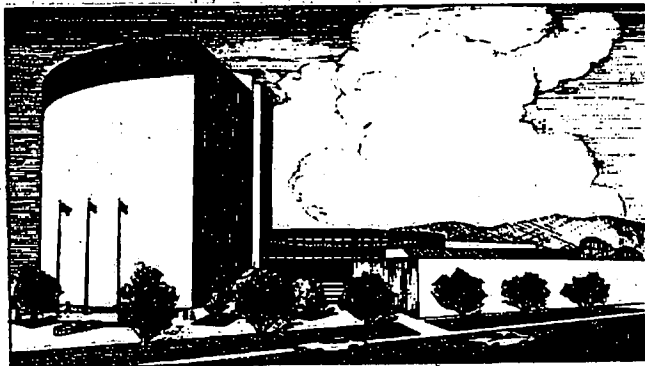




MINUTES

City of Las Vegas

CITY COUNCIL

COUNCIL CHAMBERS • 400 STEWART AVENUE • 229-6011 (VOICE) • 386-9108 (TDD)

CITY COUNCIL Meeting of

MAY 5, 2004

INVOCATION PLEDGE OF ALLEGIANCE

CITY COUNCIL

MAYOR OSCAR B. GOODMAN
(Excused from PM session)

COUNCILMAN GARY REESE
MAYOR PRO-TEM

COUNCILMAN LARRY BROWN

WARD 2 SEAT VACANT

COUNCILMAN LAWRENCE WEEKLY

COUNCILMAN MICHAEL MACK

COUNCILWOMAN JANET MONCRIEF

PRESENT

ABSENT

EXCUSED

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DOUG SELBY, CITY MANAGER
BRAD JERBIC, CITY ATTORNEY
BRYAN SCOTT, DEPUTY CITY ATTORNEY (PM session)
TOM GREEN, DEPUTY CITY ATTORNEY
BARBARA JO RONEMUS, CITY CLERK

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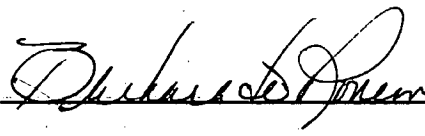
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APPROVED BY REFERENCE: July 7, 2004
ATTEST:


CITY CLERK


MAYOR

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

CITY COUNCIL AGENDA

MAY 5, 2004

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Neighborhood Services Department	Pg 3	Finance & Business Services	Pg 6
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CITY COUNCIL AGENDA

COUNCIL CHAMBERS • 400 STEWART AVENUE • PHONE 229-6011

CITY OF LAS VEGAS INTERNET ADDRESS: <http://www.lasvegasnevada.gov>

OSCAR B. GOODMAN, MAYOR (At-Large) • COUNCILMAN GARY REESE, MAYOR PRO TEM (Ward 3)

COUNCILMEMBERS: LARRY BROWN (Ward 4), VACANT (Ward 2),

LAWRENCE WEEKLY (Ward 5), MICHAEL MACK (Ward 6), JANET MONCRIEF (Ward 1)

Facilities are provided throughout City Hall for the convenience of persons with disabilities. For meetings held in the Council Chambers, sound equipment is available for persons with hearing impairments. If you need an accommodation to attend and participate in this meeting, please call the City Clerk's office at 229-6311 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is 386-9108.

MAY 5, 2004

**Morning Session begins at 9:00 a.m.
Afternoon Session begins at 1:00 p.m.**

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE COUNCIL MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

DUPLICATE AUDIO TAPES MAY BE AVAILABLE AT A COST OF \$3.00 PER TAPE AND DUPLICATE VIDEO TAPES MAY BE AVAILABLE AT A COST OF \$5.00 PER TAPE THROUGH THE CITY CLERK'S OFFICE.

NOTE: CELLULAR PHONES ARE TO BE TURNED OFF DURING THE COUNCIL MEETING.

