13701111019	U(PCD)	PD
13701111020	U(PCD)	PD
13701111021	U(PCD)	PD
13701111022	U(PCD)	PD
13701111023	U(PCD)	PD
13701111024	U(PCD)	PD
13701111025	U(PCD)	PD
13701111026	U(PCD)	PD
13701111027	U(PCD)	PD
13701111028	U(PCD)	PD
13701111029	U(PCD)	PD
13701111030	U(PCD)	PD
13701111031	U(PCD)	PD
13701111032	U(PCD)	PD
13701111033	U(PCD)	PD
13701111034	U(PCD)	PD
13701111035	U(PCD)	PD
13701111036	U(PCD)	PD
13701111037	U(PCD)	PD
13701111038	U(PCD)	PD
13701111039	U(PCD)	PD
13701111040	U(PCD)	PD
13701111041	U(PCD)	PD
13701111042	U(PCD)	PD
13701111043	U(PCD)	PD
13701111044	U(PCD)	PD
13701111045	U(PCD)	PD
13701112001	U(PCD)	PD
13701112002	U(PCD)	PD
13701112003	U(PCD)	PD
13701112004	U(PCD)	PD
13701112005	U(PCD)	PD
13701112006	U(PCD)	PD
13701112007	U(PCD)	PD
13701112008	U(PCD)	PD
13701112009	U(PCD)	PD

PARCEL	CURRENT ZONING	NEW ZONING
13701112010	U(PCD)	PD
13701112011	U(PCD)	PD
13701112012	U(PCD)	PD
13701112013	U(PCD)	PD
13701112014	U(PCD)	PD
13701112015	U(PCD)	PD
13701112016	U(PCD)	PD
13701112017	U(PCD)	PD
13701112018	U(PCD)	PD
13701112019	U(PCD)	PD
13701112020	U(PCD)	PD
13701112021	U(PCD)	PD
13701112022	U(PCD)	PD
13701112023	U(PCD)	PD
13701112024	U(PCD)	PD
13701112025	U(PCD)	PD
13701112026	U(PCD)	PD
13701112027	U(PCD)	PD
13701112028	U(PCD)	PD
13701112029	U(PCD)	PD
13701112030	U(PCD)	PD
13701112031	U(PCD)	PD
13701112032	U(PCD)	PD
13701112033	U(PCD)	PD
13701112034	U(PCD)	PD
13701112035	U(PCD)	PD
13701112036	U(PCD)	PD
13701112037	U(PCD)	PD
13701112038	U(PCD)	PD
13701112039	U(PCD)	PD
13701112040	U(PCD)	PD
13701112041	U(PCD)	PD
13701112042	U(PCD)	PD
13701112043	U(PCD)	PD
13701112044	U(PCD)	PD
13701112045	U(PCD)	PD
13701112046	U(PCD)	PD
13701112047	U(PCD)	PD
13701112048	U(PCD)	PD
13701112049	U(PCD)	PD
13701112050	U(PCD)	PD
13701112051	U(PCD)	PD
13701112052	U(PCD)	PD
13701112053	U(PCD)	PD
13701112054	U(PCD)	PD
13701112055	U(PCD)	PD
13701112056	U(PCD)	PD
13701112057	U(PCD)	PD

PARCEL	CURRENT ZONING	NEW ZONING
13701112058	U(PCD)	PD
13701112059	U(PCD)	PD
13701112060	U(PCD)	PD
13701197003	U(PCD)	PD
13701197004	U(PCD)	PD
13701197005	U(PCD)	PD
13701197006	U(PCD)	PD
13701197007	U(PCD)	PD
13701197008	U(PCD)	PD
13701212001	U(PCD)	PD
13701212002	U(PCD)	PD
13701212003	U(PCD)	PD
13701212004	U(PCD)	PD
13701212005	U(PCD)	PD
13701212006	U(PCD)	PD
13701212007	U(PCD)	PD
13701212008	U(PCD)	PD
13701212009	U(PCD)	PD
13701212010	U(PCD)	PD
13701212011	U(PCD)	PD
13701212012	U(PCD)	PD
13701212013	U(PCD)	PD
13701212014	U(PCD)	PD
13701212015	U(PCD)	PD
13701212016	U(PCD)	PD
13701212017	U(PCD)	PD
13701212018	U(PCD)	PD
13701212019	U(PCD)	PD
13701212020	U(PCD)	PD
13701212021	U(PCD)	PD
13701212022	U(PCD)	PD
13701212023	U(PCD)	PD
13701212024	U(PCD)	PD
13701212025	U(PCD)	PD
13701212026	U(PCD)	PD
13701212027	U(PCD)	PD
13701212028	U(PCD)	PD
13701212029	U(PCD)	PD
13701212030	U(PCD)	PD
13701212031	U(PCD)	PD
13701212032	U(PCD)	PD
13701212033	U(PCD)	PD
13701212034	U(PCD)	PD
13701212035	U(PCD)	PD
13701212036	U(PCD)	PD
13701212037	U(PCD)	PD
13701212038	U(PCD)	PD
13701212039	U(PCD)	PD

PARCEL	CURRENT ZONING	NEW ZONING
13701213001	U(PCD)	PD
13701213002	U(PCD)	PD
13701213003	U(PCD)	PD
13701213004	U(PCD)	PD
13701213005	U(PCD)	PD
13701213006	U(PCD)	PD
13701213007	U(PCD)	PD
13701213008	U(PCD)	PD
13701213009	U(PCD)	PD
13701213010	U(PCD)	PD
13701213011	U(PCD)	PD
13701213012	U(PCD)	PD
13701213013	U(PCD)	PD
13701213014	U(PCD)	PD
13701213015	U(PCD)	PD
13701213016	U(PCD)	PD
13701213017	U(PCD)	PD
13701213018	U(PCD)	PD
13701213019	U(PCD)	PD
13701213020	U(PCD)	PD
13701213021	U(PCD)	PD
13701213022	U(PCD)	PD
13701213023	U(PCD)	PD
13701213024	U(PCD)	PD
13701213025	U(PCD)	PD
13701213026	U(PCD)	PD
13701213027	U(PCD)	PD
13701213028	U(PCD)	PD
13701213029	U(PCD)	PD
13701213030	U(PCD)	PD
13701213031	U(PCD)	PD
13701213032	U(PCD)	PD
13701213033	U(PCD)	PD
13701213034	U(PCD)	PD
13701213035	U(PCD)	PD
13701213036	U(PCD)	PD
13701213037	U(PCD)	PD
13701213038	U(PCD)	PD
13701213039	U(PCD)	PD
13701213040	U(PCD)	PD
13701213041	U(PCD)	PD
13701213042	U(PCD)	PD
13701213043	U(PCD)	PD
13701213044	U(PCD)	PD
13701213045	U(PCD)	PD
13701213046	U(PCD)	PD
13701214001	U(PCD)	PD
13701214002	U(PCD)	PD

PARCEL	CURRENT ZONING	NEW ZONING
13701214003	U(PCD)	PD
13701214004	U(PCD)	PD
13701214005	U(PCD)	PD
13701214006	U(PCD)	PD
13701214007	U(PCD)	PD
13701214008	U(PCD)	PD
13701214009	U(PCD)	PD
13701214010	U(PCD)	PD
13701214011	U(PCD)	PD
13701214012	U(PCD)	PD
13701214013	U(PCD)	PD
13701214014	U(PCD)	PD
13701214015	U(PCD)	PD
13701214016	U(PCD)	PD
13701214017	U(PCD)	PD
13701214018	U(PCD)	PD
13701214019	U(PCD)	PD
13701214020	U(PCD)	PD
13701214021	U(PCD)	PD
13701214022	U(PCD)	PD
13701214023	U(PCD)	PD
13701214024	U(PCD)	PD
13701214025	U(PCD)	PD
13701214026	U(PCD)	PD
13701214027	U(PCD)	PD
13701214028	U(PCD)	PD
13701214029	U(PCD)	PD
13701214030	U(PCD)	PD
13701214031	U(PCD)	PD
13701214032	U(PCD)	PD
13701214033	U(PCD)	PD
13701214034	U(PCD)	PD
13701214035	U(PCD)	PD
13701214036	U(PCD)	PD
13701214037	U(PCD)	PD
13701214038	U(PCD)	PD
13701214039	U(PCD)	PD
13701214040	U(PCD)	PD
13701214041	U(PCD)	PD
13701214042	U(PCD)	PD
13701214043	U(PCD)	PD
13701214044	U(PCD)	PD
13701214045	U(PCD)	PD
13701214046	U(PCD)	PD
13701214047	U(PCD)	PD
13701214048	U(PCD)	PD
13701214049	U(PCD)	PD
13701214050	U(PCD)	PD

PARCEL	CURRENT ZONING	NEW ZONING
13701214051	U(PCD)	PD
13701214052	U(PCD)	PD
13701215001	U(PCD)	PD
13701215002	U(PCD)	PD
13701215003	U(PCD)	PD
13701215004	U(PCD)	PD
13701215005	U(PCD)	PD
13701215006	U(PCD)	PD
13701215007	U(PCD)	PD
13701215008	U(PCD)	PD
13701215009	U(PCD)	PD
13701215010	U(PCD)	PD
13701215011	U(PCD)	PD
13701215012	U(PCD)	PD
13701215013	U(PCD)	PD
13701215014	U(PCD)	PD
13701215015	U(PCD)	PD
13701215016	U(PCD)	PD
13701215017	U(PCD)	PD
13701215018	U(PCD)	PD
13701215019	U(PCD)	PD
13701215020	U(PCD)	PD
13701215021	U(PCD)	PD
13701215022	U(PCD)	PD
13701215023	U(PCD)	PD
13701215024	U(PCD)	PD
13701215025	U(PCD)	PD
13701215026	U(PCD)	PD
13701215027	U(PCD)	PD
13701215028	U(PCD)	PD
13701215029	U(PCD)	PD
13701215030	U(PCD)	PD
13701215031	U(PCD)	PD
13701215032	U(PCD)	PD
13701215033	U(PCD)	PD
13701215034	U(PCD)	PD
13701215035	U(PCD)	PD
13701215036	U(PCD)	PD
13701215037	U(PCD)	PD
13701216001	U(PCD)	PD
13701216002	U(PCD)	PD
13701216003	U(PCD)	PD
13701216004	U(PCD)	PD
13701216005	U(PCD)	PD
13701216006	U(PCD)	PD
13701216007	U(PCD)	PD
13701216008	U(PCD)	PD
13701216009	U(PCD)	PD

PARCEL	CURRENT ZONING	NEW ZONING
13701216010	U(PCD)	PD
13701216011	U(PCD)	PD
13701216012	U(PCD)	PD
13701216013	U(PCD)	PD
13701216014	U(PCD)	PD
13701216015	U(PCD)	PD
13701216016	U(PCD)	PD
13701216017	U(PCD)	PD
13701216018	U(PCD)	PD
13701216019	U(PCD)	PD
13701216020	U(PCD)	PD
13701216021	U(PCD)	PD
13701216022	U(PCD)	PD
13701216023	U(PCD)	PD
13701216024	U(PCD)	PD
13701216025	U(PCD)	PD
13701216026	U(PCD)	PD
13701216027	U(PCD)	PD
13701216028	U(PCD)	PD
13701216029	U(PCD)	PD
13701216030	U(PCD)	PD
13701216031	U(PCD)	PD
13701216032	U(PCD)	PD
13701216033	U(PCD)	PD
13701216034	U(PCD)	PD
13701216035	U(PCD)	PD
13701216036	U(PCD)	PD
13701216037	U(PCD)	PD
13701216038	U(PCD)	PD
13701216039	U(PCD)	PD
13701216040	U(PCD)	PD
13701216041	U(PCD)	PD
13701216042	U(PCD)	PD
13701216043	U(PCD)	PD
13701216044	U(PCD)	PD
13701297008	U(PCD)	PD
13701297009	U(PCD)	PD
13701297010	U(PCD)	PD
13701297011	U(PCD)	PD
13701297012	U(PCD)	PD
13701297013	U(PCD)	PD
13701297014	U(PCD)	PD
13701297015	U(PCD)	PD
13701297016	U(PCD)	PD
13701297017	U(PCD)	PD
13701297018	U(PCD)	PD
13701297019	U(PCD)	PD
13701297020	U(PCD)	PD

PARCEL	CURRENT ZONING	NEW ZONING
13701297021	U(PCD)	PD
13701297022	U(PCD)	PD
13701297023	U(PCD)	PD
13701297024	U(PCD)	PD
13701297025	U(PCD)	PD
13701297026	U(PCD)	PD
13701297027	U(PCD)	PD
13701310001	U(PCD)	PD
13701310002	U(PCD)	PD
13701310003	U(PCD)	PD
13701310004	U(PCD)	PD
13701310005	U(PCD)	PD
13701310006	U(PCD)	PD
13701310007	U(PCD)	PD
13701310008	U(PCD)	PD
13701310009	U(PCD)	PD
13701310010	U(PCD)	PD
13701310011	U(PCD)	PD
13701310012	U(PCD)	PD
13701310013	U(PCD)	PD
13701310014	U(PCD)	PD
13701310015	U(PCD)	PD
13701310016	U(PCD)	PD
13701310017	U(PCD)	PD
13701310018	U(PCD)	PD
13701310019	U(PCD)	PD
13701310020	U(PCD)	PD
13701310021	U(PCD)	PD
13701310022	U(PCD)	PD
13701310023	U(PCD)	PD
13701310024	U(PCD)	PD
13701310025	U(PCD)	PD
13701310026	U(PCD)	PD
13701310027	U(PCD)	PD
13701310028	U(PCD)	PD
13701311001	U(PCD)	PD
13701311002	U(PCD)	PD
13701311003	U(PCD)	PD
13701311004	U(PCD)	PD
13701311005	U(PCD)	PD
13701311006	U(PCD)	PD
13701311007	U(PCD)	PD
13701311008	U(PCD)	PD
13701311009	U(PCD)	PD
13701311010	U(PCD)	PD
13701311011	U(PCD)	PD
13701311012	U(PCD)	PD
13701311013	U(PCD)	PD

PARCEL	CURRENT ZONING	NEW ZONING
13701311014	U(PCD)	PD
13701311015	U(PCD)	PD
13701311016	U(PCD)	PD
13701311017	U(PCD)	PD
13701311018	U(PCD)	PD
13701311019	U(PCD)	PD
13701311020	U(PCD)	PD
13701311021	U(PCD)	PD
13701311022	U(PCD)	PD
13701311023	U(PCD)	PD
13701311024	U(PCD)	PD
13701311025	U(PCD)	PD
13701311026	U(PCD)	PD
13701311027	U(PCD)	PD
13701311028	U(PCD)	PD
13701311029	U(PCD)	PD
13701311030	U(PCD)	PD
13701311031	U(PCD)	PD
13701311032	U(PCD)	PD
13701311033	U(PCD)	PD
13701311034	U(PCD)	PD
13701311035	U(PCD)	PD
13701311036	U(PCD)	PD
13701311037	U(PCD)	PD
13701311038	U(PCD)	PD
13701311039	U(PCD)	PD
13701311040	U(PCD)	PD
13701311041	U(PCD)	PD
13701311042	U(PCD)	PD
13701311043	U(PCD)	PD
13701312001	U(PCD)	PD
13701312002	U(PCD)	PD
13701312003	U(PCD)	PD
13701312004	U(PCD)	PD
13701312005	U(PCD)	PD
13701312006	U(PCD)	PD
13701312007	U(PCD)	PD
13701312008	U(PCD)	PD
13701312009	U(PCD)	PD
13701312010	U(PCD)	PD
13701312011	U(PCD)	PD
13701312012	U(PCD)	PD
13701312013	U(PCD)	PD
13701312014	U(PCD)	PD
13701312015	U(PCD)	PD
13701312016	U(PCD)	PD
13701312017	U(PCD)	PD
13701312018	U(PCD)	PD

PARCEL	CURRENT ZONING	NEW ZONING
13701312019	U(PCD)	PD
13701312020	U(PCD)	PD
13701312021	U(PCD)	PD
13701312022	U(PCD)	PD
13701312023	U(PCD)	PD
13701312024	U(PCD)	PD
13701312025	U(PCD)	PD
13701312026	U(PCD)	PD
13701312027	U(PCD)	PD
13701312028	U(PCD)	PD
13701312029	U(PCD)	PD
13701312030	U(PCD)	PD
13701312031	U(PCD)	PD
13701312032	U(PCD)	PD
13701312033	U(PCD)	PD
13701312034	U(PCD)	PD
13701397001	U(PCD)	PD
13701397002	U(PCD)	PD
13701397003	U(PCD)	PD
13701397004	U(PCD)	PD
13701397006	U(PCD)	PD
13701397007	U(PCD)	PD
13701397008	U(PCD)	PD
13701397009	U(PCD)	PD
13701397010	U(PCD)	PD
13701397011	U(PCD)	PD
13701397012	U(PCD)	PD
13701397013	U(PCD)	PD
13701397014	U(PCD)	PD
13701397015	U(PCD)	PD
13701397016	U(PCD)	PD
13701397017	U(PCD)	PD
13701410001	U(PCD)	PD
13701410002	U(PCD)	PD
13701410003	U(PCD)	PD
13701410004	U(PCD)	PD
13701410005	U(PCD)	PD
13701410006	U(PCD)	PD
13701410007	U(PCD)	PD
13701410008	U(PCD)	PD
13701410009	U(PCD)	PD
13701410010	U(PCD)	PD
13701410011	U(PCD)	PD
13701410012	U(PCD)	PD
13701410013	U(PCD)	PD
13701410014	U(PCD)	PD
13701410015	U(PCD)	PD
13701410016	U(PCD)	PD

PARCEL	CURRENT ZONING	NEW ZONING
13701410017	U(PCD)	PD
13701410018	U(PCD)	PD
13701410019	U(PCD)	PD
13701410020	U(PCD)	PD
13701410021	U(PCD)	PD
13701410022	U(PCD)	PD
13701410023	U(PCD)	PD
13701410024	U(PCD)	PD
13701410025	U(PCD)	PD
13701410026	U(PCD)	PD
13701410027	U(PCD)	PD
13701410028	U(PCD)	PD
13701410029	U(PCD)	PD
13701410030	U(PCD)	PD
13701410031	U(PCD)	PD
13701410032	U(PCD)	PD
13701410033	U(PCD)	PD
13701410034	U(PCD)	PD
13701410035	U(PCD)	PD
13701410036	U(PCD)	PD
13701410037	U(PCD)	PD
13701410038	U(PCD)	PD
13701410039	U(PCD)	PD
13701410040	U(PCD)	PD
13701410041	U(PCD)	PD
13701410042	U(PCD)	PD
13701410043	U(PCD)	PD
13701410044	U(PCD)	PD
13701410045	U(PCD)	PD
13701410046	U(PCD)	PD
13701410047	U(PCD)	PD
13701410048	U(PCD)	PD
13701410049	U(PCD)	PD
13701410050	U(PCD)	PD
13701410051	U(PCD)	PD
13701410052	U(PCD)	PD
13701410053	U(PCD)	PD
13701410054	U(PCD)	PD
13701410055	U(PCD)	PD
13701410056	U(PCD)	PD
13701410057	U(PCD)	PD
13701410058	U(PCD)	PD
13701410059	U(PCD)	PD
13701410060	U(PCD)	PD
13701410061	U(PCD)	PD
13701410062	U(PCD)	PD
13701410063	U(PCD)	PD
13701410064	U(PCD)	PD

PARCEL	CURRENT ZONING	NEW ZONING
13701497001	U(PCD)	PD
13701497002	U(PCD)	PD
13701497003	U(PCD)	PD
13701497004	U(PCD)	PD
13701497005	U(PCD)	PD
13701497006	U(PCD)	PD
13701497007	U(PCD)	PD
13701497008	U(PCD)	PD
13701497009	U(PCD)	PD
13701497010	U(PCD)	PD
13701497011	U(PCD)	PD
13701497012	U(PCD)	PD
13701497013	U(PCD)	PD
13701497014	U(PCD)	PD
13701497015	U(PCD)	PD
13701497016	U(PCD)	PD
13701497017	U(PCD)	PD
13701711001	U(PCD)	PD
13701711002	U(PCD)	PD
13701711003	U(PCD)	PD
13701711004	U(PCD)	PD
13701711005	U(PCD)	PD
13701711006	U(PCD)	PD
13701711007	U(PCD)	PD
13701711008	U(PCD)	PD
13701711009	U(PCD)	PD
13701711010	U(PCD)	PD
13701711011	U(PCD)	PD
13701711012	U(PCD)	PD
13701711013	U(PCD)	PD
13701711014	U(PCD)	PD
13701711015	U(PCD)	PD
13701711016	U(PCD)	PD
13701711017	U(PCD)	PD
13701711018	U(PCD)	PD
13701711019	U(PCD)	PD
13701711020	U(PCD)	PD
13701711021	U(PCD)	PD
13701711022	U(PCD)	PD
13701711023	U(PCD)	PD
13701711024	U(PCD)	PD
13701711025	U(PCD)	PD
13701711026	U(PCD)	PD
13701711027	U(PCD)	PD
13701711028	U(PCD)	PD
13701711029	U(PCD)	PD
13701711030	U(PCD)	PD
13701711031	U(PCD)	PD