CEREMONIAL MATTERS

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW
- INVOCATION - REVEREND MARY BREDLAU - BUNKER MORTUARY
- PLEDGE OF ALLEGIANCE
- RECOGNITION OF THE CITIZEN OF THE MONTH
- RECOGNITION OF THE NATIONAL ASSOCIATION OF LETTER CARRIERS FOOD DRIVE DAY
- RECOGNITION OF NATIONAL HISTORIC PRESERVATION WEEK
- RECOGNITION OF AMERICAN RED CROSS POOL SAFETY MONTH
- RECOGNITION OF NATIONAL TENNIS MONTH
- RECOGNITION OF SALVATION ARMY WEEK
- RECOGNITION OF NATIONAL ALS AWARENESS MONTH

BUSINESS ITEMS

1. Any items from the morning session that the Council, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time
2. ABEYANCE ITEM - Discussion and possible action to appoint a City Council member for Ward 2

CONSENT AGENDA

MATTERS LISTED ON THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE AND HAVE BEEN RECOMMENDED FOR APPROVAL BY THE SUBMITTING DEPARTMENTS. ALL ITEMS ON THE CONSENT AGENDA MAY BE APPROVED IN A SINGLE MOTION. HOWEVER, IF A COUNCIL MEMBER SO REQUESTS, ANY CONSENT ITEM MAY BE MOVED TO THE DISCUSSION PORTION OF THE AGENDA AND OTHER ACTION, INCLUDING POSTPONEMENT OR DENIAL OF THE ITEM, MAY TAKE PLACE.

ADMINISTRATIVE - CONSENT

3. Approval to authorize the president of City Parkway V to execute Modification No. 2 to the amended Designated Services Agreement for City Parkway Center Project with Design Workshop, Inc. to include the development of Lighting Design, Site Electrical, Developer Coordination and Marketing for the Union Park Development (61-acres site) (not to exceed \$208,377 - Industrial Development Special Revenue Fund) - Ward 5 (Weekly)

FINANCE & BUSINESS SERVICES DEPARTMENT - CONSENT

4. Approval of Service and Material Checks/Payroll Checks/Wires Transfers/Other Checks and Investments
5. Approval of a Special Event License for Harris Law Firm, Location: Harris Law Center Parking Lot, 801 South 4th Street, Date: May 5, 2004, Type: Special Event Beer/Wine, Event: Annual Open House and Cinco de Mayo Party, Responsible Person in Charge: Amber Holmes - Ward 5 (Weekly)
6. Approval of Special Event Licenses for City of Las Vegas Leisure Services - Cultural Division: Location: Arts District, 1228 South Casino Center Boulevard, Date: May 7, 2004, Type: Special Event Beer/Wine, Event: First Friday May Fun Fest, Responsible Person in Charge: Enrique Tinoco; Location: Arts District, 100 Boulder Avenue, Date: May 7, 2004, Type: Special Event Beer/Wine, Event: First Friday May Fun Fest, Responsible Person in Charge: Matt Marino; Location: Lewis Street Corridor, 399 South 4th Street, Dates: May 13 and 27, 2004, Type: Special Event Beer/Wine, Event: Written in Stone - Lewis Avenue Poetry Under the Stars, Responsible Person in Charge: Troy Warren - Ward 1 (Moncrief)
7. Approval of a Special Event License for Mexican Patriotic Committee, Location: Freedom Park, 850 North Mojave Road, Date: May 9, 2004, Type: Special Event Beer/Wine, Event: Family Picnic-Health Fair, Responsible Person in Charge: Eddie Escobedo - Ward 3 (Reese)
8. Approval of Change of Ownership and Business Name for a Beer/Wine/Cooler Off-sale License and a new Restricted Gaming License for 7 slots subject to the provisions of the fire codes, Health Dept. regulations and confirmation of approval by the Nevada Gaming Commission, From: Sarah Investments, Inc., dba Las Vegas Grocery III, Tallat Ahmad, Dir, Pres, Secy, Treas, 100%, To: Sun City Express, Inc., dba Sun City Express, 6050 Smoke Ranch Road, Renu Taneja, Dir, Pres, Secy, Treas, 100% - Ward 5 (Weekly)
9. Approval of a new Slot Operator Space Lease Location Restricted Gaming License for 12 slots subject to confirmation of approval by the Nevada Gaming Commission, Golden Route Operations, LLC, db at Golden Steer Steak House, 308 West Sahara Avenue - Ward 1 (Moncrief)

FINANCE & BUSINESS SERVICES DEPARTMENT - CONSENT

10. Approval of Change of Location for an Astrology and Psychic Arts and Science License subject to the provisions of the planning and fire codes, Annie Phillips, dba Annie Phillips, From: 2101 South Decatur Boulevard, Suite 16, To: 2801 South Valley View Boulevard, Suite 1, Annie Phillips, 100% - Ward 1 (Moncrief)
11. Approval of a new Burglar Alarm Service License, Crime Busters of Nevada, Inc., dba All Secure Alarm Protection, 4625 Wynn Road, Suite 101, David S. Gross, Dir, Pres, 50%, John C. Perdichizzi, Dir, Secy, Treas, 50% - Clark County
12. Approval of Change of Name for a Martial Arts Instruction Business License, Reylson Gracie, Inc., dba From: Reylson Gracie Jiu-Jitsu, To: Reylson Gracie Jiu-Jitsu Health & Wellness Center, Reylson Gracie, 100% - Ward 4 (Brown)
13. Approval of award of Bid No. 04.1730.18-LED, Gowan North Channel, Phase 3, Durango Drive to Lone Mountain Road and the construction conflicts and contingency reserve set by Finance and Business Services - Department of Public Works - Award recommended to: TAB CONTRACTORS, INC. (\$6,748,806.77 - Road and Flood Capital Projects Fund) - Ward 4 (Brown)
14. Approval of issuance of a purchase order for an Andros F-6A robot (including spare parts and extended warranty) plus spare parts and extended warranty for an existing Andros Mark V-A1 robot - Department of Fire and Rescue - Award recommended to: REMOTEC (\$194,162 - Multipurpose Special Revenue Fund)
15. Approval of award of Bid No. 040231-DAR, Annual Requirements Contract for Playground Equipment - Department of Field Operations - Award recommended to: MIRACLE PLAYGROUND SALES SOUTHWEST (Estimated annual amount \$150,000 - General Fund)
16. Approval of award of Contract No. 040267-LED, Primavera Expedition Software Development - Department of Public Works - Award recommended to: PBS CONSULTING (\$50,000 - General Fund)
17. Approval of award of Bid No. 040238-LED, Asbestos Abatement of Four (4) Condominium Buildings located at 1501 through 1513 Laurelhurst Drive and the construction conflicts and contingency reserve set by Finance and Business Services - Department of Public Works - Award recommended to: CST ENVIRONMENTAL, INC. (\$40,741 - Housing Program Special Revenue Fund) - Ward 1 (Moncrief)
18. Approval of award of Bid No. 03.15341.15-LED, Rescue Relief Vents, Fire Stations No. 2, 900 South Durango Blvd.; Fire Station No. 7, 10101 West Banbury Cross Drive; and Fire Station No. 9, 4747 North Rainbow Blvd. and the construction conflicts and contingency reserve set by Finance and Business Services - Department of Public Works - Award recommended to: TRADE WEST CONSTRUCTION, INC. (\$34,700 - Fire Services Capital Projects Fund) - Wards 2 and 6 (Vacant and Mack)

FIRE AND RESCUE DEPARTMENT - CONSENT

19. Approval of an Interlocal Agreement between the City of Las Vegas and the Southern Nevada Area Communication Council for the transfer of interoperable radio equipment for public safety communications - All Wards

NEIGHBORHOOD SERVICES DEPARTMENT - CONSENT

20. Approval of a Contribution Agreement Homeless Management Information System Statistical Analytical Services contract to reimburse Nevada Partnership for Homeless Youth up to \$37,061 for expenses related to the implementation of a Homeless Management Information System (HMIS) - All Wards
21. Approval of \$170,219.35 Federal HOME funds to Economic Opportunity Board for reimbursement for their Homebuyer Assistance Program - All Wards