PARCEL	CURRENT ZONING	NEW ZONING
13701711032	U(PCD)	PD
13701711033	U(PCD)	PD
13701711034	U(PCD)	PD
13701711035	U(PCD)	PD
13701711036	U(PCD)	PD
13701711037	U(PCD)	PD
13701711038	U(PCD)	PD
13701711039	U(PCD)	PD
13701711040	U(PCD)	PD
13701711041	U(PCD)	PD
13701711042	U(PCD)	PD
13701711043	U(PCD)	PD
13701711044	U(PCD)	PD
13701711045	U(PCD)	PD
13701711046	U(PCD)	PD
13701712001	U(PCD)	PD
13701712002	U(PCD)	PD
13701712003	U(PCD)	PD
13701712004	U(PCD)	PD
13701712005	U(PCD)	PD
13701712006	U(PCD)	PD
13701712007	U(PCD)	PD
13701712008	U(PCD)	PD
13701712009	U(PCD)	PD
13701712010	U(PCD)	PD
13701712011	U(PCD)	PD
13701712012	U(PCD)	PD
13701712013	U(PCD)	PD
13701712014	U(PCD)	PD
13701712015	U(PCD)	PD
13701712016	U(PCD)	PD
13701712017	U(PCD)	PD
13701712018	U(PCD)	PD
13701712019	U(PCD)	PD
13701712020	U(PCD)	PD
13701712021	U(PCD)	PD
13701712022	U(PCD)	PD
13701712023	U(PCD)	PD
13701712024	U(PCD)	PD
13701712025	U(PCD)	PD
13701712026	U(PCD)	PD
13701712027	U(PCD)	PD
13701712028	U(PCD)	PD
13701712029	U(PCD)	PD
13701712030	U(PCD)	PD
13701712031	U(PCD)	PD
13701712032	U(PCD)	PD
13701712033	U(PCD)	PD

PARCEL	CURRENT ZONING	NEW ZONING
13701712034	U(PCD)	PD
13701712035	U(PCD)	PD
13701712036	U(PCD)	PD
13701712037	U(PCD)	PD
13701712038	U(PCD)	PD
13701712039	U(PCD)	PD
13701712040	U(PCD)	PD
13701712041	U(PCD)	PD
13701712042	U(PCD)	PD
13701712054	U(PCD)	PD
13701712055	U(PCD)	PD
13701712056	U(PCD)	PD
13701712057	U(PCD)	PD
13701712058	U(PCD)	PD
13701713001	U(PCD)	PD
13701713002	U(PCD)	PD
13701713003	U(PCD)	PD
13701713004	U(PCD)	PD
13701713005	U(PCD)	PD
13701713006	U(PCD)	PD
13701713007	U(PCD)	PD
13701713008	U(PCD)	PD
13701713009	U(PCD)	PD
13701713010	U(PCD)	PD
13701713011	U(PCD)	PD
13701713012	U(PCD)	PD
13701713013	U(PCD)	PD
13701713014	U(PCD)	PD
13701713015	U(PCD)	PD
13701713016	U(PCD)	PD
13701713017	U(PCD)	PD
13701713018	U(PCD)	PD
13701713019	U(PCD)	PD
13701713020	U(PCD)	PD
13701714005	U(PCD)	PD
13701714006	U(PCD)	PD
13701714007	U(PCD)	PD
13701714008	U(PCD)	PD
13701714009	U(PCD)	PD
13701714010	U(PCD)	PD
13701714011	U(PCD)	PD
13701714012	U(PCD)	PD
13701714013	U(PCD)	PD
13701714014	U(PCD)	PD
13701714015	U(PCD)	PD
13701714016	U(PCD)	PD
13701714017	U(PCD)	PD
13701714018	U(PCD)	PD

PARCEL	CURRENT ZONING	NEW ZONING
13701714019	U(PCD)	PD
13701714020	U(PCD)	PD
13701714021	U(PCD)	PD
13701714022	U(PCD)	PD
13701714023	U(PCD)	PD
13701714024	U(PCD)	PD
13701714025	U(PCD)	PD
13701714026	U(PCD)	PD
13701714027	U(PCD)	PD
13701714028	U(PCD)	PD
13701714029	U(PCD)	PD
13701714030	U(PCD)	PD
13701714031	U(PCD)	PD
13701714032	U(PCD)	PD
13701714033	U(PCD)	PD
13701714034	U(PCD)	PD
13701714035	U(PCD)	PD
13701714036	U(PCD)	PD
13701714037	U(PCD)	PD
13701714038	U(PCD)	PD
13701714039	U(PCD)	PD
13701714040	U(PCD)	PD
13701714041	U(PCD)	PD
13701714042	U(PCD)	PD
13701714043	U(PCD)	PD
13701714044	U(PCD)	PD
13701714045	U(PCD)	PD
13701714046	U(PCD)	PD
13701714047	U(PCD)	PD
13701714048	U(PCD)	PD
13701714053	U(PCD)	PD
13701714058	U(PCD)	PD
13701714059	U(PCD)	PD
13701714060	U(PCD)	PD
13701714061	U(PCD)	PD
13701714062	U(PCD)	PD
13701714063	U(PCD)	PD
13701797004	U(PCD)	PD
13701797005	U(PCD)	PD
13701797006	U(PCD)	PD
13701797007	U(PCD)	PD
13701797009	U(PCD)	PD
13701797010	U(PCD)	PD
13701797011	U(PCD)	PD
13701797012	U(PCD)	PD
13701813001	U(PCD)	PD
13701813002	U(PCD)	PD
13701813003	U(PCD)	PD

PARCEL	CURRENT ZONING	NEW ZONING
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13701813005	U(PCD)	PD
13701813006	U(PCD)	PD
13701813007	U(PCD)	PD
13701813008	U(PCD)	PD
13701813009	U(PCD)	PD
13701813010	U(PCD)	PD
13701813011	U(PCD)	PD
13701813012	U(PCD)	PD
13701813013	U(PCD)	PD
13701813014	U(PCD)	PD
13701813015	U(PCD)	PD
13701813016	U(PCD)	PD
13701813017	U(PCD)	PD
13701813018	U(PCD)	PD
13701813019	U(PCD)	PD
13701813020	U(PCD)	PD
13701813021	U(PCD)	PD
13701813022	U(PCD)	PD
13701813023	U(PCD)	PD
13701813024	U(PCD)	PD
13701813025	U(PCD)	PD
13701813026	U(PCD)	PD
13701813027	U(PCD)	PD
13701813028	U(PCD)	PD
13701813029	U(PCD)	PD
13701813030	U(PCD)	PD
13701813031	U(PCD)	PD
13701813032	U(PCD)	PD
13701813033	U(PCD)	PD
13701813034	U(PCD)	PD
13701813035	U(PCD)	PD
13701813036	U(PCD)	PD
13701813037	U(PCD)	PD
13701813038	U(PCD)	PD
13701813039	U(PCD)	PD
13701813040	U(PCD)	PD
13701813041	U(PCD)	PD
13701813042	U(PCD)	PD
13701813043	U(PCD)	PD
13701813044	U(PCD)	PD
13701813045	U(PCD)	PD
13701813046	U(PCD)	PD
13701813047	U(PCD)	PD
13701813048	U(PCD)	PD
13701813049	U(PCD)	PD
13701813050	U(PCD)	PD
13701814001	U(PCD)	PD

PARCEL	CURRENT ZONING	NEW ZONING
13701814002	U(PCD)	PD
13701814003	U(PCD)	PD
13701814004	U(PCD)	PD
13701814005	U(PCD)	PD
13701814006	U(PCD)	PD
13701814007	U(PCD)	PD
13701814008	U(PCD)	PD
13701814009	U(PCD)	PD
13701814010	U(PCD)	PD
13701814011	U(PCD)	PD
13701814012	U(PCD)	PD
13701814013	U(PCD)	PD
13701814014	U(PCD)	PD
13701814015	U(PCD)	PD
13701814016	U(PCD)	PD
13701814017	U(PCD)	PD
13701814018	U(PCD)	PD
13701814019	U(PCD)	PD
13701814020	U(PCD)	PD
13701814021	U(PCD)	PD
13701814022	U(PCD)	PD
13701814023	U(PCD)	PD
13701815001	U(PCD)	PD
13701815002	U(PCD)	PD
13701815003	U(PCD)	PD
13701815004	U(PCD)	PD
13701815005	U(PCD)	PD
13701815006	U(PCD)	PD
13701815007	U(PCD)	PD
13701815008	U(PCD)	PD
13701815009	U(PCD)	PD
13701815010	U(PCD)	PD
13701815011	U(PCD)	PD
13701815012	U(PCD)	PD
13701815013	U(PCD)	PD
13701815014	U(PCD)	PD
13701815015	U(PCD)	PD
13701815016	U(PCD)	PD
13701815017	U(PCD)	PD
13701815018	U(PCD)	PD
13701815019	U(PCD)	PD
13701815020	U(PCD)	PD
13701815021	U(PCD)	PD
13701815022	U(PCD)	PD
13701815023	U(PCD)	PD
13701815024	U(PCD)	PD
13701815025	U(PCD)	PD
13701815026	U(PCD)	PD

PARCEL	CURRENT ZONING	NEW ZONING
13701815027	U(PCD)	PD
13701815028	U(PCD)	PD
13701815029	U(PCD)	PD
13701815030	U(PCD)	PD
13701815031	U(PCD)	PD
13701815032	U(PCD)	PD
13701815033	U(PCD)	PD
13701815034	U(PCD)	PD
13701815035	U(PCD)	PD
13701815036	U(PCD)	PD
13701815037	U(PCD)	PD
13701815038	U(PCD)	PD
13701815039	U(PCD)	PD
13701897009	U(PCD)	PD
13701897010	U(PCD)	PD
13701897011	U(PCD)	PD
13701897012	U(PCD)	PD
13712210001	U(PCD)	PD
13712210002	U(PCD)	PD
13712210003	U(PCD)	PD
13712210004	U(PCD)	PD
13712210005	U(PCD)	PD
13712210006	U(PCD)	PD
13712210007	U(PCD)	PD
13712210008	U(PCD)	PD
13712210009	U(PCD)	PD
13712210010	U(PCD)	PD
13712210011	U(PCD)	PD
13712210012	U(PCD)	PD
13712210013	U(PCD)	PD
13712210014	U(PCD)	PD
13712210015	U(PCD)	PD
13712210016	U(PCD)	PD
13712210017	U(PCD)	PD
13712210018	U(PCD)	PD
13712210019	U(PCD)	PD
13712210020	U(PCD)	PD
13712210021	U(PCD)	PD
13712210022	U(PCD)	PD
13712210023	U(PCD)	PD
13712210024	U(PCD)	PD
13712210025	U(PCD)	PD
13712210026	U(PCD)	PD
13712210027	U(PCD)	PD
13712210028	U(PCD)	PD
13712210029	U(PCD)	PD
13712210030	U(PCD)	PD
13712210031	U(PCD)	PD

PARCEL	CURRENT ZONING	NEW ZONING
13712210032	U(PCD)	PD
13712210033	U(PCD)	PD
13712210034	U(PCD)	PD
13712210035	U(PCD)	PD
13712210036	U(PCD)	PD
13712210037	U(PCD)	PD
13712210038	U(PCD)	PD
13712210039	U(PCD)	PD
13712210040	U(PCD)	PD
13712210041	U(PCD)	PD
13712210042	U(PCD)	PD
13712210043	U(PCD)	PD
13712210044	U(PCD)	PD
13712210045	U(PCD)	PD
13712210046	U(PCD)	PD
13712210047	U(PCD)	PD
13712210048	U(PCD)	PD
13712210049	U(PCD)	PD
13712210050	U(PCD)	PD
13712210051	U(PCD)	PD
13712210052	U(PCD)	PD
13712210053	U(PCD)	PD
13712210054	U(PCD)	PD
13712210055	U(PCD)	PD
13712210056	U(PCD)	PD
13712210057	U(PCD)	PD
13712210058	U(PCD)	PD
13712210059	U(PCD)	PD
13712210060	U(PCD)	PD
13712210061	U(PCD)	PD
13712210062	U(PCD)	PD
13712210063	U(PCD)	PD
13712210064	U(PCD)	PD
13712210065	U(PCD)	PD
13712210066	U(PCD)	PD
13712210067	U(PCD)	PD
13712210068	U(PCD)	PD
13712210069	U(PCD)	PD
13712210070	U(PCD)	PD
13712210071	U(PCD)	PD
13712210072	U(PCD)	PD
13712210073	U(PCD)	PD
13712210074	U(PCD)	PD
13712210075	U(PCD)	PD
13712210076	U(PCD)	PD
13712210077	U(PCD)	PD
13712210078	U(PCD)	PD
13712210079	U(PCD)	PD

PARCEL	CURRENT ZONING	NEW ZONING
13712210080	U(PCD)	PD
13712211001	U(PCD)	PD
13712211002	U(PCD)	PD
13712211003	U(PCD)	PD
13712211004	U(PCD)	PD
13712211005	U(PCD)	PD
13712211006	U(PCD)	PD
13712211007	U(PCD)	PD
13712211008	U(PCD)	PD
13712211009	U(PCD)	PD
13712211010	U(PCD)	PD
13712211011	U(PCD)	PD
13712211012	U(PCD)	PD
13712211013	U(PCD)	PD
13712211014	U(PCD)	PD
13712211015	U(PCD)	PD
13712211016	U(PCD)	PD
13712211017	U(PCD)	PD
13712211018	U(PCD)	PD
13712211019	U(PCD)	PD
13712211020	U(PCD)	PD
13712211021	U(PCD)	PD
13712211022	U(PCD)	PD
13712211023	U(PCD)	PD
13712211024	U(PCD)	PD
13712211025	U(PCD)	PD
13712211026	U(PCD)	PD
13712211027	U(PCD)	PD
13712211028	U(PCD)	PD
13712211029	U(PCD)	PD
13712211030	U(PCD)	PD
13712211031	U(PCD)	PD
13712211032	U(PCD)	PD
13712211033	U(PCD)	PD
13712211034	U(PCD)	PD
13712211035	U(PCD)	PD
13712211036	U(PCD)	PD
13712211037	U(PCD)	PD
13712211038	U(PCD)	PD
13712211039	U(PCD)	PD
13712211040	U(PCD)	PD
13712211041	U(PCD)	PD
13712211042	U(PCD)	PD
13712211043	U(PCD)	PD
13712211044	U(PCD)	PD
13712211045	U(PCD)	PD
13712211046	U(PCD)	PD
13712211047	U(PCD)	PD

PARCEL	CURRENT ZONING	NEW ZONING
13712211048	U(PCD)	PD
13712211049	U(PCD)	PD
13712211050	U(PCD)	PD
13712211051	U(PCD)	PD
13712211052	U(PCD)	PD
13712211053	U(PCD)	PD
13712211054	U(PCD)	PD
13712211055	U(PCD)	PD
13712211056	U(PCD)	PD
13712211057	U(PCD)	PD
13712211058	U(PCD)	PD
13712211059	U(PCD)	PD
13712211060	U(PCD)	PD
13712211061	U(PCD)	PD
13712211062	U(PCD)	PD
13712211063	U(PCD)	PD
13712211064	U(PCD)	PD
13712211065	U(PCD)	PD
13712211066	U(PCD)	PD
13712297001	U(PCD)	PD
13712297002	U(PCD)	PD
13712297003	U(PCD)	PD
13712297004	U(PCD)	PD
13712297005	U(PCD)	PD
13712297006	U(PCD)	PD
13712297007	U(PCD)	PD
13712297008	U(PCD)	PD
13712297009	U(PCD)	PD
13712297010	U(PCD)	PD
13712612052	U(PCD)	PD
13712613001	U(PCD)	PD
13712613002	U(PCD)	PD
13712613003	U(PCD)	PD
13712613004	U(PCD)	PD
13712613005	U(PCD)	PD
13712613006	U(PCD)	PD
13712613007	U(PCD)	PD
13712613008	U(PCD)	PD
13712613009	U(PCD)	PD
13712613010	U(PCD)	PD
13712613011	U(PCD)	PD
13712613012	U(PCD)	PD
13712613013	U(PCD)	PD
13712613014	U(PCD)	PD
13712613015	U(PCD)	PD
13712613016	U(PCD)	PD
13712613017	U(PCD)	PD
13712613018	U(PCD)	PD

PARCEL	CURRENT ZONING	NEW ZONING
13712613019	U(PCD)	PD
13712613020	U(PCD)	PD
13712613021	U(PCD)	PD
13712613022	U(PCD)	PD
13712613023	U(PCD)	PD
13712613024	U(PCD)	PD
13712613025	U(PCD)	PD
13712613026	U(PCD)	PD
13712613027	U(PCD)	PD
13712613028	U(PCD)	PD
13712613029	U(PCD)	PD
13712613030	U(PCD)	PD
13712613031	U(PCD)	PD
13712613032	U(PCD)	PD
13712613033	U(PCD)	PD
13712613034	U(PCD)	PD
13712613035	U(PCD)	PD
13712613036	U(PCD)	PD
13712613037	U(PCD)	PD
13712614001	U(PCD)	PD
13712614002	U(PCD)	PD
13712614003	U(PCD)	PD
13712614004	U(PCD)	PD
13712614005	U(PCD)	PD
13712614006	U(PCD)	PD
13712614007	U(PCD)	PD
13712614008	U(PCD)	PD
13712614009	U(PCD)	PD
13712614010	U(PCD)	PD
13712614011	U(PCD)	PD
13712614012	U(PCD)	PD
13712614013	U(PCD)	PD
13712614014	U(PCD)	PD
13712614015	U(PCD)	PD
13712614016	U(PCD)	PD
13712614017	U(PCD)	PD
13712614018	U(PCD)	PD
13712614019	U(PCD)	PD
13712614020	U(PCD)	PD
13712614021	U(PCD)	PD
13712614022	U(PCD)	PD
13712614023	U(PCD)	PD
13712614024	U(PCD)	PD
13712614025	U(PCD)	PD
13712614026	U(PCD)	PD
13712614027	U(PCD)	PD
13712614028	U(PCD)	PD
13712614029	U(PCD)	PD

PARCEL	CURRENT ZONING	NEW ZONING
13712614030	U(PCD)	PD
13712614031	U(PCD)	PD
13712614032	U(PCD)	PD
13712614033	U(PCD)	PD
13712614034	U(PCD)	PD
13712614035	U(PCD)	PD
13712614036	U(PCD)	PD
13712614037	U(PCD)	PD
13712614038	U(PCD)	PD
13712614039	U(PCD)	PD
13712614040	U(PCD)	PD
13712614041	U(PCD)	PD
13712614042	U(PCD)	PD
13712614043	U(PCD)	PD
13712614044	U(PCD)	PD
13712614045	U(PCD)	PD
13712614046	U(PCD)	PD
13712614047	U(PCD)	PD
13712614048	U(PCD)	PD
13712615001	U(PCD)	PD
13712615002	U(PCD)	PD
13712615003	U(PCD)	PD
13712615004	U(PCD)	PD
13712615005	U(PCD)	PD
13712615006	U(PCD)	PD
13712615007	U(PCD)	PD
13712615008	U(PCD)	PD
13712615009	U(PCD)	PD
13712615010	U(PCD)	PD
13712615011	U(PCD)	PD
13712615012	U(PCD)	PD
13712615013	U(PCD)	PD
13712615014	U(PCD)	PD
13712615015	U(PCD)	PD
13712615016	U(PCD)	PD
13712615017	U(PCD)	PD
13712615018	U(PCD)	PD
13712615019	U(PCD)	PD
13712615020	U(PCD)	PD
13712615021	U(PCD)	PD
13712615022	U(PCD)	PD
13712615023	U(PCD)	PD
13712615024	U(PCD)	PD
13712615025	U(PCD)	PD
13712615026	U(PCD)	PD
13712615027	U(PCD)	PD
13712615028	U(PCD)	PD
13712615029	U(PCD)	PD

PARCEL	CURRENT ZONING	NEW ZONING
13712615030	U(PCD)	PD
13712615031	U(PCD)	PD
13712615032	U(PCD)	PD
13712615033	U(PCD)	PD
13712615034	U(PCD)	PD
13712615035	U(PCD)	PD
13712615036	U(PCD)	PD
13712615037	U(PCD)	PD
13712615038	U(PCD)	PD
13712615039	U(PCD)	PD
13712615040	U(PCD)	PD
13712615041	U(PCD)	PD
13712615042	U(PCD)	PD
13712615043	U(PCD)	PD
13712615044	U(PCD)	PD
13712615045	U(PCD)	PD
13712615046	U(PCD)	PD
13712615047	U(PCD)	PD
13712615048	U(PCD)	PD
13712615049	U(PCD)	PD
13712615050	U(PCD)	PD
13712615051	U(PCD)	PD
13712615052	U(PCD)	PD
13712615053	U(PCD)	PD
13712615054	U(PCD)	PD
13712615055	U(PCD)	PD
13712615056	U(PCD)	PD
13712615057	U(PCD)	PD
13712615058	U(PCD)	PD
13712615059	U(PCD)	PD
13712615060	U(PCD)	PD
13712615061	U(PCD)	PD
13712615062	U(PCD)	PD
13712615063	U(PCD)	PD
13712615064	U(PCD)	PD
13712615065	U(PCD)	PD
13712615066	U(PCD)	PD
13712615067	U(PCD)	PD
13712615068	U(PCD)	PD
13712615069	U(PCD)	PD
13712615070	U(PCD)	PD
13712615071	U(PCD)	PD
13712615072	U(PCD)	PD
13712615073	U(PCD)	PD
13712615074	U(PCD)	PD
13712615075	U(PCD)	PD
13712615076	U(PCD)	PD
13712615077	U(PCD)	PD