PUBLIC WORKS DEPARTMENT - CONSENT

22. Approval to file an amendment to Right-of-Way Grant N-76116 with the Bureau of Land Management for roadway, sanitary sewer and drainage purposes on portions of land lying within the Southwest Quarter of Section 17, Township 19 South, Range 60 East, Mount Diablo Meridian, generally located on the north side of the Elkhorn Road alignment east of the Fort Apache Road alignment and along the Fort Apache Road alignment north of the Elkhorn Road alignment, APNs 125-17-401-007 and -008 - Ward 6 (Mack)
23. Approval to file an amendment to Right-of-Way Grant N-41255 with the Bureau of Land Management for roadway, sanitary sewer and drainage purposes on portions of land lying within the Southeast Quarter of Section 27, Township 20 South, Range 60 East, Mount Diablo Meridian, generally located east of Tenaya Way and north of Westcliff Drive, APNs 138-27-801-004 and -802-006 - Ward 2 (Vacant)
24. Approval to appraise and purchase or condemn right-of-way parcels for the Lone Mountain Trail along Alexander Road between Buffalo Drive and Tenaya Way (\$25,000 - Bureau of Land Management, Southern Nevada Public Lands Management Act) - Ward 4 (Brown)
25. Approval of Interlocal Contract #469 between the City of Las Vegas and the Southern Nevada Regional Transportation Commission for construction and construction management of the Elkhorn Road Overpass at US-95 (\$11,740,000 - Southern Nevada Regional Transportation Commission) - Ward 6 (Mack)
26. Approval of an Encroachment Request from Integrity Engineering on behalf of Earl M. Morimoto, owner (southeast corner of Las Vegas Boulevard and Carson Avenue) - Ward 1 (Moncrief)
27. Approval of an Encroachment Request from Southeast Engineering on behalf of Southwest Homes, LLC, owner (northwest corner of Campbell Road and Elkhorn Road) - Ward 6 (Mack)
28. Approval of an Engineering Design Services Agreement with Carollo Engineers for engineering and construction services to expand current capacity, increase reliability, and enhance security at the Lone Mountain Sewer Lift Station (\$299,937 - Sanitation Fund) - Ward 6 (Mack)

RESOLUTIONS - CONSENT

29. R-77-2004 - Approval of a Resolution directing the City Treasurer to prepare the Sixtieth Assessment Lien Apportionment Report for Special Improvement District No. 808 - Summerlin Area (Levy Assessments) - Ward 2 (Vacant)
30. R-78-2004 - Approval of a Resolution approving the Sixtieth Assessment Lien Apportionment Report for Special Improvement District No. 808 - Summerlin Area (Levy Assessments) - Ward 2 (Vacant)
31. R-79-2004 - Approval of a Resolution directing the City Treasurer to prepare the Eleventh Assessment Lien Apportionment Report for Special Improvement District No. 809 - Summerlin Area (Levy Assessments) - Ward 2 (Vacant)
32. R-80-2004 - Approval of a Resolution approving the Eleventh Assessment Lien Apportionment Report for Special Improvement District No. 809 - Summerlin Area (Levy Assessments) - Ward 2 (Vacant)
33. R-81-2004 - Approval of a Resolution directing the City Treasurer to give notice of the sale of properties subject to the lien of a delinquent assessment District 505 and in certain other districts; and providing other matters properly relating thereto - District 505 in Ward 6 (Mack) and the other districts in various wards
34. R-82-2004 - Approval of a Resolution directing the City Treasurer to give notice of the sale of properties subject to the lien of a delinquent assessment in Special Improvement Districts 404, 707, 808 and 809 and providing other matters properly relating thereto - Wards 2 and 4 (Vacant and Brown)
35. R-83-2004 - Approval of a resolution authorizing the City Director of Finance and Business Services to arrange for the sale of Local Improvement Bonds in conjunction with the Bond Ordinances for the City of Las Vegas, Nevada Special Improvement Districts 1474, 1481, and 1486 - Ward 6 (Mack)

RESOLUTIONS - CONSENT

- 36. R-84-2004 - A resolution reducing the interest rate on the assessments in the City of Las Vegas, Nevada Special Improvement District No. 707 (Summerlin Area)
- 37. R-85-2004 - Approval of a Resolution creating the Centennial Celebration 2005 Five Fifteen Club to honor citizens who share the birthday of Las Vegas

REAL ESTATE COMMITTEE – CONSENT

- 38. Approval of a Second Amendment to the Municipal Court Traffic School Lease located at 2917 West Washington Avenue renewing the Lease until June 30, 2005, with a six-month renewal option (\$11,220 a month - Municipal Court/Rental of Land) - Ward 5 (Weekly)
- 39. Approval authorizing staff to enter into negotiations with the Boys & Girls Clubs of Las Vegas for a Lease Agreement on vacant land located on a portion of APN 139-25-303-014 at the northwest corner of Harris Avenue and Mojave Road - Ward 3 (Reese)
- 40. Approval of a Lease Agreement with Barrick GSG L.L.C. dba GOLDSPIKE for the lease of 25 parking spaces located on the third floor of the Stewart Avenue Parking Garage located on the southwest corner of Stewart Avenue and Las Vegas Boulevard (\$1,250 monthly revenue - Park Enterprise Fund) - Ward 5 (Weekly)
- 41. Approval of a Lease Agreement to lease 5 parking spaces on the surface parking lot located at the southeast corner of Clark Avenue and Las Vegas Boulevard South to the Boulevard Hotel (\$350 monthly revenue - Park Enterprise Fund) - Ward 5 (Weekly)
- 42. Approval of a Lease Agreement lease 2 parking spaces on the surface parking lot located at the southeast corner of Clark Avenue and Las Vegas Boulevard South to Fredrickson, Mazeika & Grant, LLP (\$150 monthly revenue - Park Enterprise Fund) - Ward 5 (Weekly)
- 43. Approval of utilizing a maximum of \$95,000 of Redevelopment Set Aside Funds to purchase the residential property located at 807 Lawry Avenue from Wells Fargo Bank prior to a foreclosure sale - Ward 5 (Weekly)
- 44. Approval of using 18% Set Aside Funds to repay \$500,000 of Community Development Block Grant funding used to purchase property located at Madison Avenue and M Street to facilitate the construction of ten single-family homes - Ward 5 (Weekly)