PARCEL	CURRENT ZONING	NEW ZONING
13712615078	U(PCD)	PD
13712615079	U(PCD)	PD
13712615080	U(PCD)	PD
13712615081	U(PCD)	PD
13712615082	U(PCD)	PD
13712615083	U(PCD)	PD
13712615084	U(PCD)	PD
13712615085	U(PCD)	PD
13712615086	U(PCD)	PD
13712615087	U(PCD)	PD
13712615088	U(PCD)	PD
13712615089	U(PCD)	PD
13712615090	U(PCD)	PD
13712615091	U(PCD)	PD
13712615092	U(PCD)	PD
13712615093	U(PCD)	PD
13712615094	U(PCD)	PD
13712615095	U(PCD)	PD
13712615096	U(PCD)	PD
13712615097	U(PCD)	PD
13712615098	U(PCD)	PD
13712615099	U(PCD)	PD
13712615100	U(PCD)	PD
13712615101	U(PCD)	PD
13712615102	U(PCD)	PD
13712615103	U(PCD)	PD
13712615104	U(PCD)	PD
13712615105	U(PCD)	PD
13712615106	U(PCD)	PD
13712615107	U(PCD)	PD
13712615108	U(PCD)	PD
13712615109	U(PCD)	PD
13712615110	U(PCD)	PD
13712615111	U(PCD)	PD
13712615112	U(PCD)	PD
13712615113	U(PCD)	PD
13712615114	U(PCD)	PD
13712615115	U(PCD)	PD
13712615116	U(PCD)	PD
13712615117	U(PCD)	PD
13712615118	U(PCD)	PD
13712615119	U(PCD)	PD
13712615120	U(PCD)	PD
13712615121	U(PCD)	PD
13712615122	U(PCD)	PD
13712615123	U(PCD)	PD
13712615124	U(PCD)	PD
13712615125	U(PCD)	PD

PARCEL	CURRENT ZONING	NEW ZONING
13712615126	U(PCD)	PD
13712615127	U(PCD)	PD
13712615128	U(PCD)	PD
13712615129	U(PCD)	PD
13712615130	U(PCD)	PD
13712615131	U(PCD)	PD
13712615132	U(PCD)	PD
13712615133	U(PCD)	PD
13712615134	U(PCD)	PD
13712615135	U(PCD)	PD
13712615136	U(PCD)	PD
13712615137	U(PCD)	PD
13712615138	U(PCD)	PD
13712615139	U(PCD)	PD
13712615140	U(PCD)	PD
13712615141	U(PCD)	PD
13712615142	U(PCD)	PD
13712615143	U(PCD)	PD
13712615144	U(PCD)	PD
13712615145	U(PCD)	PD
13712615146	U(PCD)	PD
13712615147	U(PCD)	PD
13712615148	U(PCD)	PD
13712615149	U(PCD)	PD
13712615150	U(PCD)	PD
13712615151	U(PCD)	PD
13712615152	U(PCD)	PD
13712615153	U(PCD)	PD
13712615154	U(PCD)	PD
13712615155	U(PCD)	PD
13712615156	U(PCD)	PD
13712615157	U(PCD)	PD
13712615158	U(PCD)	PD
13712615159	U(PCD)	PD
13712615160	U(PCD)	PD
13712615161	U(PCD)	PD
13712615162	U(PCD)	PD
13712616001	U(PCD)	PD
13712616002	U(PCD)	PD
13712616003	U(PCD)	PD
13712616004	U(PCD)	PD
13712616005	U(PCD)	PD
13712616006	U(PCD)	PD
13712616007	U(PCD)	PD
13712616008	U(PCD)	PD
13712616009	U(PCD)	PD
13712616010	U(PCD)	PD
13712616011	U(PCD)	PD

PARCEL	CURRENT ZONING	NEW ZONING
13712616012	U(PCD)	PD
13712616013	U(PCD)	PD
13712616014	U(PCD)	PD
13712616015	U(PCD)	PD
13712616016	U(PCD)	PD
13712616017	U(PCD)	PD
13712616018	U(PCD)	PD
13712616019	U(PCD)	PD
13712616020	U(PCD)	PD
13712616021	U(PCD)	PD
13712616022	U(PCD)	PD
13712616023	U(PCD)	PD
13712616024	U(PCD)	PD
13712616025	U(PCD)	PD
13712616026	U(PCD)	PD
13712616027	U(PCD)	PD
13712616028	U(PCD)	PD
13712616029	U(PCD)	PD
13712616030	U(PCD)	PD
13712616031	U(PCD)	PD
13712616032	U(PCD)	PD
13712616033	U(PCD)	PD
13712616034	U(PCD)	PD
13712616035	U(PCD)	PD
13712616036	U(PCD)	PD
13712616037	U(PCD)	PD
13712616038	U(PCD)	PD
13712616039	U(PCD)	PD
13712616040	U(PCD)	PD
13712616041	U(PCD)	PD
13712616042	U(PCD)	PD
13712616043	U(PCD)	PD
13712616044	U(PCD)	PD
13712616045	U(PCD)	PD
13712616046	U(PCD)	PD
13712616047	U(PCD)	PD
13712616048	U(PCD)	PD
13712616049	U(PCD)	PD
13712616050	U(PCD)	PD
13712616051	U(PCD)	PD
13712616052	U(PCD)	PD
13712616053	U(PCD)	PD
13712616054	U(PCD)	PD
13712616055	U(PCD)	PD
13712616056	U(PCD)	PD
13712616057	U(PCD)	PD
13712616058	U(PCD)	PD
13712616059	U(PCD)	PD

PARCEL	CURRENT ZONING	NEW ZONING
13712616060	U(PCD)	PD
13712616061	U(PCD)	PD
13712616062	U(PCD)	PD
13712616063	U(PCD)	PD
13712616064	U(PCD)	PD
13712616065	U(PCD)	PD
13712616066	U(PCD)	PD
13712616067	U(PCD)	PD
13712616068	U(PCD)	PD
13712616069	U(PCD)	PD
13712616070	U(PCD)	PD
13712616071	U(PCD)	PD
13712616072	U(PCD)	PD
13712616073	U(PCD)	PD
13712616074	U(PCD)	PD
13712616075	U(PCD)	PD
13712616076	U(PCD)	PD
13712616077	U(PCD)	PD
13712616078	U(PCD)	PD
13712616079	U(PCD)	PD
13712616080	U(PCD)	PD
13712616081	U(PCD)	PD
13712616082	U(PCD)	PD
13712616083	U(PCD)	PD
13712616084	U(PCD)	PD
13712616085	U(PCD)	PD
13712616086	U(PCD)	PD
13712616087	U(PCD)	PD
13712616088	U(PCD)	PD
13712616089	U(PCD)	PD
13712616090	U(PCD)	PD
13712616091	U(PCD)	PD
13712616092	U(PCD)	PD
13712616093	U(PCD)	PD
13712616094	U(PCD)	PD
13712616095	U(PCD)	PD
13712616096	U(PCD)	PD
13712616097	U(PCD)	PD
13712616098	U(PCD)	PD
13712616099	U(PCD)	PD
13712616100	U(PCD)	PD
13712616101	U(PCD)	PD
13712616102	U(PCD)	PD
13712616103	U(PCD)	PD
13712616104	U(PCD)	PD
13712616105	U(PCD)	PD
13712616106	U(PCD)	PD
13712616107	U(PCD)	PD

PARCEL	CURRENT ZONING	NEW ZONING
13712616108	U(PCD)	PD
13712616109	U(PCD)	PD
13712616110	U(PCD)	PD
13712616111	U(PCD)	PD
13712616112	U(PCD)	PD
13712616113	U(PCD)	PD
13712616114	U(PCD)	PD
13712616115	U(PCD)	PD
13712616116	U(PCD)	PD
13712616117	U(PCD)	PD
13712697008	U(PCD)	PD
13712697009	U(PCD)	PD
13712697010	U(PCD)	PD
13712697011	U(PCD)	PD
13712697012	U(PCD)	PD
13712697013	U(PCD)	PD
13712697014	U(PCD)	PD
13712697015	U(PCD)	PD
13712697016	U(PCD)	PD
13712697017	U(PCD)	PD
13712697018	U(PCD)	PD
13712697019	U(PCD)	PD
13712697020	U(PCD)	PD
13712697021	U(PCD)	PD
13712697022	U(PCD)	PD
13712697023	U(PCD)	PD
13712697024	U(PCD)	PD
13712697025	U(PCD)	PD
13712697026	U(PCD)	PD
13712697027	U(PCD)	PD
13712697028	U(PCD)	PD
13712697029	U(PCD)	PD
13801714002	R-E	R-PD2
13801714003	R-E	R-PD2
13801714004	R-E	R-PD2
13801714005	R-E	R-PD2
13801714006	R-E	R-PD2
13801714007	R-E	R-PD2
13801714008	R-E	R-PD2
13801714009	R-E	R-PD2
13801714010	R-E	R-PD2
13801797001	R-E	R-PD2
13803310001	U(L)	R-PD8
13803310002	U(L)	R-PD8
13803310003	U(L)	R-PD8
13803310004	U(L)	R-PD8
13803310005	U(L)	R-PD8
13803310006	U(L)	R-PD8

PARCEL	CURRENT ZONING	NEW ZONING
13803310007	U(L)	R-PD8
13803310008	U(L)	R-PD8
13803310009	U(L)	R-PD8
13803310010	U(L)	R-PD8
13803310011	U(L)	R-PD8
13803310012	U(L)	R-PD8
13803310013	U(L)	R-PD8
13803310014	U(L)	R-PD8
13803310015	U(L)	R-PD8
13803310016	U(L)	R-PD8
13803310017	U(L)	R-PD8
13803310018	U(L)	R-PD8
13803310019	U(L)	R-PD8
13803310020	U(L)	R-PD8
13803310021	U(L)	R-PD8
13803310022	U(L)	R-PD8
13803310023	U(L)	R-PD8
13803310024	U(L)	R-PD8
13803311001	U(L)	R-PD8
13803311002	U(L)	R-PD8
13803311003	U(L)	R-PD8
13803311004	U(L)	R-PD8
13803311005	U(L)	R-PD8
13803311006	U(L)	R-PD8
13803311007	U(L)	R-PD8
13803312001	U(L)	R-PD8
13803312002	U(L)	R-PD8
13803312003	U(L)	R-PD8
13803312004	U(L)	R-PD8
13803312005	U(L)	R-PD8
13803312006	U(L)	R-PD8
13803312007	U(L)	R-PD8
13803312008	U(L)	R-PD8
13803312009	U(L)	R-PD8
13803312010	U(L)	R-PD8
13803312011	U(L)	R-PD8
13803312012	U(L)	R-PD8
13803312013	U(L)	R-PD8
13803312014	U(L)	R-PD8
13803312015	U(L)	R-PD8
13803312016	U(L)	R-PD8
13803312017	U(L)	R-PD8
13803312018	U(L)	R-PD8
13803312019	U(L)	R-PD8
13803312020	U(L)	R-PD8
13803312021	U(L)	R-PD8
13803312022	U(L)	R-PD8
13803312023	U(L)	R-PD8

PARCEL	CURRENT ZONING	NEW ZONING
13803312024	U(L)	R-PD8
13803312025	U(L)	R-PD8
13803312026	U(L)	R-PD8
13803312027	U(L)	R-PD8
13803312028	U(L)	R-PD8
13803312029	U(L)	R-PD8
13803312030	U(L)	R-PD8
13803312031	U(L)	R-PD8
13803312032	U(L)	R-PD8
13803312033	U(L)	R-PD8
13803312034	U(L)	R-PD8
13803312035	U(L)	R-PD8
13803312036	U(L)	R-PD8
13803312037	U(L)	R-PD8
13803312038	U(L)	R-PD8
13803312039	U(L)	R-PD8
13803312040	U(L)	R-PD8
13803312041	U(L)	R-PD8
13803312042	U(L)	R-PD8
13803312043	U(L)	R-PD8
13803312044	U(L)	R-PD8
13803312045	U(L)	R-PD8
13803312046	U(L)	R-PD8
13803312047	U(L)	R-PD8
13803312048	U(L)	R-PD8
13803312049	U(L)	R-PD8
13803312050	U(L)	R-PD8
13803312051	U(L)	R-PD8
13803312052	U(L)	R-PD8
13803312053	U(L)	R-PD8
13803312054	U(L)	R-PD8
13803312055	U(L)	R-PD8
13803312056	U(L)	R-PD8
13803312057	U(L)	R-PD8
13803312058	U(L)	R-PD8
13803312059	U(L)	R-PD8
13803312060	U(L)	R-PD8
13803312061	U(L)	R-PD8
13803312062	U(L)	R-PD8
13803312063	U(L)	R-PD8
13803312064	U(L)	R-PD8
13803312065	U(L)	R-PD8
13803312066	U(L)	R-PD8
13803312067	U(L)	R-PD8
13803312068	U(L)	R-PD8
13803312069	U(L)	R-PD8
13803312070	U(L)	R-PD8
13803312071	U(L)	R-PD8

PARCEL	CURRENT ZONING	NEW ZONING
13803312072	U(L)	R-PD8
13803312073	U(L)	R-PD8
13803312074	U(L)	R-PD8
13803312075	U(L)	R-PD8
13803312076	U(L)	R-PD8
13803312077	U(L)	R-PD8
13803312078	U(L)	R-PD8
13803312079	U(L)	R-PD8
13803312080	U(L)	R-PD8
13803312081	U(L)	R-PD8
13803312082	U(L)	R-PD8
13803312083	U(L)	R-PD8
13803313001	U(ML)	R-PD8
13803313002	U(ML)	R-PD8
13803313003	U(ML)	R-PD8
13803313004	U(ML)	R-PD8
13803313005	U(L)	R-PD8
13803313006	U(L)	R-PD8
13803313007	U(L)	R-PD8
13803313008	U(L)	R-PD8
13803313009	U(L)	R-PD8
13803313010	U(L)	R-PD8
13803313011	U(L)	R-PD8
13803313012	U(L)	R-PD8
13803313013	U(L)	R-PD8
13803313014	U(L)	R-PD8
13803313015	U(L)	R-PD8
13803313016	U(L)	R-PD8
13803313017	U(L)	R-PD8
13803313018	U(L)	R-PD8
13803313019	U(L)	R-PD8
13803313020	U(ML)	R-PD8
13803313021	U(ML)	R-PD8
13803313022	U(ML)	R-PD8
13803313023	U(ML)	R-PD8
13803313024	U(ML)	R-PD8
13803313025	U(ML)	R-PD8
13803313026	U(ML)	R-PD8
13803313027	U(ML)	R-PD8
13803313028	U(L)	R-PD8
13803313029	U(L)	R-PD8
13803313030	U(L)	R-PD8
13803313031	U(L)	R-PD8
13803313032	U(L)	R-PD8
13803313033	U(L)	R-PD8
13803313034	U(L)	R-PD8
13803313035	U(L)	R-PD8
13803313036	U(L)	R-PD8

PARCEL	CURRENT ZONING	NEW ZONING
13803313037	U(L)	R-PD8
13803313038	U(L)	R-PD8
13803313039	U(L)	R-PD8
13803313040	U(L)	R-PD8
13803313041	U(L)	R-PD8
13803313042	U(L)	R-PD8
13803313043	U(L)	R-PD8
13803313044	U(L)	R-PD8
13803313045	U(L)	R-PD8
13803313046	U(L)	R-PD8
13803313047	U(L)	R-PD8
13803313048	U(L)	R-PD8
13803313049	U(L)	R-PD8
13803313050	U(L)	R-PD8
13803313051	U(L)	R-PD8
13803313052	U(L)	R-PD8
13803313053	U(L)	R-PD8
13803313054	U(L)	R-PD8
13803313055	U(L)	R-PD8
13803313056	U(L)	R-PD8
13803313057	U(L)	R-PD8
13803313058	U(L)	R-PD8
13803313059	U(L)	R-PD8
13803313060	U(L)	R-PD8
13803313061	U(L)	R-PD8
13803313062	U(L)	R-PD5
13803313063	U(L)	R-PD5
13803313064	U(L)	R-PD5
13803313065	U(L)	R-PD5
13803313066	U(L)	R-PD5
13803313067	U(L)	R-PD5
13803313068	U(L)	R-PD5
13803313069	U(L)	R-PD5
13803313070	U(L)	R-PD5
13803313071	U(L)	R-PD5
13803313072	U(L)	R-PD5
13803313073	U(L)	R-PD5
13803313074	U(L)	R-PD5
13803313075	U(L)	R-PD5
13803313076	U(L)	R-PD5
13803313077	U(L)	R-PD5
13803313078	U(L)	R-PD8
13803313079	U(L)	R-PD8
13803313080	U(L)	R-PD8
13803313081	U(L)	R-PD8
13803313082	U(L)	R-PD8
13803313083	U(L)	R-PD8
13803313084	U(L)	R-PD8

PARCEL	CURRENT ZONING	NEW ZONING
13803313085	U(L)	R-PD8
13803313086	U(ML)	R-PD8
13803313087	U(ML)	R-PD8
13803313088	U(ML)	R-PD8
13803313089	U(ML)	R-PD8
13803313090	U(ML)	R-PD8
13803313091	U(ML)	R-PD8
13803313092	U(ML)	R-PD8
13803313093	U(ML)	R-PD8
13803313094	U(ML)	R-PD8
13803313095	U(ML)	R-PD8
13803313096	U(ML)	R-PD8
13803313097	U(ML)	R-PD8
13803313098	U(ML)	R-PD8
13803313099	U(ML)	R-PD8
13803313100	U(ML)	R-PD8
13803313101	U(ML)	R-PD8
13803313102	U(ML)	R-PD8
13803313103	U(ML)	R-PD8
13803313104	U(L)	R-PD8
13803397001	U(L)	R-PD8
13803397002	U(L)	R-PD8
13803397003	U(L)	R-PD8
13803397004	U(L)	R-PD8
13803397005	U(L)	R-PD8
13803397006	U(L)	R-PD8
13803397007	U(L)	R-PD8
13803397008	U(L)	R-PD8
13803397009	U(L)	R-PD8
13803397010	U(ML)	R-PD8
13803397011	U(ML)	R-PD8
13803397012	U(L)	R-PD8
13803413001	U(L)	R-PD5
13803413002	U(L)	R-PD5
13803413003	U(L)	R-PD5
13803413004	U(L)	R-PD5
13803413005	U(L)	R-PD5
13803413006	U(L)	R-PD5
13803413007	U(L)	R-PD5
13803413008	U(L)	R-PD5
13803413009	U(L)	R-PD5
13803413010	U(L)	R-PD5
13803414001	U(L)	R-PD5
13803414002	U(L)	R-PD5
13803414003	U(L)	R-PD5
13803414004	U(L)	R-PD5
13803414005	U(L)	R-PD5
13803414006	U(L)	R-PD5

PARCEL	CURRENT ZONING	NEW ZONING
13803414007	U(L)	R-PD5
13803414008	U(L)	R-PD5
13803414009	U(L)	R-PD5
13803414010	U(L)	R-PD5
13803414011	U(L)	R-PD5
13803414012	U(L)	R-PD5
13803414013	U(L)	R-PD5
13803414014	U(L)	R-PD5
13803414015	U(L)	R-PD5
13803414016	U(L)	R-PD5
13803414017	U(L)	R-PD5
13803414018	U(L)	R-PD5
13803414019	U(L)	R-PD5
13803414020	U(L)	R-PD5
13803414021	U(L)	R-PD5
13803414022	U(L)	R-PD5
13803414023	U(L)	R-PD5
13803414024	U(L)	R-PD5
13803414025	U(L)	R-PD5
13803414026	U(L)	R-PD5
13803414027	U(L)	R-PD5
13803414028	U(L)	R-PD5
13803414029	U(L)	R-PD5
13803414030	U(L)	R-PD5
13803414031	U(L)	R-PD5
13803414032	U(L)	R-PD5
13803414033	U(L)	R-PD5
13803414034	U(L)	R-PD5
13803414035	U(L)	R-PD5
13803414036	U(L)	R-PD5
13803414037	U(L)	R-PD5
13803414038	U(L)	R-PD5
13803414039	U(L)	R-PD5
13803414040	U(L)	R-PD5
13803414041	U(L)	R-PD5
13803414042	U(L)	R-PD5
13803414043	U(L)	R-PD5
13803414044	U(L)	R-PD5
13803414045	U(L)	R-PD5
13803414046	U(L)	R-PD5
13803414047	U(L)	R-PD5
13803414048	U(L)	R-PD5
13803414049	U(L)	R-PD5
13803414050	U(L)	R-PD5
13803414051	U(L)	R-PD5
13803414052	U(L)	R-PD5
13803414053	U(L)	R-PD5
13803414054	U(L)	R-PD5