DISCUSSION / ACTION ITEMS

ADMINISTRATIVE - DISCUSSION

- 45. ABEYANCE ITEM - Discussion and possible action to establish an employment policy for state legislators and other elected or appointed government officials
- 46. Report and possible action on the disposition of the Downtown Post Office located at Stewart Avenue and 4th Street - Ward 5 (Weekly)
- 47. Report on the status of the 61-acre design and development - Ward 5 (Weekly)
- 48. Discussion and possible action regarding City Parkway IV and City Parkway V executing a Memorandum of Understanding with the Board of Regents of the University and Community College System of Nevada (UCCSN) for the development of an academic medical center on 8 acres of the 61 acres, APN 139-34-110-003 - Ward 5 (Weekly)

BUSINESS DEVELOPMENT - DISCUSSION

49. Report on the status of current Office of Business Development Projects – All Wards

CITY ATTORNEY - DISCUSSION

50. Discussion and possible action on Appeal of Work Card Denial: Held in Abeyance from April 21, 2004. Charles H. Lloyd, 301 Orland Street #25, Las Vegas, Nevada 89108
51. Discussion and possible action on Appeal of Work Card Denial: Approved 11/5/2003 subject to six-month review: Melinda (Mindy) Lou George, 6409 1/2 Alisha Circle, Las Vegas, Nevada 89130
52. Discussion and possible action on Appeal of Work Card Denial: Tamara Carrera, 555 East Silverado Ranch, Building #1062, Las Vegas, Nevada 89123
53. Discussion and possible action on Appeal of Work Card Denial: Tina P. Morton, 305 Bonanza Way, Las Vegas, NV 89101
54. Discussion and possible action on Appeal of Work Card Denial: Caren Lynn Lopez, 4421 W. Washington Avenue, Las Vegas, NV 89107
55. Discussion and possible action on Appeal of Work Card Denial: Keith L. Brooks, 825 Camden Lane Court, North Las Vegas, NV 89030

FINANCE & BUSINESS SERVICES DEPARTMENT - DISCUSSION

56. Discussion and possible action on project funding requests for fiscal year 2005 Capital Improvement Plan
57. ABEYANCE ITEM - Discussion and possible action regarding Temporary Approval of Change of Ownership for a Beer/Wine/Cooler Off-sale License subject to Health Dept. regulations, From: Bells Market Partnership, Caroline Yousif, Ptnr, 50%, Jamal Jeberaeel, Ptnr, 50%, To: Sabah Shoshani, dba Bells Market, 720 West Owens Avenue, Sabah H. Shoshani, 100% - Ward 5 (Weekly)
58. Discussion and possible action regarding Temporary Approval of a new Martial Arts Instruction Business License subject to the provisions of the fire codes, C.R.I. - Counter Terrorism Training, LLC, dba C.R.I. - Counter Terrorism Training, 3214 West Desert Inn Road, Doron S. Benbenisty, Mgr, 85%, Christine M. Benbenisty, Mgr, 15% - Ward 1 (Moncrief)
59. Discussion and possible action regarding a new Massage Establishment License subject to the provisions of the planning codes, Jason Samuel Aguirre, dba Myo Works, 2701 North Tenaya Way, #100, Jason S. Aguirre, 100% (NOTE: Item to be heard in the afternoon session in conjunction with Item #101 - SUP-3947) - Ward 4 (Brown)
60. Discussion and possible action to reconsider the City Council's Action of March 17, 2004, denying the application for Young Il Kong dba Grand Master Kong Taekwon-do, 1780 North Buffalo Drive, Suite 105, Young Il Kong, 100% - Ward 4 (Brown)
61. Discussion and possible action regarding a new Martial Arts Instruction Business License subject to the provisions of the fire code, Young Il Kong, dba Grand Master Kong Taekwon-do, 1780 North Buffalo Drive, Suite 105, Young Il Kong, 100% - Ward 4 (Brown)