PARCEL	CURRENT ZONING	NEW ZONING
13803414055	U(L)	R-PD5
13803415001	U(L)	R-PD8
13803415002	U(L)	R-PD5
13803415003	U(L)	R-PD5
13803415004	U(L)	R-PD5
13803415005	U(L)	R-PD5
13803415006	U(L)	R-PD5
13803415007	U(L)	R-PD5
13803415008	U(L)	R-PD5
13803415009	U(L)	R-PD5
13803415010	U(L)	R-PD5
13803415011	U(L)	R-PD5
13803415012	U(L)	R-PD5
13803415013	U(L)	R-PD5
13803415014	U(L)	R-PD5
13803415015	U(L)	R-PD5
13803415016	U(L)	R-PD5
13803415017	U(L)	R-PD5
13803415018	U(L)	R-PD5
13803415019	U(L)	R-PD5
13803415020	U(L)	R-PD5
13803415021	U(L)	R-PD5
13803415022	U(L)	R-PD5
13803415023	U(L)	R-PD5
13803415024	U(L)	R-PD8
13803415025	U(L)	R-PD5
13803415026	U(L)	R-PD5
13803415027	U(L)	R-PD5
13803415028	U(L)	R-PD8
13803415029	U(L)	R-PD5
13803415030	U(L)	R-PD5
13803415031	U(L)	R-PD5
13803415032	U(L)	R-PD5
13803415033	U(L)	R-PD5
13803415034	U(L)	R-PD5
13803415035	U(L)	R-PD5
13803415036	U(L)	R-PD5
13803415037	U(L)	R-PD5
13803415038	U(L)	R-PD5
13803415039	U(L)	R-PD5
13803415040	U(L)	R-PD5
13803415041	U(L)	R-PD5
13803415042	U(L)	R-PD5
13803415043	U(L)	R-PD5
13803415044	U(L)	R-PD5
13803415045	U(L)	R-PD5
13803415046	U(L)	R-PD5
13803415047	U(L)	R-PD5

PARCEL	CURRENT ZONING	NEW ZONING
13803415048	U(L)	R-PD5
13803415049	U(L)	R-PD5
13803415050	U(L)	R-PD5
13803415051	U(L)	R-PD5
13803415052	U(L)	R-PD5
13803415053	U(L)	R-PD5
13803415054	U(L)	R-PD5
13803415055	U(L)	R-PD5
13803415056	U(L)	R-PD5
13803415057	U(L)	R-PD5
13803416001	U(L)	R-PD8
13803416002	U(L)	R-PD8
13803416003	U(L)	R-PD8
13803416004	U(L)	R-PD8
13803416005	U(L)	R-PD8
13803416006	U(L)	R-PD8
13803416007	U(L)	R-PD8
13803416008	U(L)	R-PD8
13803416009	U(L)	R-PD8
13803416010	U(L)	R-PD8
13803416011	U(L)	R-PD8
13803416012	U(L)	R-PD8
13803416013	U(L)	R-PD8
13803416014	U(L)	R-PD8
13803416015	U(L)	R-PD8
13803416016	U(L)	R-PD8
13803416017	U(L)	R-PD8
13803416018	U(L)	R-PD8
13803416019	U(L)	R-PD8
13803416020	U(L)	R-PD8
13803416021	U(L)	R-PD8
13803416022	U(L)	R-PD8
13803416023	U(L)	R-PD8
13803416024	U(L)	R-PD8
13803416025	U(L)	R-PD8
13803416026	U(L)	R-PD8
13803416027	U(L)	R-PD8
13803416028	U(L)	R-PD8
13803497001	U(L)	R-PD5
13803497002	U(L)	R-PD5
13803497003	U(L)	R-PD5
13803497004	U(L)	R-PD5
13803497005	U(L)	R-PD5
13803497006	U(L)	R-PD5
13803497007	U(L)	R-PD5
13803497008	U(L)	R-PD5
13803497009	U(L)	R-PD5
13803497010	U(L)	R-PD5

PARCEL	CURRENT ZONING	NEW ZONING
13803497011	U(L)	R-PD8
13803497012	U(L)	R-PD8
13803497013	U(L)	R-PD8
13805310001	U(DR)	R-PD2
13805310002	U(DR)	R-PD2
13805310003	U(DR)	R-PD2
13805310004	U(DR)	R-PD2
13805310005	U(DR)	R-PD2
13805397001	U(DR)	R-PD2
13805397002	U(DR)	R-PD2
13805411001	U(DR)	R-PD2
13805411002	U(DR)	R-PD2
13805411003	U(DR)	R-PD2
13805411004	U(DR)	R-PD2
13805411005	U(DR)	R-PD2
13805411006	U(DR)	R-PD2
13805411007	U(DR)	R-PD2
13805411008	U(DR)	R-PD2
13805411009	U(DR)	R-PD2
13805411010	U(DR)	R-PD2
13805411011	U(DR)	R-PD2
13805411012	U(DR)	R-PD2
13805411013	U(DR)	R-PD2
13805411014	U(DR)	R-PD2
13805411015	U(DR)	R-PD2
13805411016	U(DR)	R-PD2
13805411017	U(DR)	R-PD2
13805411018	U(DR)	R-PD2
13805411019	U(DR)	R-PD2
13805411020	U(DR)	R-PD2
13805411021	U(DR)	R-PD2
13805411022	U(DR)	R-PD2
13805411023	U(DR)	R-PD2
13805411024	U(DR)	R-PD2
13805411025	U(DR)	R-PD2
13805411026	U(DR)	R-PD2
13805411027	U(DR)	R-PD2
13805411028	U(DR)	R-PD2
13805411029	U(DR)	R-PD2
13805411030	U(DR)	R-PD2
13805411031	U(DR)	R-PD2
13805411032	U(DR)	R-PD2
13805411033	U(DR)	R-PD2
13805411034	U(DR)	R-PD2
13805411035	U(DR)	R-PD2
13805411036	U(DR)	R-PD2
13805411037	U(DR)	R-PD2
13805411038	U(DR)	R-PD2

PARCEL	CURRENT ZONING	NEW ZONING
13805411039	U(DR)	R-PD2
13805411040	U(DR)	R-PD2
13805411041	U(DR)	R-PD2
13805411042	U(DR)	R-PD2
13805411043	U(DR)	R-PD2
13805411044	U(DR)	R-PD2
13805411045	U(DR)	R-PD2
13805411046	U(DR)	R-PD2
13805411047	U(DR)	R-PD2
13805411048	U(DR)	R-PD2
13805411049	U(DR)	R-PD2
13805411050	U(DR)	R-PD2
13805411051	U(DR)	R-PD2
13805411052	U(DR)	R-PD2
13805411053	U(DR)	R-PD2
13805411054	U(DR)	R-PD2
13805411055	U(DR)	R-PD2
13805411056	U(DR)	R-PD2
13805411057	U(DR)	R-PD2
13805411058	U(DR)	R-PD2
13805411059	U(DR)	R-PD2
13805411060	U(DR)	R-PD2
13805411061	U(DR)	R-PD2
13805411062	U(DR)	R-PD2
13805411063	U(DR)	R-PD2
13805411064	U(DR)	R-PD2
13805411065	U(DR)	R-PD2
13805411066	U(DR)	R-PD2
13805411067	U(DR)	R-PD2
13805411068	U(DR)	R-PD2
13805411069	U(DR)	R-PD2
13805411070	U(DR)	R-PD2
13805411071	U(DR)	R-PD2
13805411072	U(DR)	R-PD2
13805411073	U(DR)	R-PD2
13805411074	U(DR)	R-PD2
13805411075	U(DR)	R-PD2
13805411076	U(DR)	R-PD2
13805411077	U(DR)	R-PD2
13805411078	U(DR)	R-PD2
13805411079	U(DR)	R-PD2
13805411080	U(DR)	R-PD2
13805411081	U(DR)	R-PD2
13805411082	U(DR)	R-PD2
13805411083	U(DR)	R-PD2
13805411084	U(DR)	R-PD2
13805411085	U(DR)	R-PD2
13805411086	U(DR)	R-PD2

PARCEL	CURRENT ZONING	NEW ZONING
13805411087	U(DR)	R-PD2
13805411088	U(DR)	R-PD2
13805411089	U(DR)	R-PD2
13805411090	U(DR)	R-PD2
13805411091	U(DR)	R-PD2
13805411092	U(DR)	R-PD2
13805411093	U(DR)	R-PD2
13805411094	U(DR)	R-PD2
13805411095	U(DR)	R-PD2
13805411096	U(DR)	R-PD2
13805411097	U(DR)	R-PD2
13805411098	U(DR)	R-PD2
13805411099	U(DR)	R-PD2
13805411100	U(DR)	R-PD2
13805411101	U(DR)	R-PD2
13805411102	U(DR)	R-PD2
13805411103	U(DR)	R-PD2
13805497002	U(DR)	R-PD2
13805497003	U(DR)	R-PD2
13805497004	U(DR)	R-PD2
13805497005	U(DR)	R-PD2
13805497006	U(DR)	R-PD2
13805497007	U(DR)	R-PD2
13805497008	U(DR)	R-PD2
13805497009	U(DR)	R-PD2
13805497010	U(DR)	R-PD2
13807314001	U(PCD)	R-PD9
13807314002	U(PCD)	R-PD9
13807314003	U(PCD)	R-PD9
13807314004	U(PCD)	R-PD9
13807314005	U(PCD)	R-PD9
13807314006	U(PCD)	R-PD9
13807314007	U(PCD)	R-PD9
13807314008	U(PCD)	R-PD9
13807314009	U(PCD)	R-PD9
13807314010	U(PCD)	R-PD9
13807314011	U(PCD)	R-PD9
13807314012	U(PCD)	R-PD9
13807314013	U(PCD)	R-PD9
13807314014	U(PCD)	R-PD9
13807314015	U(PCD)	R-PD9
13807314016	U(PCD)	R-PD9
13807314017	U(PCD)	R-PD9
13807314018	U(PCD)	R-PD9
13807314019	U(PCD)	R-PD9
13807314023	U(PCD)	R-PD9
13807314024	U(PCD)	R-PD9
13807314025	U(PCD)	R-PD9

PARCEL	CURRENT ZONING	NEW ZONING
13807314026	U(PCD)	R-PD9
13807314027	U(PCD)	R-PD9
13807314028	U(PCD)	R-PD9
13807314029	U(PCD)	R-PD9
13807314030	U(PCD)	R-PD9
13807314031	U(PCD)	R-PD9
13807314032	U(PCD)	R-PD9
13807314033	U(PCD)	R-PD9
13807314034	U(PCD)	R-PD9
13807314035	U(PCD)	R-PD9
13807314036	U(PCD)	R-PD9
13807314037	U(PCD)	R-PD9
13807314038	U(PCD)	R-PD9
13807314039	U(PCD)	R-PD9
13807314040	U(PCD)	R-PD9
13807315001	U(PCD)	R-PD9
13807315002	U(PCD)	R-PD9
13807315003	U(PCD)	R-PD9
13807397001	U(PCD)	R-PD9
13807397002	U(PCD)	R-PD9
13807397003	U(PCD)	R-PD9
13807397004	U(PCD)	R-PD9
13807397005	U(PCD)	R-PD9
13807397006	U(PCD)	R-PD9
13807397007	U(PCD)	R-PD9
13808114001	U(ML)	R-PD6
13808114002	U(ML)	R-PD6
13808114003	U(ML)	R-PD6
13808114004	U(ML)	R-PD6
13808114005	U(ML)	R-PD6
13808114006	U(ML)	R-PD6
13808114007	U(ML)	R-PD6
13808114008	U(ML)	R-PD6
13808114009	U(ML)	R-PD6
13808114010	U(ML)	R-PD6
13808114011	U(ML)	R-PD6
13808114012	U(ML)	R-PD6
13808114013	U(ML)	R-PD6
13808114014	U(ML)	R-PD6
13808114015	U(ML)	R-PD6
13808114016	U(ML)	R-PD6
13808114017	U(ML)	R-PD6
13808114018	U(ML)	R-PD6
13808114019	U(ML)	R-PD6
13808114020	U(ML)	R-PD6
13808114021	U(ML)	R-PD6
13808114022	U(ML)	R-PD6
13808114023	U(ML)	R-PD6

PARCEL	CURRENT ZONING	NEW ZONING
13808114024	U(ML)	R-PD6
13808114025	U(ML)	R-PD6
13808114026	U(ML)	R-PD6
13808114027	U(ML)	R-PD6
13808114028	U(ML)	R-PD6
13808114029	U(ML)	R-PD6
13808114030	U(ML)	R-PD6
13808114031	U(ML)	R-PD6
13808114032	U(ML)	R-PD6
13808114033	U(ML)	R-PD6
13808197001	U(ML)	R-PD6
13808197002	U(ML)	R-PD6
13808197003	U(ML)	R-PD6
13808518001	U(L)	R-PD5
13808518002	U(L)	R-PD5
13808518003	U(L)	R-PD5
13808518004	U(L)	R-PD5
13808518005	U(L)	R-PD5
13808518006	U(L)	R-PD5
13808518007	U(L)	R-PD5
13808518008	U(L)	R-PD5
13808518009	U(L)	R-PD5
13808518010	U(L)	R-PD5
13808518011	U(L)	R-PD5
13808518012	U(L)	R-PD5
13808518013	U(L)	R-PD5
13808518014	U(L)	R-PD5
13808518015	U(L)	R-PD5
13808518016	U(L)	R-PD5
13808518017	U(L)	R-PD5
13808518018	U(L)	R-PD5
13808518019	U(L)	R-PD5
13808518020	U(L)	R-PD5
13808518021	U(L)	R-PD5
13808518022	U(L)	R-PD5
13808518023	U(L)	R-PD5
13808518024	U(L)	R-PD5
13808518025	U(L)	R-PD5
13808518026	U(L)	R-PD5
13808518027	U(L)	R-PD5
13808518028	U(L)	R-PD5
13808518029	U(L)	R-PD5
13808518030	U(L)	R-PD5
13808518031	U(L)	R-PD5
13808518032	U(L)	R-PD5
13808518033	U(L)	R-PD5
13808518034	U(L)	R-PD5
13808518035	U(L)	R-PD5

PARCEL	CURRENT ZONING	NEW ZONING
13808518036	U(L)	R-PD5
13808518037	U(L)	R-PD5
13808518038	U(L)	R-PD5
13808518039	U(L)	R-PD5
13808518040	U(L)	R-PD5
13808518041	U(L)	R-PD5
13808518042	U(L)	R-PD5
13808518043	U(L)	R-PD5
13808518044	U(L)	R-PD5
13808518045	U(L)	R-PD5
13808518046	U(L)	R-PD5
13808518047	U(L)	R-PD5
13808518048	U(L)	R-PD5
13808518049	U(L)	R-PD5
13808518050	U(L)	R-PD5
13808518051	U(L)	R-PD5
13808518052	U(L)	R-PD5
13808518053	U(L)	R-PD5
13808518054	U(L)	R-PD5
13808518055	U(L)	R-PD5
13808518056	U(L)	R-PD5
13808518057	U(L)	R-PD5
13808597006	U(L)	R-PD5
13808597007	U(L)	R-PD5
13808597008	U(L)	R-PD5
13808597009	U(L)	R-PD5
13808597010	U(L)	R-PD5
13808597011	U(L)	R-PD5
13808597012	U(L)	R-PD5
13808597013	U(L)	R-PD5
13809124001	U(L)	R-PD5
13809124002	U(L)	R-PD5
13809124003	U(L)	R-PD5
13809124004	U(L)	R-PD5
13809124005	U(L)	R-PD5
13809124006	U(L)	R-PD5
13809124007	U(L)	R-PD5
13809124008	U(L)	R-PD5
13809124009	U(L)	R-PD5
13809124010	U(L)	R-PD5
13809124011	U(L)	R-PD5
13809124012	U(L)	R-PD5
13809124013	U(L)	R-PD5
13809124014	U(L)	R-PD5
13809124015	U(L)	R-PD5
13809124016	U(L)	R-PD5
13809124017	U(L)	R-PD5
13809124018	U(L)	R-PD5

PARCEL	CURRENT ZONING	NEW ZONING
13809124019	U(L)	R-PD5
13809124020	U(L)	R-PD5
13809124021	U(L)	R-PD5
13809124022	U(L)	R-PD5
13809124023	U(L)	R-PD5
13809124024	U(L)	R-PD5
13809124025	U(L)	R-PD5
13809124026	U(L)	R-PD5
13809124027	U(L)	R-PD5
13809124028	U(L)	R-PD5
13809124029	U(L)	R-PD5
13809124030	U(L)	R-PD5
13809124031	U(L)	R-PD5
13809124032	U(L)	R-PD5
13809124033	U(L)	R-PD5
13809124034	U(L)	R-PD5
13809124035	U(L)	R-PD5
13809124036	U(L)	R-PD5
13809124037	U(L)	R-PD5
13809124038	U(L)	R-PD5
13809124039	U(L)	R-PD5
13809124040	U(L)	R-PD5
13809124041	U(L)	R-PD5
13809124042	U(L)	R-PD5
13809124043	U(L)	R-PD5
13809124044	U(L)	R-PD5
13809124045	U(L)	R-PD5
13809124046	U(L)	R-PD5
13809124047	U(L)	R-PD5
13809124048	U(L)	R-PD5
13809124049	U(L)	R-PD5
13809124050	U(L)	R-PD5
13809125001	U(L)	R-PD5
13809125002	U(L)	R-PD5
13809125003	U(L)	R-PD5
13809125004	U(L)	R-PD5
13809125005	U(L)	R-PD5
13809125006	U(L)	R-PD5
13809125007	U(L)	R-PD5
13809125008	U(L)	R-PD5
13809125009	U(L)	R-PD5
13809125010	U(L)	R-PD5
13809125011	U(L)	R-PD5
13809125012	U(L)	R-PD5
13809125013	U(L)	R-PD5
13809125014	U(L)	R-PD5
13809125015	U(L)	R-PD5
13809125016	U(L)	R-PD5

PARCEL	CURRENT ZONING	NEW ZONING
13809125017	U(L)	R-PD5
13809125018	U(L)	R-PD5
13809125019	U(L)	R-PD5
13809125020	U(L)	R-PD5
13809125021	U(L)	R-PD5
13809125022	U(L)	R-PD5
13809125023	U(L)	R-PD5
13809125024	U(L)	R-PD5
13809125025	U(L)	R-PD5
13809125026	U(L)	R-PD5
13809125027	U(L)	R-PD5
13809125028	U(L)	R-PD5
13809125029	U(L)	R-PD5
13809125030	U(L)	R-PD5
13809125031	U(L)	R-PD5
13809125032	U(L)	R-PD5
13809125033	U(L)	R-PD5
13809125034	U(L)	R-PD5
13809125035	U(L)	R-PD5
13809125036	U(L)	R-PD5
13809125042	U(L)	R-PD5
13809125043	U(L)	R-PD5
13809125044	U(L)	R-PD5
13809125045	U(L)	R-PD5
13809125046	U(L)	R-PD5
13809125047	U(L)	R-PD5
13809125048	U(L)	R-PD5
13809125049	U(L)	R-PD5
13809125050	U(L)	R-PD5
13809125051	U(L)	R-PD5
13809125052	U(L)	R-PD5
13809125053	U(L)	R-PD5
13809126001	U(L)	R-PD5
13809126002	U(L)	R-PD5
13809126003	U(L)	R-PD5
13809126004	U(L)	R-PD5
13809126005	U(L)	R-PD5
13809197008	U(L)	R-PD5
13809197009	U(L)	R-PD5
13809197010	U(L)	R-PD5
13809197011	U(L)	R-PD5
13809197012	U(L)	R-PD5
13809197013	U(L)	R-PD5
13809225001	U(ML)	R-CL
13809225002	U(ML)	R-CL
13809225003	U(ML)	R-CL
13809225004	U(ML)	R-CL
13809225005	U(ML)	R-CL

PARCEL	CURRENT ZONING	NEW ZONING
13809225006	U(ML)	R-CL
13809225007	U(ML)	R-CL
13809225008	U(ML)	R-CL
13809225009	U(ML)	R-CL
13809225010	U(ML)	R-CL
13809225011	U(ML)	R-CL
13809225012	U(ML)	R-CL
13809225013	U(ML)	R-CL
13809225014	U(ML)	R-CL
13809225015	U(ML)	R-CL
13809225016	U(ML)	R-CL
13809324001	U(ML)	R-CL
13809324002	U(ML)	R-CL
13809324003	U(ML)	R-CL
13809324004	U(ML)	R-CL
13809324005	U(ML)	R-CL
13809324006	U(ML)	R-CL
13809324007	U(ML)	R-CL
13809324008	U(ML)	R-CL
13809324009	U(ML)	R-CL
13809324010	U(ML)	R-CL
13809324011	U(ML)	R-CL
13809324012	U(ML)	R-CL
13809324013	U(ML)	R-CL
13809324014	U(ML)	R-CL
13809324015	U(ML)	R-CL
13809324016	U(ML)	R-CL
13809325001	U(ML)	R-CL
13809325002	U(ML)	R-CL
13809325003	U(ML)	R-CL
13809325004	U(ML)	R-CL
13809325005	U(ML)	R-CL
13809325006	U(ML)	R-CL
13809325007	U(ML)	R-CL
13809325008	U(ML)	R-CL
13809325009	U(ML)	R-CL
13809325010	U(ML)	R-CL
13809325011	U(ML)	R-CL
13809325012	U(ML)	R-CL
13809325013	U(ML)	R-CL
13809325014	U(ML)	R-CL
13809325015	U(ML)	R-CL
13809325016	U(ML)	R-CL
13809325017	U(ML)	R-CL
13809325018	U(ML)	R-CL
13809325019	U(ML)	R-CL
13809325020	U(ML)	R-CL
13809325021	U(ML)	R-CL

PARCEL	CURRENT ZONING	NEW ZONING
13809325022	U(ML)	R-CL
13809325023	U(ML)	R-CL
13809325024	U(ML)	R-CL
13809325025	U(ML)	R-CL
13809325026	U(ML)	R-CL
13809325027	U(ML)	R-CL
13809325028	U(ML)	R-CL
13809325029	U(ML)	R-CL
13809325030	U(ML)	R-CL
13809325031	U(ML)	R-CL
13809325032	U(ML)	R-CL
13809325033	U(ML)	R-CL
13809397026	U(ML)	R-CL
13809517001	U(L)	R-PD5
13809517002	U(L)	R-PD5
13809517003	U(L)	R-PD5
13809517004	U(L)	R-PD5
13809517005	U(L)	R-PD5
13809517006	U(L)	R-PD5
13809517007	U(L)	R-PD5
13809517008	U(L)	R-PD5
13809517009	U(L)	R-PD5
13809517010	U(L)	R-PD5
13809517011	U(L)	R-PD5
13809517012	U(L)	R-PD5
13809517013	U(L)	R-PD5
13809517014	U(L)	R-PD5
13809517015	U(L)	R-PD5
13809517016	U(L)	R-PD5
13809517017	U(L)	R-PD5
13809517018	U(L)	R-PD5
13809517019	U(L)	R-PD5
13809517020	U(L)	R-PD5
13809517021	U(L)	R-PD5
13809517022	U(L)	R-PD5
13809517023	U(L)	R-PD5
13809517024	U(L)	R-PD5
13809517025	U(L)	R-PD5
13809517026	U(L)	R-PD5
13809517027	U(L)	R-PD5
13809518001	U(L)	R-PD5
13809518002	U(L)	R-PD5
13809518003	U(L)	R-PD5
13809518004	U(L)	R-PD5
13809518005	U(L)	R-PD5
13809518006	U(L)	R-PD5
13809518007	U(L)	R-PD5
13809518008	U(L)	R-PD5

PARCEL	CURRENT ZONING	NEW ZONING
13809518009	U(L)	R-PD5
13809518010	U(L)	R-PD5
13809518011	U(L)	R-PD5
13809518012	U(L)	R-PD5
13809518013	U(L)	R-PD5
13809518014	U(L)	R-PD5
13809518015	U(L)	R-PD5
13809518016	U(L)	R-PD5
13809518017	U(L)	R-PD5
13809518018	U(L)	R-PD5
13809518019	U(L)	R-PD5
13809518020	U(L)	R-PD5
13809518021	U(L)	R-PD5
13809518022	U(L)	R-PD5
13809518023	U(L)	R-PD5
13809518024	U(L)	R-PD5
13809518025	U(L)	R-PD5
13809518026	U(L)	R-PD5
13809518027	U(L)	R-PD5
13809518028	U(L)	R-PD5
13809518029	U(L)	R-PD5
13809518030	U(L)	R-PD5
13809518031	U(L)	R-PD5
13809518032	U(L)	R-PD5
13809518033	U(L)	R-PD5
13809518034	U(L)	R-PD5
13809518035	U(L)	R-PD5
13809518036	U(L)	R-PD5
13809518037	U(L)	R-PD5
13809518038	U(L)	R-PD5
13809518039	U(L)	R-PD5
13809518040	U(L)	R-PD5
13809518041	U(L)	R-PD5
13809518042	U(L)	R-PD5
13809518043	U(L)	R-PD5
13809518044	U(L)	R-PD5
13809518045	U(L)	R-PD5
13809518046	U(L)	R-PD5
13809518047	U(L)	R-PD5
13809518048	U(L)	R-PD5
13809518049	U(L)	R-PD5
13809518050	U(L)	R-PD5
13809518051	U(L)	R-PD5
13809518052	U(L)	R-PD5
13809518053	U(L)	R-PD5
13809518054	U(L)	R-PD5
13809597001	U(L)	R-PD5
13809597002	U(L)	R-PD5

PARCEL	CURRENT ZONING	NEW ZONING
13809597003	U(L)	R-PD5
13809597004	U(L)	R-PD5
13809597005	U(L)	R-PD5
13809597006	U(L)	R-PD5
13809597007	U(L)	R-PD5
13809597008	U(L)	R-PD5
13809597009	U(L)	R-PD5
13809597010	U(L)	R-PD5
13809597011	U(L)	R-PD5
13809597012	U(L)	R-PD5
13809597013	U(L)	R-PD5
13813711001	U(L)	R-PD5
13813711002	U(L)	R-PD5
13813711003	U(L)	R-PD5
13813711004	U(L)	R-PD5
13813711005	U(L)	R-PD5
13813711006	U(L)	R-PD5
13813711007	U(L)	R-PD5
13813711008	U(L)	R-PD5
13813711009	U(L)	R-PD5
13813711010	U(L)	R-PD5
13813711011	U(L)	R-PD5
13813711012	U(L)	R-PD5
13813711013	U(L)	R-PD5
13813711014	U(L)	R-PD5
13813711015	U(L)	R-PD5
13813711016	U(L)	R-PD5
13813711017	U(L)	R-PD5
13813711018	U(L)	R-PD5
13813711019	U(L)	R-PD5
13813711020	U(L)	R-PD5
13813711021	U(L)	R-PD5
13813711022	U(L)	R-PD5
13813711023	U(L)	R-PD5
13813711024	U(L)	R-PD5
13813711025	U(L)	R-PD5
13813711026	U(L)	R-PD5
13813711027	U(L)	R-PD5
13813711028	U(L)	R-PD5
13813711029	U(L)	R-PD5
13813711030	U(L)	R-PD5
13813711031	U(L)	R-PD5
13813711032	U(L)	R-PD5
13813711033	U(L)	R-PD5
13813711034	U(L)	R-PD5
13813711035	U(L)	R-PD5
13813711036	U(L)	R-PD5
13813711037	U(L)	R-PD5

PARCEL	CURRENT ZONING	NEW ZONING
13813711038	U(L)	R-PD5
13813711039	U(L)	R-PD5
13813711040	U(L)	R-PD5
13813711041	U(L)	R-PD5
13813711042	U(L)	R-PD5
13813711043	U(L)	R-PD5
13813711044	U(L)	R-PD5
13813711045	U(L)	R-PD5
13813711046	U(L)	R-PD5
13813711047	U(L)	R-PD5
13813711048	U(L)	R-PD5
13813711049	U(L)	R-PD5
13813711050	U(L)	R-PD5
13813711051	U(L)	R-PD5
13813711052	U(L)	R-PD5
13813711053	U(L)	R-PD5
13813711054	U(L)	R-PD5
13813711055	U(L)	R-PD5
13813711056	U(L)	R-PD5
13813711057	U(L)	R-PD5
13813711058	U(L)	R-PD5
13813711059	U(L)	R-PD5
13813711060	U(L)	R-PD5
13813711061	U(L)	R-PD5
13813711062	U(L)	R-PD5
13813711063	U(L)	R-PD5
13813711064	U(L)	R-PD5
13813711065	U(L)	R-PD5
13813711066	U(L)	R-PD5
13813711067	U(L)	R-PD5
13813711068	U(L)	R-PD5
13813711069	U(L)	R-PD5
13813711070	U(L)	R-PD5
13813711071	U(L)	R-PD5
13813711072	U(L)	R-PD5
13813711073	U(L)	R-PD5
13813711074	U(L)	R-PD5
13813711075	U(L)	R-PD5
13813711076	U(L)	R-PD5
13813711077	U(L)	R-PD5
13813711078	U(L)	R-PD5
13813711079	U(L)	R-PD5
13813711080	U(L)	R-PD5
13813711081	U(L)	R-PD5
13813711082	U(L)	R-PD5
13813711083	U(L)	R-PD5
13813711084	U(L)	R-PD5
13813711085	U(L)	R-PD5

PARCEL	CURRENT ZONING	NEW ZONING
13813711086	U(L)	R-PD5
13813711087	U(L)	R-PD5
13813711088	U(L)	R-PD5
13813711089	U(L)	R-PD5
13813711090	U(L)	R-PD5
13813711091	U(L)	R-PD5
13813711092	U(L)	R-PD5
13813711093	U(L)	R-PD5
13813711094	U(L)	R-PD5
13813711095	U(L)	R-PD5
13813711096	U(L)	R-PD5
13813711097	U(L)	R-PD5
13813711098	U(L)	R-PD5
13813711099	U(L)	R-PD5
13813711100	U(L)	R-PD5
13813711101	U(L)	R-PD5
13813711102	U(L)	R-PD5
13813711103	U(L)	R-PD5
13813711104	U(L)	R-PD5
13813711105	U(L)	R-PD5
13813711106	U(L)	R-PD5
13813711107	U(L)	R-PD5
13813711108	U(L)	R-PD5
13813711109	U(L)	R-PD5
13813711110	U(L)	R-PD5
13813711111	U(L)	R-PD5
13813711112	U(L)	R-PD5
13813711113	U(L)	R-PD5
13813711114	U(L)	R-PD5
13813711115	U(L)	R-PD5
13813711116	U(L)	R-PD5
13813711117	U(L)	R-PD5
13813711118	U(L)	R-PD5
13813711119	U(L)	R-PD5
13813711120	U(L)	R-PD5
13813711121	U(L)	R-PD5
13813711122	U(L)	R-PD5
13813711123	U(L)	R-PD5
13813711124	U(L)	R-PD5
13813711125	U(L)	R-PD5
13813711126	U(L)	R-PD5
13813711127	U(L)	R-PD5
13813711128	U(L)	R-PD5
13813711129	U(L)	R-PD5
13813711130	U(L)	R-PD5
13813711131	U(L)	R-PD5
13813711132	U(L)	R-PD5
13813712001	U(R)	R-PD6

PARCEL	CURRENT ZONING	NEW ZONING
13813712002	U(R)	R-PD6
13813712003	U(R)	R-PD6
13813712004	U(R)	R-PD6
13813712005	U(R)	R-PD6
13813712006	U(R)	R-PD6
13813712007	U(R)	R-PD6
13813712008	U(R)	R-PD6
13813712009	U(R)	R-PD6
13813712010	U(R)	R-PD6
13813712011	U(R)	R-PD6
13813712012	U(R)	R-PD6
13813712013	U(R)	R-PD6
13813712014	U(R)	R-PD6
13813712015	U(R)	R-PD6
13813712016	U(R)	R-PD6
13813712017	U(R)	R-PD6
13813712018	U(R)	R-PD6
13813712019	U(R)	R-PD6
13813712020	U(R)	R-PD6
13813712021	U(R)	R-PD6
13813712022	U(R)	R-PD6
13813712023	U(R)	R-PD6
13813712024	U(R)	R-PD6
13813712025	U(R)	R-PD6
13813712026	U(R)	R-PD6
13813712027	U(R)	R-PD6
13813712028	U(R)	R-PD6
13813712029	U(R)	R-PD6
13813712030	U(R)	R-PD6
13813712031	U(R)	R-PD6
13813712032	U(R)	R-PD6
13813712033	U(R)	R-PD6
13813712034	U(R)	R-PD6
13813712035	U(R)	R-PD6
13813712036	U(R)	R-PD6
13813712037	U(R)	R-PD6
13813712038	U(R)	R-PD6
13813712039	U(R)	R-PD6
13813712040	U(R)	R-PD6
13813712041	U(R)	R-PD6
13813712042	U(R)	R-PD6
13813712043	U(R)	R-PD6
13813712044	U(R)	R-PD6
13813712045	U(R)	R-PD6
13813712046	U(R)	R-PD6
13813712047	U(R)	R-PD6
13813712048	U(R)	R-PD6
13813712049	U(R)	R-PD6

PARCEL	CURRENT ZONING	NEW ZONING
13813712050	U(R)	R-PD6
13813712051	U(R)	R-PD6
13813712052	U(R)	R-PD6
13813712053	U(R)	R-PD6
13813712054	U(R)	R-PD6
13813712055	U(R)	R-PD6
13813712056	U(R)	R-PD6
13813712057	U(R)	R-PD6
13813712058	U(R)	R-PD6
13813712059	U(R)	R-PD6
13813712060	U(R)	R-PD6
13813712061	U(R)	R-PD6
13813712062	U(R)	R-PD6
13813712063	U(R)	R-PD6
13813712064	U(R)	R-PD6
13813712065	U(R)	R-PD6
13813712066	U(R)	R-PD6
13813712067	U(R)	R-PD6
13813712068	U(R)	R-PD6
13813712069	U(R)	R-PD6
13813712070	U(R)	R-PD6
13813712071	U(R)	R-PD6
13813712072	U(R)	R-PD6
13813712073	U(R)	R-PD6
13813712074	U(R)	R-PD6
13813712075	U(R)	R-PD6
13813712076	U(R)	R-PD6
13813712077	U(R)	R-PD6
13813712078	U(R)	R-PD6
13813712079	U(R)	R-PD6
13813712080	U(R)	R-PD6
13813712081	U(R)	R-PD6
13813712082	U(R)	R-PD6
13813712083	U(R)	R-PD6
13813712084	U(R)	R-PD6
13813712085	U(R)	R-PD6
13813712086	U(R)	R-PD6
13813797005	U(L)	R-PD5
13813797006	U(L)	R-PD5
13813797007	U(L)	R-PD5
13813797008	U(L)	R-PD5
13813797009	U(L)	R-PD5
13813797010	U(L)	R-PD5
13813797011	U(L)	R-PD5
13813797012	U(L)	R-PD5
13813797013	U(L)	R-PD5
13813797014	U(L)	R-PD5
13813797015	U(L)	R-PD5

PARCEL	CURRENT ZONING	NEW ZONING
13813797016	U(L)	R-PD5
13813797017	U(R)	R-PD6
13813797018	U(R)	R-PD6
13813797019	U(R)	R-PD6
13813797020	U(R)	R-PD6
13824215005	C-1	R-4
13828122001	U(L)	R-PD16
13828122002	U(L)	R-PD16
13828122003	U(L)	R-PD16
13828122004	U(L)	R-PD16
13828122005	U(L)	R-PD16
13828122006	U(L)	R-PD16
13828122007	U(L)	R-PD16
13828122008	U(L)	R-PD16
13828122009	U(L)	R-PD16
13828122010	U(L)	R-PD16
13828122011	U(L)	R-PD16
13828122012	U(L)	R-PD16
13828122013	U(L)	R-PD16
13828122014	U(L)	R-PD16
13828122015	U(L)	R-PD16
13828122016	U(L)	R-PD16
13828122017	U(L)	R-PD16
13828122018	U(L)	R-PD16
13828122019	U(L)	R-PD16
13828122020	U(L)	R-PD16
13828122021	U(L)	R-PD16
13828122022	U(L)	R-PD16
13828122023	U(L)	R-PD16
13828122024	U(L)	R-PD16
13828122025	U(L)	R-PD16
13828122026	U(L)	R-PD16
13828122027	U(L)	R-PD16
13828122028	U(L)	R-PD16
13828122029	U(L)	R-PD16
13828122030	U(L)	R-PD16
13828122031	U(L)	R-PD16
13828122032	U(L)	R-PD16
13828122033	U(L)	R-PD16
13828122034	U(L)	R-PD16
13828122035	U(L)	R-PD16
13828122036	U(L)	R-PD16
13828122037	U(L)	R-PD16
13828122038	U(L)	R-PD16
13828122039	U(L)	R-PD16
13828122040	U(L)	R-PD16
13828122041	U(L)	R-PD16
13828122042	U(L)	R-PD16

PARCEL	CURRENT ZONING	NEW ZONING
13828122043	U(L)	R-PD16
13828122044	U(L)	R-PD16
13828122045	U(L)	R-PD16
13828122046	U(L)	R-PD16
13828122047	U(L)	R-PD16
13828122048	U(L)	R-PD16
13828122049	U(L)	R-PD16
13828122050	U(L)	R-PD16
13828122051	U(L)	R-PD16
13828122052	U(L)	R-PD16
13828122053	U(L)	R-PD16
13828122054	U(L)	R-PD16
13828122055	U(L)	R-PD16
13828122056	U(L)	R-PD16
13828122057	U(L)	R-PD16
13828197008	U(L)	R-PD16
13828197009	U(L)	R-PD16
13828197010	U(L)	R-PD16
13831210008	U(M)	R-3
13831610005	U(MLA)	R-PD10
13925410027	R-E	R-3
13925410037	R-E	R-3
13929613001	C-PB	R-PD8
13929613002	C-PB	R-PD8
13929613003	C-PB	R-PD8
13929613004	C-PB	R-PD8
13929613005	C-PB	R-PD8
13929613006	C-PB	R-PD8
13929613007	C-PB	R-PD8
13929613008	C-PB	R-PD8
13929613009	C-PB	R-PD8
13929613010	C-PB	R-PD8
13929613011	C-PB	R-PD8
13929613012	C-PB	R-PD8
13929613013	C-PB	R-PD8
13929613014	C-PB	R-PD8
13929613015	C-PB	R-PD8
13929613016	C-PB	R-PD8
13929613017	C-PB	R-PD8
13929613018	C-PB	R-PD8
13929613019	C-PB	R-PD8
13929613020	C-PB	R-PD8
13929613021	C-PB	R-PD8
13929613022	C-PB	R-PD8
13929613023	C-PB	R-PD8
13929613024	C-PB	R-PD8
13929613025	C-PB	R-PD8
13929613026	C-PB	R-PD8

PARCEL	CURRENT ZONING	NEW ZONING
13929613027	C-PB	R-PD8
13929613028	C-PB	R-PD8
13929613029	C-PB	R-PD8
13929613030	C-PB	R-PD8
13929613031	C-PB	R-PD8
13929613032	C-PB	R-PD8
13929613033	C-PB	R-PD8
13929613034	C-PB	R-PD8
13929613035	C-PB	R-PD8
13929613036	C-PB	R-PD8
13929613037	C-PB	R-PD8
13929613038	C-PB	R-PD8
13929613039	C-PB	R-PD8
13929613040	C-PB	R-PD8
13929613041	C-PB	R-PD8
13929613042	C-PB	R-PD8
13929613043	C-PB	R-PD8
13929613044	C-PB	R-PD8
13929613045	C-PB	R-PD8
13929613046	C-PB	R-PD8
13929613047	C-PB	R-PD8
13929613048	C-PB	R-PD8
13929613049	C-PB	R-PD8
13929613050	C-PB	R-PD8
13929613051	C-PB	R-PD8
13929613052	C-PB	R-PD8
13929613053	C-PB	R-PD8
13929613054	C-PB	R-PD8
13929613055	C-PB	R-PD8
13929613056	C-PB	R-PD8
13929613057	C-PB	R-PD8
13929613058	C-PB	R-PD8
13929613059	C-PB	R-PD8
13929613060	C-PB	R-PD8
13929613061	C-PB	R-PD8
13929613062	C-PB	R-PD8
13929613063	C-PB	R-PD8
13929613064	C-PB	R-PD8
13929613065	C-PB	R-PD8
13929613066	C-PB	R-PD8
13929613067	C-PB	R-PD8
13929613068	C-PB	R-PD8
13929613069	C-PB	R-PD8
13929613070	C-PB	R-PD8
13929613071	C-PB	R-PD8
13929613072	C-PB	R-PD8
13929613073	C-PB	R-PD8
13929613074	C-PB	R-PD8

PARCEL	CURRENT ZONING	NEW ZONING
13929613075	C-PB	R-PD8
13929613076	C-PB	R-PD8
13929613077	C-PB	R-PD8
13929613078	C-PB	R-PD8
13929613079	C-PB	R-PD8
13929613080	C-PB	R-PD8
13929613081	C-PB	R-PD8
13929613082	C-PB	R-PD8
13929613083	C-PB	R-PD8
13929613084	C-PB	R-PD8
13929613085	C-PB	R-PD8
13929613086	C-PB	R-PD8
13929613087	C-PB	R-PD8
13929613088	C-PB	R-PD8
13929613089	C-PB	R-PD8
13929613090	C-PB	R-PD8
13929613091	C-PB	R-PD8
13929613092	C-PB	R-PD8
13929613093	C-PB	R-PD8
13929613094	C-PB	R-PD8
13929613095	C-PB	R-PD8
13929613096	C-PB	R-PD8
13929613097	C-PB	R-PD8
13929613098	C-PB	R-PD8
13929613099	C-PB	R-PD8
13929613100	C-PB	R-PD8
13929613101	C-PB	R-PD8
13929613102	C-PB	R-PD8
13929613103	C-PB	R-PD8
13929613104	C-PB	R-PD8
13929613105	C-PB	R-PD8
13929613106	C-PB	R-PD8
13929613107	C-PB	R-PD8
13929613108	C-PB	R-PD8
13929613109	C-PB	R-PD8
13929613110	C-PB	R-PD8
13929613111	C-PB	R-PD8
13929613112	C-PB	R-PD8
13929613113	C-PB	R-PD8
13929613114	C-PB	R-PD8
13929613115	C-PB	R-PD8
13929613116	C-PB	R-PD8
13929613117	C-PB	R-PD8
13929613118	C-PB	R-PD8
13929613119	C-PB	R-PD8
13929613120	C-PB	R-PD8
13929613121	C-PB	R-PD8
13929613122	C-PB	R-PD8