PUBLIC WORKS DEPARTMENT - DISCUSSION

62. Discussion and possible action regarding the award or delay of a construction contract for Special Improvement District 1502 - Grand Montecito Parkway (between Elkhorn Road and Centennial Parkway) - Ward 6 (Mack)

BOARDS & COMMISSIONS - DISCUSSION

- 63. ABEYANCE ITEM - CHILD CARE LICENSING BOARD – Lolanda Bunch, Term Expiration 6-2007 (Resigned)
- 64. CLARK COUNTY DISTRICT BOARD OF HEALTH – Sherry Colquitt, Term Expiration 5-15-2004

RECOMMENDING COMMITTEE REPORTS - DISCUSSION

BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING

- 65. Bill No. 2004-23 – Annexation No. ANX-3835 – Property location: On the northeast corner of Cartier Avenue and Maverick Street; Petitioned by: Saint Mary Coptic Orthodox Church; Acreage: 2.42 acres; Zoned: R-E (County zoning), R-E (City equivalent). Sponsored by: Councilman Lawrence Weekly
- 66. Bill No. 2004-24 – Annexation No. ANX-3871 – Property location: On the southwest corner of Buffalo Drive and Iron Mountain Road; Petitioned by: CCM Trust; Acreage: 10.75 acres; Zoned: R-E (County zoning), U (R-E) (City equivalent). Sponsored by: Councilman Michael Mack
- 67. Bill No. 2004-26 – Establishes the “Las Vegas Boulevard Scenic Byway Overlay District,” together with related regulations governing signage. Proposed by: Robert S. Genzer, Director of Planning and Development

BILLS ELIGIBLE FOR ADOPTION AT A LATER MEETING

THERE IS NO PUBLIC COMMENT ON THESE ITEMS AND NO ACTION WILL BE TAKEN BY THE COUNCIL AT THIS MEETING, EXCEPT THOSE ITEMS WHICH MAY BE STRICKEN OR TABLED. PUBLIC TESTIMONY TAKES PLACE AT THE RECOMMENDING COMMITTEE MEETING HELD FOR THAT PURPOSE.

- 68. Bill No. 2004-30 – Requires merchants to make certain disclosures in connection with the sale of motorized scooters and motorized skateboards. Sponsored by: Councilman Michael Mack
- 69. Bill No. 2004-31 – Prohibits the breeding or training of animals for the purpose of using them in an animal fighting venture. Sponsored by: Councilman Michael Mack
- 70. Bill No. 2004-32 – Ordinance Creating Special Improvement District No. 607 - Cliff's Edge. Sponsored By: Step Requirement
- 71. Bill No. 2004-33 – Levies Assessments for Special Improvement District No. 607 - Cliff's Edge. Sponsored By: Step Requirement
- 72. Bill No. 2004-34 – Levies Assessment for Special Improvement District No. 1485 - Alta Drive (Landscape Maintenance FY2005). Sponsored by: Step Requirement
- 73. Bill No. 2004-35 – Authorizing the issuance of Local Improvement Bonds, Series 2004 for the City of Las Vegas, Nevada Special Improvement District No. 607 Cliff's Edge not to exceed \$51,185,000. - Ward 6 (Mack)

NEW BILLS

THERE IS NO PUBLIC COMMENT ON THESE ITEMS. NEW BILLS ARE READ INTO THE RECORD AND REFERRED TO RECOMMENDING COMMITTEE FOR A SEPARATE HEARING TO RECEIVE PUBLIC TESTIMONY BEFORE ACTION BY THE COUNCIL AT A LATER MEETING. EXCEPTION: EMERGENCY BILLS OR THOSE ITEMS TO BE STRICKEN OR TABLED.