PARCEL	CURRENT ZONING	NEW ZONING
13929613123	C-PB	R-PD8
13929613124	C-PB	R-PD8
13929613125	C-PB	R-PD8
13929613126	C-PB	R-PD8
13929613127	C-PB	R-PD8
13929613128	C-PB	R-PD8
13929613129	C-PB	R-PD8
13929613130	C-PB	R-PD8
13929613131	C-PB	R-PD8
13929613132	C-PB	R-PD8
13929613133	C-PB	R-PD8
13929613134	C-PB	R-PD8
13929613135	C-PB	R-PD8
13929613136	C-PB	R-PD8
13929613137	C-PB	R-PD8
13929613138	C-PB	R-PD8
13929613139	C-PB	R-PD8
13929613140	C-PB	R-PD8
13929613141	C-PB	R-PD8
13929613142	C-PB	R-PD8
13929613143	C-PB	R-PD8
13929613144	C-PB	R-PD8
13929613145	C-PB	R-PD8
13929613146	C-PB	R-PD8
13929613147	C-PB	R-PD8
13929613148	C-PB	R-PD8
13929613149	C-PB	R-PD8
13929613150	C-PB	R-PD8
13929613151	C-PB	R-PD8
13929613152	C-PB	R-PD8
13929613153	C-PB	R-PD8
13929613154	C-PB	R-PD8
13929613155	C-PB	R-PD8
13929613156	C-PB	R-PD8
13929613157	C-PB	R-PD8
13929613158	C-PB	R-PD8
13929613159	C-PB	R-PD8
13929613160	C-PB	R-PD8
13929613161	C-PB	R-PD8
13929613162	C-PB	R-PD8
13929613163	C-PB	R-PD8
13929613164	C-PB	R-PD8
13929613165	C-PB	R-PD8
13929613166	C-PB	R-PD8
13929613167	C-PB	R-PD8
13929613168	C-PB	R-PD8
13929613169	C-PB	R-PD8
13929613170	C-PB	R-PD8

PARCEL	CURRENT ZONING	NEW ZONING
13929613171	C-PB	R-PD8
13929613172	C-PB	R-PD8
13929613173	C-PB	R-PD8
13929613174	C-PB	R-PD8
13929613175	C-PB	R-PD8
13929613176	C-PB	R-PD8
13929613177	C-PB	R-PD8
13929613178	C-PB	R-PD8
13929613179	C-PB	R-PD8
13929613180	C-PB	R-PD8
13929613181	C-PB	R-PD8
13929613182	C-PB	R-PD8
13929613183	C-PB	R-PD8
13929613184	C-PB	R-PD8
13929613185	C-PB	R-PD8
13929613186	C-PB	R-PD8
13929613187	C-PB	R-PD8
13929613188	C-PB	R-PD8
13929613189	C-PB	R-PD8
13929613190	C-PB	R-PD8
13929613191	C-PB	R-PD8
13929613192	C-PB	R-PD8
13929613193	C-PB	R-PD8
13929613194	C-PB	R-PD8
13929613195	C-PB	R-PD8
13929613196	C-PB	R-PD8
13929613197	C-PB	R-PD8
13929613198	C-PB	R-PD8
13929613199	C-PB	R-PD8
13929613200	C-PB	R-PD8
13929613201	C-PB	R-PD8
13929613202	C-PB	R-PD8
13929613203	C-PB	R-PD8
13929613204	C-PB	R-PD8
13929613205	C-PB	R-PD8
13929613206	C-PB	R-PD8
13929613207	C-PB	R-PD8
13929613208	C-PB	R-PD8
13929613209	C-PB	R-PD8
13929613210	C-PB	R-PD8
13929613211	C-PB	R-PD8
13929613212	C-PB	R-PD8
13929613213	C-PB	R-PD8
13929613214	C-PB	R-PD8
13929613215	C-PB	R-PD8
13929613216	C-PB	R-PD8
13929613217	C-PB	R-PD8
13929613218	C-PB	R-PD8

PARCEL	CURRENT ZONING	NEW ZONING
13929613219	C-PB	R-PD8
13929613220	C-PB	R-PD8
13929613221	C-PB	R-PD8
13929613222	C-PB	R-PD8
13929613223	C-PB	R-PD8
13929613224	C-PB	R-PD8
13929613225	C-PB	R-PD8
13929613226	C-PB	R-PD8
13929613227	C-PB	R-PD8
13929613228	C-PB	R-PD8
13929613229	C-PB	R-PD8
13929613230	C-PB	R-PD8
13929613231	C-PB	R-PD8
13929613232	C-PB	R-PD8
13929613233	C-PB	R-PD8
13929613234	C-PB	R-PD8
13929613235	C-PB	R-PD8
13929613236	C-PB	R-PD8
13929613237	C-PB	R-PD8
13929613238	C-PB	R-PD8
13929613239	C-PB	R-PD8
13929613240	C-PB	R-PD8
13929613241	C-PB	R-PD8
13929613242	C-PB	R-PD8
13929613243	C-PB	R-PD8
13929613244	C-PB	R-PD8
13929613245	C-PB	R-PD8
13929613246	C-PB	R-PD8
13929613247	C-PB	R-PD8
13929613248	C-PB	R-PD8
13929613249	C-PB	R-PD8
13929613250	C-PB	R-PD8
13929613251	C-PB	R-PD8
13929613252	C-PB	R-PD8
13929613253	C-PB	R-PD8
13929613254	C-PB	R-PD8
13929613255	C-PB	R-PD8
13929613256	C-PB	R-PD8
13929613257	C-PB	R-PD8
13929613258	C-PB	R-PD8
13929613259	C-PB	R-PD8
13929613260	C-PB	R-PD8
13929613261	C-PB	R-PD8
13929613262	C-PB	R-PD8
13929613263	C-PB	R-PD8
13929613264	C-PB	R-PD8
13929613265	C-PB	R-PD8
13929613266	C-PB	R-PD8

PARCEL	CURRENT ZONING	NEW ZONING
13929613267	C-PB	R-PD8
13929613268	C-PB	R-PD8
13929613269	C-PB	R-PD8
13929613270	C-PB	R-PD8
13929613271	C-PB	R-PD8
13929613272	C-PB	R-PD8
13929613273	C-PB	R-PD8
13929613274	C-PB	R-PD8
13929613275	C-PB	R-PD8
13929613276	C-PB	R-PD8
13929613277	C-PB	R-PD8
13929613278	C-PB	R-PD8
13929613279	C-PB	R-PD8
13929613280	C-PB	R-PD8
13929613281	C-PB	R-PD8
13929613282	C-PB	R-PD8
13929613283	C-PB	R-PD8
13929697001	C-PB	R-PD8
13929697002	C-PB	R-PD8
13929697003	C-PB	R-PD8
13929697004	C-PB	R-PD8
13929697005	C-PB	R-PD8
13929697006	C-PB	R-PD8
13929697007	C-PB	R-PD8
13929697008	C-PB	R-PD8
13929697009	C-PB	R-PD8
13929697010	C-PB	R-PD8
13929697011	C-PB	R-PD8
13929697012	C-PB	R-PD8
13929697013	C-PB	R-PD8
13929697014	C-PB	R-PD8
13929697015	C-PB	R-PD8
13929697016	C-PB	R-PD8
13929697017	C-PB	R-PD8
13929697018	C-PB	R-PD8
13929697019	C-PB	R-PD8
13929697020	C-PB	R-PD8
13929697021	C-PB	R-PD8
13929697022	C-PB	R-PD8
13929697023	C-PB	R-PD8
13934512089	R-3	R-4
13935611063	R-2	R-3
13935611067	R-2	R-3
13936110011	R-E	R-3
13936110012	R-3	R-3
13936110013	R-3	R-3
13936110014	R-E	R-3
13936110015	R-E	R-3

PARCEL	CURRENT ZONING	NEW ZONING
13936110016	R-E	R-3
13936110017	R-E	R-3
13936110018	R-E	R-3
13936110019	R-E	R-3
13936110020	R-E	R-3
13936110021	R-E	R-3
13936110022	R-E	R-3
13936110023	R-E	R-3
13936110024	R-E	R-3
13936110025	R-E	R-3
13936110026	R-3	R-3
13936110038	R-E	R-3
14030512011	R-E	R-2
14030512012	R-E	R-2
14030512018	R-E	R-2
14030512019	R-E	R-2
14030512020	R-E	R-2
14030512021	R-E	R-2
14030512022	R-E	R-2
14030512023	R-E	R-2
14030512024	R-E	R-2
14030512025	R-E	R-2
16202410086	P-R	R-2
16206610004	R-E	R-D
16207623041	C-1	R-4
16207623088	C-1	R-4
16303215001	R-E	R-PD2
16303215002	R-E	R-PD2
16303215003	R-E	R-PD2
16303215004	R-E	R-PD2
16303215005	R-E	R-PD2
16303215006	R-E	R-PD2
16303215007	R-E	R-PD2
16303215008	R-E	R-PD2
16303215009	R-E	R-PD2
16303297007	R-E	R-PD2
16303297008	R-E	R-PD2
16304220001	U(L)	R-1
16304220002	U(L)	R-1
16304220003	U(L)	R-1
16304220004	U(L)	R-1
16304220005	U(L)	R-1
16304220006	U(L)	R-1
16304220007	U(L)	R-1
16304220008	U(L)	R-1
16304415001	R-E	R-PD2
16304415002	R-E	R-PD2
16304415003	R-E	R-PD2

PARCEL	CURRENT ZONING	NEW ZONING
16304415004	R-E	R-PD2
16304415005	R-E	R-PD2
16304415006	R-E	R-PD2
16304415007	R-E	R-PD2
16304415008	R-E	R-PD2
16304415009	R-E	R-PD2
16304497010	R-E	R-PD2
16304497011	R-E	R-PD2
16304497012	R-E	R-PD2
16304497013	R-E	R-PD2
16306321001	U(M)	R-3
16306321002	U(M)	R-3
16306321003	U(M)	R-3
16306321004	U(M)	R-3
16306321005	U(M)	R-3
16306321006	U(M)	R-3
16306321007	U(M)	R-3
16306321008	U(M)	R-3
16306321009	U(M)	R-3
16306321010	U(M)	R-3
16306321011	U(M)	R-3
16306321012	U(M)	R-3
16306321013	U(M)	R-3
16306321014	U(M)	R-3
16306321015	U(M)	R-3
16306321016	U(M)	R-3
16306321017	U(M)	R-3
16306321018	U(M)	R-3
16306321019	U(M)	R-3
16306321020	U(M)	R-3
16306321021	U(M)	R-3
16306321022	U(M)	R-3
16306321023	U(M)	R-3
16306321024	U(M)	R-3
16306321025	U(M)	R-3
16306321026	U(M)	R-3
16306321027	U(M)	R-3
16306321028	U(M)	R-3
16306321029	U(M)	R-3
16306321030	U(M)	R-3
16306321031	U(M)	R-3
16306321032	U(M)	R-3
16306321033	U(M)	R-3
16306321034	U(M)	R-3
16306321035	U(M)	R-3
16306321036	U(M)	R-3
16306321037	U(M)	R-3
16306321038	U(M)	R-3

PARCEL	CURRENT ZONING	NEW ZONING
16306321039	U(M)	R-3
16306321040	U(M)	R-3
16306321041	U(M)	R-3
16306321042	U(M)	R-3
16306321043	U(M)	R-3
16306321044	U(M)	R-3
16306321045	U(M)	R-3
16306321046	U(M)	R-3
16306321047	U(M)	R-3
16306321048	U(M)	R-3
16306321049	U(M)	R-3
16306321050	U(M)	R-3
16306321051	U(M)	R-3
16306321052	U(M)	R-3
16306321053	U(M)	R-3
16306321054	U(M)	R-3
16306321055	U(M)	R-3
16306321056	U(M)	R-3
16306321057	U(M)	R-3
16306321058	U(M)	R-3
16306321059	U(M)	R-3
16306321060	U(M)	R-3
16306321061	U(M)	R-3
16306321062	U(M)	R-3
16306321063	U(M)	R-3
16306321064	U(M)	R-3
16306321065	U(M)	R-3
16306321066	U(M)	R-3
16306321067	U(M)	R-3
16306321068	U(M)	R-3
16306321069	U(M)	R-3
16306321070	U(M)	R-3
16306321071	U(M)	R-3
16306321072	U(M)	R-3
16306321073	U(M)	R-3
16306321074	U(M)	R-3
16306321075	U(M)	R-3
16306321076	U(M)	R-3
16306321077	U(M)	R-3
16306321078	U(M)	R-3
16306321079	U(M)	R-3
16306321080	U(M)	R-3
16306321081	U(M)	R-3
16306321082	U(M)	R-3
16306321083	U(M)	R-3
16306321084	U(M)	R-3
16306321085	U(M)	R-3
16306321086	U(M)	R-3

PARCEL	CURRENT ZONING	NEW ZONING
16306321087	U(M)	R-3
16306321088	U(M)	R-3
16306321089	U(M)	R-3
16306321090	U(M)	R-3
16306321091	U(M)	R-3
16306321092	U(M)	R-3
16306321093	U(M)	R-3
16306321094	U(M)	R-3
16306321095	U(M)	R-3
16306321096	U(M)	R-3
16306321097	U(M)	R-3
16306321098	U(M)	R-3
16306321099	U(M)	R-3
16306321100	U(M)	R-3
16306321101	U(M)	R-3
16306321102	U(M)	R-3
16306321103	U(M)	R-3
16306321104	U(M)	R-3
16306321105	U(M)	R-3
16306321106	U(M)	R-3
16306321107	U(M)	R-3
16306321108	U(M)	R-3
16306321109	U(M)	R-3
16306321110	U(M)	R-3
16306321111	U(M)	R-3
16306320001	U(M)	R-3
16306320002	U(M)	R-3
16306320003	U(M)	R-3
16306320004	U(M)	R-3
16306320005	U(M)	R-3
16306320006	U(M)	R-3
16306320007	U(M)	R-3
16306320008	U(M)	R-3
16306320009	U(M)	R-3
16306320010	U(M)	R-3
16306320011	U(M)	R-3
16306320012	U(M)	R-3
16306320013	U(M)	R-3
16306320014	U(M)	R-3
16306320015	U(M)	R-3
16306320016	U(M)	R-3
16306320017	U(M)	R-3
16306320018	U(M)	R-3
16306320019	U(M)	R-3
16306320020	U(M)	R-3
16306320021	U(M)	R-3
16306320022	U(M)	R-3
16306320023	U(M)	R-3

PARCEL	CURRENT ZONING	NEW ZONING
16306320024	U(M)	R-3
16306320025	U(M)	R-3
16306320026	U(M)	R-3
16306320027	U(M)	R-3
16306320028	U(M)	R-3
16306320029	U(M)	R-3
16306320030	U(M)	R-3
16306320031	U(M)	R-3
16306320032	U(M)	R-3
16306320033	U(M)	R-3
16306320034	U(M)	R-3
16306320035	U(M)	R-3
16306320036	U(M)	R-3
16306320037	U(M)	R-3
16306320038	U(M)	R-3
16306320039	U(M)	R-3
16306320040	U(M)	R-3
16306320041	U(M)	R-3
16306320042	U(M)	R-3
16306320043	U(M)	R-3
16306320044	U(M)	R-3
16306320045	U(M)	R-3
16306320046	U(M)	R-3
16306320047	U(M)	R-3
16306320048	U(M)	R-3
16306320049	U(M)	R-3
16306320050	U(M)	R-3
16306320051	U(M)	R-3
16306320052	U(M)	R-3
16306320053	U(M)	R-3
16306320054	U(M)	R-3
16306320055	U(M)	R-3
16306320056	U(M)	R-3
16306320057	U(M)	R-3
16306320058	U(M)	R-3
16306320059	U(M)	R-3
16306320060	U(M)	R-3
16306320061	U(M)	R-3
16306320062	U(M)	R-3
16306320063	U(M)	R-3
16306417001	U(M)	R-3
16306417002	U(M)	R-3
16306417003	U(M)	R-3
16306417004	U(M)	R-3
16306417005	U(M)	R-3
16306417006	U(M)	R-3
16306417007	U(M)	R-3
16306417008	U(M)	R-3

PARCEL	CURRENT ZONING	NEW ZONING
16306417009	U(M)	R-3
16306417010	U(M)	R-3
16306417011	U(M)	R-3
16306417012	U(M)	R-3
16306417013	U(M)	R-3
16306417014	U(M)	R-3
16306417015	U(M)	R-3
16306417016	U(M)	R-3
16306417017	U(M)	R-3
16306417018	U(M)	R-3
16306417019	U(M)	R-3
16306417020	U(M)	R-3
16306417021	U(M)	R-3
16306417022	U(M)	R-3
16306417023	U(M)	R-3
16306417024	U(M)	R-3
16306417025	U(M)	R-3
16306417026	U(M)	R-3
16306417027	U(M)	R-3
16306417028	U(M)	R-3
16306417029	U(M)	R-3
16306417030	U(M)	R-3
16306417031	U(M)	R-3
16306417032	U(M)	R-3
16306417033	U(M)	R-3
16306417034	U(M)	R-3
16306417035	U(M)	R-3
16306417036	U(M)	R-3
16306417037	U(M)	R-3
16306417038	U(M)	R-3
16306417039	U(M)	R-3
16306417040	U(M)	R-3
16306417041	U(M)	R-3
16306417042	U(M)	R-3
16306417043	U(M)	R-3
16306417044	U(M)	R-3
16306417045	U(M)	R-3
16306417046	U(M)	R-3
16306417047	U(M)	R-3
16306417048	U(M)	R-3
16306417049	U(M)	R-3
16306417050	U(M)	R-3
16306417051	U(M)	R-3
16306417052	U(M)	R-3
16306417053	U(M)	R-3
16306417054	U(M)	R-3
16306417055	U(M)	R-3
16306417056	U(M)	R-3

PARCEL	CURRENT ZONING	NEW ZONING
16306417057	U(M)	R-3
16306417058	U(M)	R-3
16306417059	U(M)	R-3
16306417060	U(M)	R-3
16306417061	U(M)	R-3
16306417062	U(M)	R-3
16306417063	U(M)	R-3
16306417064	U(M)	R-3
16306417065	U(M)	R-3
16306417066	U(M)	R-3
16306417067	U(M)	R-3
16306417068	U(M)	R-3
16306417069	U(M)	R-3
16306417070	U(M)	R-3
16306417071	U(M)	R-3
16306417072	U(M)	R-3
16306417073	U(M)	R-3
16306417074	U(M)	R-3
16306417075	U(M)	R-3
16306417076	U(M)	R-3
16306417077	U(M)	R-3
16306417078	U(M)	R-3
16306417079	U(M)	R-3
16306417080	U(M)	R-3
16306417081	U(M)	R-3
16306417082	U(M)	R-3
16306417083	U(M)	R-3
16306417084	U(M)	R-3
16306417085	U(M)	R-3
16306417086	U(M)	R-3
16306417087	U(M)	R-3
16306417088	U(M)	R-3
16306417089	U(M)	R-3
16306417090	U(M)	R-3
16306418001	U(M)	R-3
16306418002	U(M)	R-3
16306418003	U(M)	R-3
16306418004	U(M)	R-3
16306418005	U(M)	R-3
16306418006	U(M)	R-3
16306418007	U(M)	R-3
16306418008	U(M)	R-3
16306418009	U(M)	R-3
16306418010	U(M)	R-3
16306418011	U(M)	R-3
16306418012	U(M)	R-3
16306418013	U(M)	R-3
16306418014	U(M)	R-3

PARCEL	CURRENT ZONING	NEW ZONING
16306418015	U(M)	R-3
16306418016	U(M)	R-3
16306418017	U(M)	R-3
16306418018	U(M)	R-3
16306418019	U(M)	R-3
16306418020	U(M)	R-3
16306418021	U(M)	R-3
16306418022	U(M)	R-3
16306418023	U(M)	R-3
16306418024	U(M)	R-3
16306418025	U(M)	R-3
16306418026	U(M)	R-3
16306418027	U(M)	R-3
16306418028	U(M)	R-3
16306418029	U(M)	R-3
16306418030	U(M)	R-3
16306418031	U(M)	R-3
16306418032	U(M)	R-3
16306418033	U(M)	R-3
16306418034	U(M)	R-3
16306418035	U(M)	R-3
16306418036	U(M)	R-3
16306418037	U(M)	R-3
16306418038	U(M)	R-3
16306418039	U(M)	R-3
16306418040	U(M)	R-3
16306418041	U(M)	R-3
16306418042	U(M)	R-3
16306418043	U(M)	R-3
16306418044	U(M)	R-3
16306418045	U(M)	R-3
16306418046	U(M)	R-3
16306418047	U(M)	R-3
16306418048	U(M)	R-3
16306418049	U(M)	R-3
16306418050	U(M)	R-3
16306418051	U(M)	R-3
16306418052	U(M)	R-3
16306418053	U(M)	R-3
16306418054	U(M)	R-3
16306418055	U(M)	R-3
16306418056	U(M)	R-3
16306418057	U(M)	R-3
16306418058	U(M)	R-3
16306418059	U(M)	R-3
16306418060	U(M)	R-3
16306418061	U(M)	R-3
16306418062	U(M)	R-3

PARCEL	CURRENT ZONING	NEW ZONING
16306418063	U(M)	R-3
16306418064	U(M)	R-3
16306418065	U(M)	R-3
16306418066	U(M)	R-3
16306418067	U(M)	R-3
16306418068	U(M)	R-3
16306418069	U(M)	R-3
16306418070	U(M)	R-3
16306418071	U(M)	R-3
16306418072	U(M)	R-3
16306418073	U(M)	R-3
16306418074	U(M)	R-3
16306418075	U(M)	R-3
16306418076	U(M)	R-3
16306418077	U(M)	R-3
16306418078	U(M)	R-3
16306418079	U(M)	R-3
16306418080	U(M)	R-3
16306418081	U(M)	R-3
16306418082	U(M)	R-3
16306418083	U(M)	R-3
16306418084	U(M)	R-3
16306418085	U(M)	R-3
16306418086	U(M)	R-3
16306418087	U(M)	R-3
16306418088	U(M)	R-3
16306418089	U(M)	R-3
16306418090	U(M)	R-3
16306418091	U(M)	R-3
16306418092	U(M)	R-3
16306418093	U(M)	R-3
16306418094	U(M)	R-3
16306418095	U(M)	R-3
16306418096	U(M)	R-3
16306418097	U(M)	R-3
16306418098	U(M)	R-3
16306418099	U(M)	R-3
16306418100	U(M)	R-3
16306418101	U(M)	R-3
16306418102	U(M)	R-3
16306418103	U(M)	R-3
16306418104	U(M)	R-3
16306418105	U(M)	R-3
16306418106	U(M)	R-3
16306418107	U(M)	R-3
16306418108	U(M)	R-3
13712510001	U(PCD)	PD
13712510002	U(PCD)	PD

PARCEL	CURRENT ZONING	NEW ZONING
13712510003	U(PCD)	PD
13712510004	U(PCD)	PD
13712510005	U(PCD)	PD
13712510006	U(PCD)	PD
13712510007	U(PCD)	PD
13712510008	U(PCD)	PD
13712510009	U(PCD)	PD
13712510010	U(PCD)	PD
13712510011	U(PCD)	PD
13712510012	U(PCD)	PD
13712510013	U(PCD)	PD
13712510014	U(PCD)	PD
13712510015	U(PCD)	PD
13712510016	U(PCD)	PD
13712510017	U(PCD)	PD
13712510018	U(PCD)	PD
13712510019	U(PCD)	PD
13712510020	U(PCD)	PD
13712510021	U(PCD)	PD
13712510022	U(PCD)	PD
13712510023	U(PCD)	PD
13712510024	U(PCD)	PD
13712510025	U(PCD)	PD
13712510026	U(PCD)	PD
13712510027	U(PCD)	PD
13712510028	U(PCD)	PD
13712510029	U(PCD)	PD
13712510030	U(PCD)	PD
13712510031	U(PCD)	PD
13712510032	U(PCD)	PD
13712510033	U(PCD)	PD
13712510034	U(PCD)	PD
13712510035	U(PCD)	PD
13712510036	U(PCD)	PD
13712510037	U(PCD)	PD
13712510038	U(PCD)	PD
13712510039	U(PCD)	PD
13712510040	U(PCD)	PD
13712510041	U(PCD)	PD
13712510042	U(PCD)	PD
13712510043	U(PCD)	PD
13712510044	U(PCD)	PD
13712510045	U(PCD)	PD
13712510046	U(PCD)	PD
13712510047	U(PCD)	PD
13712510048	U(PCD)	PD
13712510049	U(PCD)	PD
13712510050	U(PCD)	PD

PARCEL	CURRENT ZONING	NEW ZONING
13712510051	U(PCD)	PD
13712510052	U(PCD)	PD
13712510053	U(PCD)	PD
13712510054	U(PCD)	PD
13712510055	U(PCD)	PD
13712510056	U(PCD)	PD
13712510057	U(PCD)	PD
13712510058	U(PCD)	PD
13712510059	U(PCD)	PD
13712510060	U(PCD)	PD
13712510061	U(PCD)	PD
13712510062	U(PCD)	PD
13712510063	U(PCD)	PD
13712510064	U(PCD)	PD
13712510065	U(PCD)	PD
13712510066	U(PCD)	PD
13712510067	U(PCD)	PD
13712510068	U(PCD)	PD
13712510069	U(PCD)	PD
13712510070	U(PCD)	PD
13712510071	U(PCD)	PD
13712510072	U(PCD)	PD
13712510073	U(PCD)	PD
13712510074	U(PCD)	PD
13712510075	U(PCD)	PD
13712510076	U(PCD)	PD
13712510077	U(PCD)	PD
13712510078	U(PCD)	PD
13712510079	U(PCD)	PD
13712510080	U(PCD)	PD
13712510081	U(PCD)	PD
13712510082	U(PCD)	PD
13712510083	U(PCD)	PD
13712510084	U(PCD)	PD
13712510085	U(PCD)	PD
13712510086	U(PCD)	PD
13712510087	U(PCD)	PD
13712510088	U(PCD)	PD
13712510089	U(PCD)	PD
13712510090	U(PCD)	PD
13712510091	U(PCD)	PD
13712510092	U(PCD)	PD
13712510093	U(PCD)	PD
13712510094	U(PCD)	PD
13712510095	U(PCD)	PD
13712510096	U(PCD)	PD
13712510097	U(PCD)	PD
13712510098	U(PCD)	PD

PARCEL	CURRENT ZONING	NEW ZONING
13712510099	U(PCD)	PD
13712510100	U(PCD)	PD
13712510101	U(PCD)	PD
13712510102	U(PCD)	PD
13712510103	U(PCD)	PD
13712510104	U(PCD)	PD
13712510105	U(PCD)	PD
13712510106	U(PCD)	PD
13712510107	U(PCD)	PD
13712510108	U(PCD)	PD
13712510109	U(PCD)	PD
13712510110	U(PCD)	PD
13712510111	U(PCD)	PD
13712510112	U(PCD)	PD
13712510113	U(PCD)	PD
13712510114	U(PCD)	PD
13712510115	U(PCD)	PD
13712510116	U(PCD)	PD
13712510117	U(PCD)	PD
13712510118	U(PCD)	PD
13712510119	U(PCD)	PD
13712510120	U(PCD)	PD
13712510121	U(PCD)	PD
13712510122	U(PCD)	PD
13712510123	U(PCD)	PD
13712510124	U(PCD)	PD
13712510125	U(PCD)	PD
13712510126	U(PCD)	PD
13712510127	U(PCD)	PD
13712510128	U(PCD)	PD
13712510129	U(PCD)	PD
13712510130	U(PCD)	PD
13712510131	U(PCD)	PD
13712510132	U(PCD)	PD
13712510133	U(PCD)	PD
13712510134	U(PCD)	PD
13712510135	U(PCD)	PD
13712510136	U(PCD)	PD
13712510137	U(PCD)	PD
13712510138	U(PCD)	PD
13712510139	U(PCD)	PD
13712510140	U(PCD)	PD
13712510141	U(PCD)	PD
13712510142	U(PCD)	PD
13712510143	U(PCD)	PD
13712510144	U(PCD)	PD
13712510145	U(PCD)	PD
13712510146	U(PCD)	PD

PARCEL	CURRENT ZONING	NEW ZONING
13712510147	U(PCD)	PD
13712510148	U(PCD)	PD
13712510149	U(PCD)	PD
13712510150	U(PCD)	PD
13712510151	U(PCD)	PD
13712510152	U(PCD)	PD
13712510153	U(PCD)	PD
13712510154	U(PCD)	PD
13712510155	U(PCD)	PD
13712510156	U(PCD)	PD
13712510157	U(PCD)	PD
13712510158	U(PCD)	PD
13712510159	U(PCD)	PD
13712510160	U(PCD)	PD
13712510161	U(PCD)	PD
13712510162	U(PCD)	PD
13712510163	U(PCD)	PD
13712510164	U(PCD)	PD
13712510165	U(PCD)	PD
13712510166	U(PCD)	PD
13712510167	U(PCD)	PD
13712510168	U(PCD)	PD
13712510169	U(PCD)	PD
13712510170	U(PCD)	PD
13712510171	U(PCD)	PD
13712510172	U(PCD)	PD
13712510173	U(PCD)	PD
13712510174	U(PCD)	PD
13712510175	U(PCD)	PD
13712510176	U(PCD)	PD
13712510177	U(PCD)	PD
13712510178	U(PCD)	PD
13712510179	U(PCD)	PD
13712510180	U(PCD)	PD
13712510181	U(PCD)	PD
13712510182	U(PCD)	PD
13712510183	U(PCD)	PD
13712510184	U(PCD)	PD
13712510185	U(PCD)	PD
13712510186	U(PCD)	PD
13712510187	U(PCD)	PD
13712510188	U(PCD)	PD
13712510189	U(PCD)	PD
13712510190	U(PCD)	PD
13712510191	U(PCD)	PD
13712510192	U(PCD)	PD
13712510193	U(PCD)	PD
13712510194	U(PCD)	PD

PARCEL	CURRENT ZONING	NEW ZONING
13712510195	U(PCD)	PD
13712510196	U(PCD)	PD
13712510197	U(PCD)	PD
13712510198	U(PCD)	PD
13712510199	U(PCD)	PD
13712510200	U(PCD)	PD
13712510201	U(PCD)	PD
13712510202	U(PCD)	PD
13712510203	U(PCD)	PD
13712510204	U(PCD)	PD
13712510205	U(PCD)	PD
13712510206	U(PCD)	PD
13712510207	U(PCD)	PD
13712510208	U(PCD)	PD
13712510209	U(PCD)	PD
13712510210	U(PCD)	PD
13712510211	U(PCD)	PD
13712510212	U(PCD)	PD
13712510213	U(PCD)	PD
13712510214	U(PCD)	PD
13712510215	U(PCD)	PD
13712510216	U(PCD)	PD
13712510217	U(PCD)	PD
13712510218	U(PCD)	PD
13712510219	U(PCD)	PD
13712510220	U(PCD)	PD
13712510221	U(PCD)	PD
13712510222	U(PCD)	PD
13712510223	U(PCD)	PD
13712510224	U(PCD)	PD
13712510225	U(PCD)	PD
13712510226	U(PCD)	PD
13712510227	U(PCD)	PD
13712510228	U(PCD)	PD
13712510229	U(PCD)	PD
13712510230	U(PCD)	PD
13712510231	U(PCD)	PD
13712510232	U(PCD)	PD
13712510233	U(PCD)	PD
13712510234	U(PCD)	PD
13712510235	U(PCD)	PD
13712510236	U(PCD)	PD
13712510237	U(PCD)	PD
13712510238	U(PCD)	PD
13712510239	U(PCD)	PD
13712510240	U(PCD)	PD
13712510241	U(PCD)	PD
13712510242	U(PCD)	PD

PARCEL	CURRENT ZONING	NEW ZONING
13712510243	U(PCD)	PD
13712510244	U(PCD)	PD
13712510245	U(PCD)	PD
13712510246	U(PCD)	PD
13712510247	U(PCD)	PD
13712510248	U(PCD)	PD
13712510249	U(PCD)	PD
13712510250	U(PCD)	PD
13712510251	U(PCD)	PD
13712510252	U(PCD)	PD
13712510253	U(PCD)	PD
13712510254	U(PCD)	PD
13712510255	U(PCD)	PD
13712510256	U(PCD)	PD
13712510257	U(PCD)	PD
13712510258	U(PCD)	PD
13712510259	U(PCD)	PD
13712510260	U(PCD)	PD
13712510261	U(PCD)	PD
13712510262	U(PCD)	PD
13712510263	U(PCD)	PD
13712510264	U(PCD)	PD
13712510265	U(PCD)	PD
13712510266	U(PCD)	PD
13712510267	U(PCD)	PD
13712510268	U(PCD)	PD
13712510269	U(PCD)	PD
13712510270	U(PCD)	PD
13712510271	U(PCD)	PD
13712510272	U(PCD)	PD
13712510273	U(PCD)	PD
13712510274	U(PCD)	PD
13712510275	U(PCD)	PD
13712510276	U(PCD)	PD
13712510277	U(PCD)	PD
13712510278	U(PCD)	PD
13712510279	U(PCD)	PD
13712510280	U(PCD)	PD
13712510281	U(PCD)	PD
13712510282	U(PCD)	PD
13712510283	U(PCD)	PD
13712510284	U(PCD)	PD
13712510285	U(PCD)	PD
13712510286	U(PCD)	PD
13712510287	U(PCD)	PD
13712510288	U(PCD)	PD
13712510289	U(PCD)	PD
13712510290	U(PCD)	PD

PARCEL	CURRENT ZONING	NEW ZONING
13712510291	U(PCD)	PD
13712510292	U(PCD)	PD
13712510293	U(PCD)	PD
13712510294	U(PCD)	PD
13712510295	U(PCD)	PD
13712510296	U(PCD)	PD
13712510297	U(PCD)	PD
13712510298	U(PCD)	PD
13712510299	U(PCD)	PD
13712510300	U(PCD)	PD
13712510301	U(PCD)	PD
13712510302	U(PCD)	PD
13712510303	U(PCD)	PD
13712510304	U(PCD)	PD
13712510305	U(PCD)	PD
13712510306	U(PCD)	PD
13712510307	U(PCD)	PD
13712510308	U(PCD)	PD
13712510309	U(PCD)	PD
13712510310	U(PCD)	PD
13712510311	U(PCD)	PD
13712510312	U(PCD)	PD
13712510313	U(PCD)	PD
13712510314	U(PCD)	PD
13712510315	U(PCD)	PD
13712510316	U(PCD)	PD
13712510317	U(PCD)	PD
13712510318	U(PCD)	PD
13712510319	U(PCD)	PD
13712510320	U(PCD)	PD
13712510321	U(PCD)	PD
13712510322	U(PCD)	PD
13712510323	U(PCD)	PD
13712510324	U(PCD)	PD
13712510325	U(PCD)	PD
13712510326	U(PCD)	PD
13712510327	U(PCD)	PD
13712510328	U(PCD)	PD
13712510329	U(PCD)	PD
13712510330	U(PCD)	PD
13712510331	U(PCD)	PD
13712510332	U(PCD)	PD
13712510333	U(PCD)	PD
13712510334	U(PCD)	PD
13712510335	U(PCD)	PD
13712510336	U(PCD)	PD
13712510337	U(PCD)	PD
13712510338	U(PCD)	PD

PARCEL	CURRENT ZONING	NEW ZONING
13712510339	U(PCD)	PD
13712510340	U(PCD)	PD
13712510341	U(PCD)	PD
13712510342	U(PCD)	PD
13712510343	U(PCD)	PD
13712510344	U(PCD)	PD
13712510345	U(PCD)	PD
13712510346	U(PCD)	PD
13712510347	U(PCD)	PD
13712310001	U(PCD)	PD
13712310002	U(PCD)	PD
13712310003	U(PCD)	PD
13712310004	U(PCD)	PD
13712310005	U(PCD)	PD
13712310006	U(PCD)	PD
13712310007	U(PCD)	PD
13712310008	U(PCD)	PD
13712310009	U(PCD)	PD
13712310010	U(PCD)	PD
13712310011	U(PCD)	PD
13712310012	U(PCD)	PD
13712310013	U(PCD)	PD
13712310014	U(PCD)	PD
13712310015	U(PCD)	PD
13712310016	U(PCD)	PD
13712310017	U(PCD)	PD
13712310018	U(PCD)	PD
13712310019	U(PCD)	PD
13712310020	U(PCD)	PD
13712310021	U(PCD)	PD
13712310022	U(PCD)	PD
13712310023	U(PCD)	PD
13712310024	U(PCD)	PD
13712310025	U(PCD)	PD
13712310026	U(PCD)	PD
13712310027	U(PCD)	PD
13712310028	U(PCD)	PD
13712310029	U(PCD)	PD
13712310030	U(PCD)	PD
13712310031	U(PCD)	PD
13712310032	U(PCD)	PD
13712310033	U(PCD)	PD
13712310034	U(PCD)	PD
13712310035	U(PCD)	PD
13712310036	U(PCD)	PD
13712310037	U(PCD)	PD
13712310038	U(PCD)	PD
13712310039	U(PCD)	PD

PARCEL	CURRENT ZONING	NEW ZONING
13712310040	U(PCD)	PD
13712310041	U(PCD)	PD
13712310042	U(PCD)	PD
13712310043	U(PCD)	PD
13712310044	U(PCD)	PD
13712310045	U(PCD)	PD
13712310046	U(PCD)	PD
13712310047	U(PCD)	PD
13712310048	U(PCD)	PD
13712310049	U(PCD)	PD
13712310050	U(PCD)	PD
13712310051	U(PCD)	PD
13712310052	U(PCD)	PD
13712310053	U(PCD)	PD
13712310054	U(PCD)	PD
13712310055	U(PCD)	PD
13712310056	U(PCD)	PD
13712310057	U(PCD)	PD
13712310058	U(PCD)	PD
13712310059	U(PCD)	PD
13712310060	U(PCD)	PD
13712310061	U(PCD)	PD
13712310062	U(PCD)	PD
13712310063	U(PCD)	PD
13712310064	U(PCD)	PD
13712310065	U(PCD)	PD
13712310066	U(PCD)	PD
13712310067	U(PCD)	PD
13712310068	U(PCD)	PD
13712310069	U(PCD)	PD
13712310070	U(PCD)	PD
13712310071	U(PCD)	PD
13712310072	U(PCD)	PD
13712310073	U(PCD)	PD
13712310074	U(PCD)	PD
13712310075	U(PCD)	PD
13712310076	U(PCD)	PD
13712310077	U(PCD)	PD
13712310078	U(PCD)	PD
13712310079	U(PCD)	PD
13712310080	U(PCD)	PD
13712310081	U(PCD)	PD
13712310082	U(PCD)	PD
13712310083	U(PCD)	PD
13712310084	U(PCD)	PD
13712310085	U(PCD)	PD
13712310086	U(PCD)	PD
13712310087	U(PCD)	PD

PARCEL	CURRENT ZONING	NEW ZONING
13712310088	U(PCD)	PD
13712310089	U(PCD)	PD
13712310090	U(PCD)	PD
13712310091	U(PCD)	PD
13712310092	U(PCD)	PD
13712310093	U(PCD)	PD
13712310094	U(PCD)	PD
13712310095	U(PCD)	PD
13712310096	U(PCD)	PD
13712310097	U(PCD)	PD
13712310098	U(PCD)	PD
13712310099	U(PCD)	PD
13712310100	U(PCD)	PD
13712310101	U(PCD)	PD
13712310102	U(PCD)	PD
13712310103	U(PCD)	PD
13712310104	U(PCD)	PD
13712310105	U(PCD)	PD
13712310106	U(PCD)	PD
13712310107	U(PCD)	PD
13712310108	U(PCD)	PD
13712310109	U(PCD)	PD
13712310110	U(PCD)	PD
13712310111	U(PCD)	PD
13712310112	U(PCD)	PD
13712310113	U(PCD)	PD
13712310114	U(PCD)	PD
13712310115	U(PCD)	PD
13712310116	U(PCD)	PD
13712310117	U(PCD)	PD
13712310118	U(PCD)	PD
13712310119	U(PCD)	PD
13712310120	U(PCD)	PD
13712310121	U(PCD)	PD
13712310122	U(PCD)	PD
13712310123	U(PCD)	PD
13712310124	U(PCD)	PD
13712310125	U(PCD)	PD
13712310126	U(PCD)	PD
13712310127	U(PCD)	PD
13712310128	U(PCD)	PD
13712310129	U(PCD)	PD
13712310130	U(PCD)	PD
13712310131	U(PCD)	PD
13712310132	U(PCD)	PD
13712310133	U(PCD)	PD
13712310134	U(PCD)	PD
13712310135	U(PCD)	PD

PARCEL	CURRENT ZONING	NEW ZONING
13712310136	U(PCD)	PD
13712310137	U(PCD)	PD
13712310138	U(PCD)	PD
13712310139	U(PCD)	PD
13712310140	U(PCD)	PD
13712310141	U(PCD)	PD
13712310142	U(PCD)	PD
13712310143	U(PCD)	PD
13712310144	U(PCD)	PD
13712310145	U(PCD)	PD
13712310146	U(PCD)	PD
13712310147	U(PCD)	PD
13712310148	U(PCD)	PD
13712310149	U(PCD)	PD
13712310150	U(PCD)	PD
13712310151	U(PCD)	PD
13712310152	U(PCD)	PD
13712310153	U(PCD)	PD
13712310154	U(PCD)	PD
13712310155	U(PCD)	PD
13712310156	U(PCD)	PD
13712310157	U(PCD)	PD
13712310158	U(PCD)	PD
13712310159	U(PCD)	PD
13712310160	U(PCD)	PD
13712310161	U(PCD)	PD
13712310162	U(PCD)	PD
13712310163	U(PCD)	PD
13712310164	U(PCD)	PD
13712310165	U(PCD)	PD
13712310166	U(PCD)	PD
13712310167	U(PCD)	PD
13712310168	U(PCD)	PD
13712310169	U(PCD)	PD
13712310170	U(PCD)	PD
13712310171	U(PCD)	PD
13712310172	U(PCD)	PD
13712310173	U(PCD)	PD
13712310174	U(PCD)	PD
13712310175	U(PCD)	PD
13712310176	U(PCD)	PD
13712310177	U(PCD)	PD
13712310178	U(PCD)	PD
13712310179	U(PCD)	PD
13712310180	U(PCD)	PD
13712310181	U(PCD)	PD
13712310182	U(PCD)	PD
13712310183	U(PCD)	PD