- 74. Bill No. 2004-36 – An ordinance amending Ordinance No. 5533 authorizing the issuance by the City of Las Vegas of its General Obligation (Limited Tax) Parking Bonds (Additionally Secured by Pledged Revenues), Series 2002A, and providing other matters relating thereto - Ward 5 (Weekly)

NEW BILLS

THERE IS NO PUBLIC COMMENT ON THESE ITEMS. NEW BILLS ARE READ INTO THE RECORD AND REFERRED TO RECOMMENDING COMMITTEE FOR A SEPARATE HEARING TO RECEIVE PUBLIC TESTIMONY BEFORE ACTION BY THE COUNCIL AT A LATER MEETING. EXCEPTION: EMERGENCY BILLS OR THOSE ITEMS TO BE STRICKEN OR TABLED.

75. Bill No. 2004-37 – Prohibits the sale of new vehicles (cars and trucks) on Sundays. Sponsored by: Councilman Michael Mack
76. Bill No. 2004-38 – Bond Ordinance providing for the issuance by the City of Las Vegas of its Registered Local Improvement District Bonds Series 2004B, for Special Improvement Districts (SID) numbers 1474 and 1486 in an amount not to exceed \$750,000 - Ward 6 (Mack)
77. Bill No. 2004-39 – Bond Ordinance providing for the issuance by the City of Las Vegas of its Registered Local Improvement District Bonds Series 2004A, for Special Improvement District (SID) number 1481 in an amount not to exceed \$2,800,000 - Ward 6 (Mack)

1:00 P.M. - AFTERNOON SESSION

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

HEARINGS - DISCUSSION

79. Public hearing and possible action on the submittal of the Clark County and City of Las Vegas Housing and Urban Development (HUD) 2004 Action Plan of the HUD Consolidated Plan for allocation of \$11,909,700 - All Wards

PLANNING & DEVELOPMENT DEPARTMENT

The items listed below, where appropriate, have been reviewed by the various City departments relative to requirements for storm drainage and flood control, connection to sanitary sewer, traffic circulation, and building and fire regulations. Their comments and/or recommendations and requirements have been incorporated into the action.

PLANNING & DEVELOPMENT DEPARTMENT – CONSENT

PM SESSION - ALL ITEMS LISTED ON THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE AND HAVE BEEN RECOMMENDED FOR APPROVAL. ALL ITEMS ON THE CONSENT AGENDA MAY BE APPROVED IN A SINGLE MOTION. HOWEVER, IF A COUNCIL MEMBER SO REQUESTS, ANY CONSENT ITEM MAY BE MOVED TO THE DISCUSSION PORTION OF THE AGENDA AND OTHER ACTION, INCLUDING POSTPONEMENT OR DENIAL OF THE ITEM, MAY TAKE PLACE.

80. EXTENSION OF TIME - SPECIAL USE PERMIT - EOT-4166 - APPLICANT/OWNER: CITYSTOP VI, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Special Use Permit (U-0032-02) FOR A MINOR AUTO REPAIR FACILITY at 3220 North Durango Drive (APN: 138-09-422-003, 004 and 005), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown). Staff recommends APPROVAL
81. EXTENSION OF TIME - REZONING - EOT-4181 - OWNER/APPLICANT: GOLDEN RULE, INC. - Request for an Extension of Time on an approved Rezoning (Z-0092-01) FROM: R-E (Residence Estates) TO: R-3 (Medium Density Residential) on 2.99 acres at 832 North Eastern Avenue (APN: 139-25-301-001), Ward 3 (Reese). Staff recommends APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – CONSENT

82. EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - EOT-4191 - OWNER/APPLICANT: GOLDEN RULE, INC. - Request for an Extension of Time on an approved Site Development Plan Review [Z-0092-01(1)] and a Reduction in the amount of Required Parking Lot Landscaping FOR A PROPOSED 3,948 SQUARE FOOT DAYCARE/PRESCHOOL FACILITY, A 14,000 SQUARE FOOT RECREATIONAL FACILITY, AND A 5,594 SQUARE FOOT CHURCH BUILDING on 2.99 acres at 832 North Eastern Avenue (APN: 139-25-301-001), R-3 (Medium Density Residential) Zone, Ward 3 (Reese). Staff recommends APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