PARCEL	CURRENT ZONING	NEW ZONING
13712310184	U(PCD)	PD
13811515001	R-E/C-2	R-3
13811515002	R-E/C-2	R-3
13811515003	R-E/C-2	R-3
13811515004	R-E/C-2	R-3
13811515005	R-E/C-2	R-3
13811515006	R-E/C-2	R-3
13811515007	R-E/C-2	R-3
13811515008	R-E/C-2	R-3
13811515009	R-E/C-2	R-3
13811515010	R-E/C-2	R-3
13811515011	R-E/C-2	R-3
13811515012	R-E/C-2	R-3
13811515013	R-E/C-2	R-3
13811515014	R-E/C-2	R-3
13811515015	R-E/C-2	R-3
13811515016	R-E/C-2	R-3
13811515017	R-E/C-2	R-3
13811515018	R-E/C-2	R-3
13811515019	R-E/C-2	R-3
13811515020	R-E/C-2	R-3
13811515021	R-E/C-2	R-3
13811515022	R-E/C-2	R-3
13811515023	R-E/C-2	R-3
13811515024	R-E/C-2	R-3
13811515025	R-E/C-2	R-3
13811515026	R-E/C-2	R-3
13811515027	R-E/C-2	R-3
13811515028	R-E/C-2	R-3
13811515029	R-E/C-2	R-3
13811515030	R-E/C-2	R-3
13811515031	R-E/C-2	R-3
13811515032	R-E/C-2	R-3
13811515033	R-E/C-2	R-3
13811515034	R-E/C-2	R-3
13811515035	R-E/C-2	R-3
13811515036	R-E/C-2	R-3
13811515037	R-E/C-2	R-3
13811515038	R-E/C-2	R-3
13811515039	R-E/C-2	R-3
13811515040	R-E/C-2	R-3
13811515041	R-E/C-2	R-3
13811515042	R-E/C-2	R-3
13811515043	R-E/C-2	R-3
13811515044	R-E/C-2	R-3
13811515045	R-E/C-2	R-3
13811515046	R-E/C-2	R-3
13811515047	R-E/C-2	R-3

PARCEL	CURRENT ZONING	NEW ZONING
13811515048	R-E/C-2	R-3
13811515049	R-E/C-2	R-3
13811515050	R-E/C-2	R-3
13811515051	R-E/C-2	R-3
13811515052	R-E/C-2	R-3
13811515053	R-E/C-2	R-3
13811515054	R-E/C-2	R-3
13811515055	R-E/C-2	R-3
13811515056	R-E/C-2	R-3
13811515057	R-E/C-2	R-3
13811515058	R-E/C-2	R-3
13811515059	R-E/C-2	R-3
13811515060	R-E/C-2	R-3
13811515061	R-E/C-2	R-3
13811515062	R-E/C-2	R-3
13811515063	R-E/C-2	R-3
13811515064	R-E/C-2	R-3
13811515065	R-E/C-2	R-3
13811515066	R-E/C-2	R-3
13811515067	R-E/C-2	R-3
13811515068	R-E/C-2	R-3
13811515069	R-E/C-2	R-3
13811515070	R-E/C-2	R-3
13811515071	R-E/C-2	R-3
13811515072	R-E/C-2	R-3
13811515073	R-E/C-2	R-3
13811515074	R-E/C-2	R-3
13811515075	R-E/C-2	R-3
13811515076	R-E/C-2	R-3
13811515077	R-E/C-2	R-3
13811515078	R-E/C-2	R-3
13811515079	R-E/C-2	R-3
13811515080	R-E/C-2	R-3
13811515081	R-E/C-2	R-3
13811515082	R-E/C-2	R-3
13811515083	R-E/C-2	R-3
13811515084	R-E/C-2	R-3
13811515085	R-E/C-2	R-3
13811515086	R-E/C-2	R-3
13811515087	R-E/C-2	R-3
13811515088	R-E/C-2	R-3
13811515089	R-E/C-2	R-3
13811515090	R-E/C-2	R-3
13811515091	R-E/C-2	R-3
13811515092	R-E/C-2	R-3
13811515093	R-E/C-2	R-3
13811515094	R-E/C-2	R-3
13811515095	R-E/C-2	R-3

PARCEL	CURRENT ZONING	NEW ZONING
13811515096	R-E/C-2	R-3
13811515097	R-E/C-2	R-3
13811515098	R-E/C-2	R-3
13811515099	R-E/C-2	R-3
13811515100	R-E/C-2	R-3
13811515101	R-E/C-2	R-3
13811515102	R-E/C-2	R-3
13811515103	R-E/C-2	R-3
13811515104	R-E/C-2	R-3
13811515105	R-E/C-2	R-3
13811515106	R-E/C-2	R-3
13811515107	R-E/C-2	R-3
13811515108	R-E/C-2	R-3
13811515109	R-E/C-2	R-3
13811515110	R-E/C-2	R-3
13811515111	R-E/C-2	R-3
13811515112	R-E/C-2	R-3
13811515113	R-E/C-2	R-3
13811515114	R-E/C-2	R-3
13811515115	R-E/C-2	R-3
13811515116	R-E/C-2	R-3
13811515117	R-E/C-2	R-3
13811515118	R-E/C-2	R-3
13811515119	R-E/C-2	R-3
13811515120	R-E/C-2	R-3
13811515121	R-E/C-2	R-3
13811515122	R-E/C-2	R-3
13811515123	R-E/C-2	R-3
13811515124	R-E/C-2	R-3
13811515125	R-E/C-2	R-3
13811515126	R-E/C-2	R-3
13811515127	R-E/C-2	R-3
13811515128	R-E/C-2	R-3
13811515129	R-E/C-2	R-3
13811515130	R-E/C-2	R-3
13811515131	R-E/C-2	R-3
13811515132	R-E/C-2	R-3
13811515133	R-E/C-2	R-3
13811515134	R-E/C-2	R-3
13811515135	R-E/C-2	R-3
13811515136	R-E/C-2	R-3
13811516001	R-E/C-2	R-3
13811516002	R-E/C-2	R-3
13811516003	R-E/C-2	R-3
13811516004	R-E/C-2	R-3
13811516005	R-E/C-2	R-3
13811516006	R-E/C-2	R-3
13811516007	R-E/C-2	R-3

PARCEL	CURRENT ZONING	NEW ZONING
13811516008	R-E/C-2	R-3
13811516009	R-E/C-2	R-3
13811516010	R-E/C-2	R-3
13811516011	R-E/C-2	R-3
13811516012	R-E/C-2	R-3
13811516013	R-E/C-2	R-3
13811516014	R-E/C-2	R-3
13811516015	R-E/C-2	R-3
13811516016	R-E/C-2	R-3
13811516017	R-E/C-2	R-3
13811516018	R-E/C-2	R-3
13811516019	R-E/C-2	R-3
13811516020	R-E/C-2	R-3
13811516021	R-E/C-2	R-3
13811516022	R-E/C-2	R-3
13811516023	R-E/C-2	R-3
13811516024	R-E/C-2	R-3
13811516025	R-E/C-2	R-3
13811516026	R-E/C-2	R-3
13811516027	R-E/C-2	R-3
13811516028	R-E/C-2	R-3
13811516029	R-E/C-2	R-3
13811516030	R-E/C-2	R-3
13811516031	R-E/C-2	R-3
13811516032	R-E/C-2	R-3
13811516033	R-E/C-2	R-3
13811516034	R-E/C-2	R-3
13811516035	R-E/C-2	R-3
13811516036	R-E/C-2	R-3
13811516037	R-E/C-2	R-3
13811516038	R-E/C-2	R-3
13811516039	R-E/C-2	R-3
13811516040	R-E/C-2	R-3
13811516041	R-E/C-2	R-3
13811516042	R-E/C-2	R-3
13811516043	R-E/C-2	R-3

PARCEL	CURRENT ZONING	NEW ZONING
13811516044	R-E/C-2	R-3
13811516045	R-E/C-2	R-3
13811516046	R-E/C-2	R-3
13811516047	R-E/C-2	R-3
13811516048	R-E/C-2	R-3
13811516049	R-E/C-2	R-3
13811516050	R-E/C-2	R-3
13811516051	R-E/C-2	R-3
13811516052	R-E/C-2	R-3
13811516053	R-E/C-2	R-3
13811516054	R-E/C-2	R-3
13811516055	R-E/C-2	R-3
13811516056	R-E/C-2	R-3
13811516057	R-E/C-2	R-3
13811516058	R-E/C-2	R-3
13811516059	R-E/C-2	R-3
13811516060	R-E/C-2	R-3
13811516061	R-E/C-2	R-3
13811516062	R-E/C-2	R-3
13811516063	R-E/C-2	R-3
13811516064	R-E/C-2	R-3
13811516065	R-E/C-2	R-3
13811516066	R-E/C-2	R-3
13811516067	R-E/C-2	R-3
13811516068	R-E/C-2	R-3
13811516069	R-E/C-2	R-3
13811516070	R-E/C-2	R-3
13811516071	R-E/C-2	R-3
13811516072	R-E/C-2	R-3
13811516073	R-E/C-2	R-3
13811516074	R-E/C-2	R-3
13811516075	R-E/C-2	R-3
13811516076	R-E/C-2	R-3
13811516077	R-E/C-2	R-3
13811516078	R-E/C-2	R-3
13811516079	R-E/C-2	R-3

PARCEL	CURRENT ZONING	NEW ZONING
13811516080	R-E/C-2	R-3
13811516081	R-E/C-2	R-3
13811516082	R-E/C-2	R-3
13811516083	R-E/C-2	R-3
13811516084	R-E/C-2	R-3
13811516085	R-E/C-2	R-3
13811516086	R-E/C-2	R-3
13811516087	R-E/C-2	R-3
13811516088	R-E/C-2	R-3
13811516089	R-E/C-2	R-3
13811516090	R-E/C-2	R-3
13811516091	R-E/C-2	R-3
13811516092	R-E/C-2	R-3
13811516093	R-E/C-2	R-3
13811516094	R-E/C-2	R-3
13811516095	R-E/C-2	R-3
13811516096	R-E/C-2	R-3
13811516097	R-E/C-2	R-3
13811516098	R-E/C-2	R-3
13811516099	R-E/C-2	R-3
13811516100	R-E/C-2	R-3
13811516101	R-E/C-2	R-3
13811516102	R-E/C-2	R-3
13811516103	R-E/C-2	R-3
13811516104	R-E/C-2	R-3
13811516105	R-E/C-2	R-3
13811516106	R-E/C-2	R-3
13811516107	R-E/C-2	R-3
13811516108	R-E/C-2	R-3
13811516109	R-E/C-2	R-3
13811516110	R-E/C-2	R-3
13811516111	R-E/C-2	R-3
13811516112	R-E/C-2	R-3

City of Las Vegas

Agenda Item No. 79

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: AUGUST 6, 2003

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

☐

CONSENT

☒

DISCUSSION

SUBJECT:

NEW BILL:

Bill No. 2003-67 – Revises the provisions regarding the on-site parking and storage of vehicles in residential districts. Sponsored by: Councilman Gary Reese and Councilman Lawrence Weekly

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The City's zoning regulations describe the extent to which vehicles may be parked or stored in the front and side yard area of residential lots. The regulations currently allow vehicles to be stored on driveways and at other locations that are paved or have gravel or chat surfaces. This bill would eliminate the ability to store vehicles at those other locations unless the surface is paved.

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. 2003-67

MOTION:

First Reading – Referred – COUNCILMEMBERS WEEKLY and MONCRIEF

MINUTES:

There was no discussion

8/18/2003 Recommending Committee

8/20/2003 Council Agenda

(10:26)

1-2876

THE MORNING SESSION RECESSED AT 10:26 A.M.

BILL NO. 2003-67

ORDINANCE NO. _____

AN ORDINANCE TO REVISE THE PROVISIONS REGARDING THE ON-SITE PARKING AND STORAGE OF VEHICLES IN RESIDENTIAL DISTRICTS, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Sponsored by: Councilman Gary Reese
Councilman Lawrence Weekly

Summary: Revises the provisions regarding the on-site parking and storage of vehicles in residential districts.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN
AS FOLLOWS:

SECTION 1: Title 19, Chapter 4, Section 60, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by amending the subdivision entitled "VEHICLES" to read as follows:

VEHICLES [All Residential Districts]

(1) Except as otherwise provided in [this Subsection,] Paragraphs 2 to 13, inclusive, motor vehicles, including passenger cars, trucks and motorcycles which are not designed or used for racing or for purposes other than transportation, may be parked, stored or repaired on any property in a residential district, provided the same do not constitute a nuisance, health or fire hazard offense under the provisions of this Code and do not have a detrimental effect on the neighborhood. The motor vehicles shall be stored:

(a) Within a completely enclosed structure;

(b) In the front yard, either on [a designated or established] an approved driveway, or on a surface of concrete or asphaltic paving [, gravel or chat which] that is adjacent and parallel to an approved driveway and that extends the full length and width of the vehicle; or

(c) In the side yard, either obscured by a six-foot-high fence to adequately screen the vehicles from view, stored on [a designated or established] an approved driveway, or stored on a surface of concrete or asphaltic paving [, gravel or chat which] that is adjacent and parallel to an approved driveway and that extends the full length of the vehicle; provided, however, that the vehicle storage complies with the other provisions set out in [this Section.] Paragraphs 1 to 13, inclusive.

(2) Except as otherwise provided in [Subsection] Paragraph (10) below, on a single family

1 residential lot:

2 (a) No more than three operable vehicles may be stored, or one vehicle per one thousand
3 two hundred fifty square feet of lot area, whichever allows the greater number of vehicles;

4 (b) No more than fifty percent of the front yard area may be used for the storage of
5 vehicles; and

6 (c) No more than six vehicles, whether operable or inoperable may be stored at one time.

7 (3) In any residential district, a recreational vehicle or trailer, or combination thereof, may be
8 stored only as follows:

9 (a) Within an enclosed structure;

10 (b) In a rear yard, if stored on a surface of concrete or asphaltic paving, gravel or chat
11 which extends the full length and width of the stored item;

12 (c) In a front yard, provided that:

13 (i) The side and rear yards are not reasonably accessible for storage purposes. A
14 corner lot shall be deemed to have reasonable access, and the existence of a fence or block wall, by
15 itself, shall not be deemed to prevent reasonable access to the side or rear yards; or

16 (ii) The recreational vehicle or trailer, or combination thereof, is stored entirely in
17 the yard area with no portion of the unit located closer than one foot from an adjacent public street or
18 sidewalk; and

19 (iii) The recreational vehicle or trailer, or combination thereof, is stored on a surface
20 of concrete or asphaltic paving [, gravel or chat which] that is adjacent and parallel to an approved
21 driveway and that extends the full length and width of the stored item.

22 (d) In a side yard, if the recreational vehicle or trailer, or combination thereof, does not
23 extend closer to the street than the front of the main building on the property, and if it is stored on a
24 surface of concrete or asphaltic paving [, gravel or chat which] that is adjacent and parallel to an
25 approved driveway and that extends the full length and width of the stored item.

26 (4) Any vehicle being repaired, stored or parked for more than four hours on property in a
27 residential district shall have a manufacturers rated carrying capacity not to exceed one ton, and any
28 vehicle being repaired must be owned by a permanent resident at the location where the repair takes

1 place, except as provided in [Subsection] Paragraph (9) below.

2 (5) Except as otherwise provided in [Subsection] Paragraph (10) below:

3 (a) Any vehicle that is located in a residential district and is in mechanically inoperable
4 condition shall be stored or repaired in a garage, shed or other enclosure; in a driveway; or in a rear
5 yard that is enclosed by a six-foot high fence to adequately screen the vehicle from view; provided,
6 however, that if the abutting property is undeveloped, the fencing shall not be required until the
7 adjacent property is developed.

8 (b) In a residential district, no repair outside of an enclosure may occur later than nine p.m.
9 or earlier than seven a.m.

10 (6) Except as otherwise provided in [Subsection] Paragraph (10) below:

11 (a) In a residential district, no more than one vehicle that is in a mechanically inoperable
12 condition shall be stored or repaired at any time outside of a fully enclosed building on the premises,
13 and there shall be no repair of vehicles or storage of mechanically inoperable vehicles in the side
14 yards.

15 (b) A vehicle shall not be stored in a mechanically inoperable condition in a residential
16 district for more than ninety days.

17 (7) There shall be no storage of junked vehicles, or parts thereof, in any residential district. Only
18 serviceable parts for owned vehicles may be stored on the premises. Such storage shall not be
19 permitted in the front or side yards but shall be permitted in the rear yard only if such storage is either
20 fully enclosed by a six-foot-high fence to adequately screen the parts from view, or in a fully enclosed
21 building; provided, however, that if the abutting property is undeveloped, the fence or enclosed
22 building shall not be required until the adjacent property is developed. No more than two hundred
23 square feet of space shall be used for the storage of serviceable parts.

24 (8) On any lot within a residential district, the following are prohibited, except in connection with
25 an approved construction yard or except as necessary to perform grading or construction work on the
26 premises pursuant to a development permit[;]:

27 (a) The repair or storage of any vehicle whose primary function is other than the
28 transportation of passengers, including but not limited to forklifts, backhoes, tractors, tow trucks and

1 similar types of machinery, construction or industrial equipment; or

2 (b) The parking, for more than four hours, of any vehicle whose primary function is other
3 than the transportation of passengers, including but not limited to forklifts, backhoes, tractors, tow
4 trucks and similar types of machinery, construction or industrial equipment.

5 (9) Nothing in [this Subsection] Paragraphs 1 to 13, inclusive, shall be construed to permit the
6 operation of a business as defined in Title 6. There shall be no repair, restoration or modification of
7 non-owned vehicles for money or barter on residential property. However, [this Subsection does not
8 prohibit] nothing in Paragraphs 1 to 13, inclusive, prohibits the temporary emergency repair of owned
9 or non-owned vehicles which have become mechanically inoperable while on the property or in the
10 street.

11 (10) On any residential lot owned by a member of a duly-recognized organization of automobile
12 collectors or restorers, the owner may exceed the limitations on vehicle storage and repair set forth
13 in [Subsections] Paragraphs 2, 5(a) and 6 above with respect to the restoration, refurbishing or
14 rebuilding of his or her own classic or antique vehicle if any such vehicle is covered with a fitted full-
15 vehicle pullover cover when it is not being worked on.

16 (11) In order to facilitate vehicle inspection and enforcement under [this Subsection,] Paragraphs
17 1 to 13, inclusive, any person engaged in the storage, repair, restoration or modification of any vehicle
18 shall, upon request, provide to any authorized enforcement officer:

19 (a) Evidence regarding the ownership of the vehicle, such as current registration, title, bill
20 of sale or other documentation;

21 (b) As applicable to the exception set forth in [Subsection] Paragraph (10), evidence
22 sufficient to indicate the person's membership in a duly-recognized organization of automobile
23 collectors or restorers; and

24 (c) As applicable to the exception set forth in [Subsection] Paragraph (10), evidence
25 sufficient to indicate that the vehicle or vehicles in question are actually and currently in the process
26 of being restored, refurbished or rebuilt.

27 (12) The provisions of [this Subsection relating to vehicles] Paragraphs 1 to 13, inclusive, shall
28 apply to any person in control or lawful possession of any real property within a residential district,

1 including an owner, tenant, occupant, lessee or otherwise.

2 (13) For purposes of Paragraphs (1) and (3), an "approved driveway" means a driveway that
3 complies with all applicable curb cut requirements that have been established by the City.

4 SECTION 2: In Section 1 of this Ordinance, the brackets that follow the title of the
5 subdivision being amended is not intended to indicate deleted matter, but instead is used as the means
6 of indicating the applicable districts.

7 SECTION 3: For purposes of Section 2.100(3) of the City Charter, LVMC 19.04.060
8 is deemed to be a subchapter rather than a section.

9 SECTION 4: If any section, subsection, subdivision, paragraph, sentence, clause or
10 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or
11 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or
12 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the
13 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,
14 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,
15 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,
16 invalid or ineffective.

17 SECTION 5: All ordinances or parts of ordinances or sections, subsections, phrases,
18 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,
19 1983 Edition, in conflict herewith are hereby repealed.

20 PASSED, ADOPTED and APPROVED this ____ day of _____, 2003.

21 APPROVED:

22
23 By _____
24 OSCAR B. GOODMAN, Mayor

25 ATTEST:

26 BARBARA JO RONEMUS, City Clerk

27 APPROVED AS TO FORM:

28 Val Steed 7-23-03
Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the
2 ____ day of ____, 2003, and referred to the following committee composed of
3 ____ and ____ for recommendation;
4 thereafter the said committee reported favorably on said ordinance on the ____ day of
5 ____, 2003, which was a ____ meeting of said Council; that at said
6 ____ meeting, the proposed ordinance was read by title to the City Council
7 as first introduced and adopted by the following vote:

8 VOTING "AYE": _____

9 VOTING "NAY": _____

10 ABSENT: _____

11

12

APPROVED:

13

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By _____
OSCAR B. GOODMAN, Mayor

15 ATTEST:

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17 BARBARA JO RONEMUS, City Clerk

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