83. REVIEW OF CONDITION - PUBLIC HEARING - ROC-4170 - APPLICANT: ASTORIA HOMES - OWNER: ASTORIA NORTHWEST 40, LIMITED LIABILITY COMPANY - Request for a Review of Condition Number 5 of an approved Site Development Plan Review (SDR-3482), which required that a General Plan Amendment to MLA-TC (Medium-Low Attached Residential - Town Center) be approved by City Council prior to the submittal of a Tentative Map for a 751-lot single-family residential development adjacent to the northeast corner of Farm Road and Fort Apache Road (APN: 125-17-201-001 and a portion of 125-17-201-002), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Land Use Designation], Ward 6 (Mack). Staff recommends APPROVAL
84. SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3996 - APPLICANT: FIRST STREET VENTURES, LIMITED LIABILITY COMPANY - OWNER: EQUILON ENTERPRISES, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and Waivers for a reduction of perimeter, parking lot, and sidewalk landscaping FOR A PROPOSED 2,762 SQUARE-FOOT GENERAL RETAIL BUILDING AND A 408 SQUARE-FOOT DRIVE THROUGH COFFEE KIOSK on 0.49 acres at 1509 West Charleston Boulevard (APN: 162-04-501-001 & 002) C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL
85. MASTER DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - MDR-3867 - APPLICANT/OWNER: HOWARD HUGHES PROPERTIES - Request for a Master Development Plan Review FOR SUMMERLIN VILLAGE 24 on 502.2 acres adjacent to the west side of Sky Vista Drive, between Alta Drive and Charleston Boulevard (a portion of APN: 137-22-000-010 and a portion of 164-04-000-011), P-C (Planned Community) Zone, Ward 2 (Vacant). The Planning Commission (7-0 vote) and staff recommend APPROVAL
86. MAJOR MODIFICATION - PUBLIC HEARING - MOD-3955 - APPLICANT: CLIFFS EDGE, LIMITED LIABILITY COMPANY - OWNER: CLIFFS EDGE, LIMITED LIABILITY COMPANY, ET AL - Request for a Major Modification to the Cliff's Edge Master Development Plan TO CHANGE LAND USE DESIGNATIONS FROM: VILLAGE COMMERCIAL TO: MEDIUM LOW DENSITY RESIDENTIAL AND MEDIUM DENSITY RESIDENTIAL; FROM: MEDIUM DENSITY RESIDENTIAL TO: RESIDENTIAL SMALL LOT; AND FROM: MEDIUM LOW DENSITY RESIDENTIAL TO: PUBLIC FACILITIES; TO MODIFY SECTION 6.2.3 REGARDING RETAINING WALLS; AND TO MODIFY TABLE 1 (SECTION 2.2) TO REFLECT CHANGES TO THE LAND USE CATEGORIES on 40 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road (APN: 126-13-401-014; 126-13-701-002, 003, 004, and 008; 126-24-501-004; 126-24-601-002 and 003), PD (Planned Development) Zone, Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
87. VACATION - PUBLIC HEARING - VAC-3861 - APPLICANT: CITY OF LAS VEGAS - Petition to Vacate a 20-foot wide public trail easement known as the "Pioneer Way Trail," generally located on the west side of Pioneer Way, from Deer Springs Way to Severance Lane; thence northerly to Farm Road; thence westerly along the north side of Farm Road to Buffalo Drive; thence northerly along the east side of Buffalo Drive to Whispering Sands Drive, Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
88. VACATION - PUBLIC HEARING - VAC-3926 - APPLICANT: HENRY BRENT COMPANY - OWNER: STEADFAST AMX I, LIMITED LIABILITY COMPANY AND STEADFAST AMX II, LIMITED LIABILITY COMPANY, ET AL - Petition to Vacate Third Street between Ogden Avenue and Stewart Avenue, Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

89. VACATION - PUBLIC HEARING - VAC-3932 - APPLICANT: PACIFIC COAST DEVELOPMENT - OWNER: DARK, LIMITED LIABILITY COMPANY - Petition to Vacate portions of Rebecca Road between Ann Road and El Campo Grande Avenue, Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
90. ABEYANCE ITEM - VARIANCE - PUBLIC HEARING - VAR-3880 - APPLICANT/OWNER: ASIE JAH - Request for a Variance TO ALLOW FIVE PARKING SPACES WHERE SIX ARE REQUIRED FOR A PROPOSED OFFICE on 0.18 acres at 2413 Maroney Avenue (APN: 162-02-410-096) R-2 (Medium-Low Density Residential) under Resolution of Intent to N-S (Neighborhood Service) Zone, Ward 3 (Reese). The Planning Commission (6-0 vote) and staff recommend APPROVAL
91. ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-3880 - PUBLIC HEARING - SDR-3710 - APPLICANT/OWNER: ASIE JAH - Request for a Site Development Review FOR A PROPOSED LAW OFFICE AND FOR A WAIVER OF THE PERIMETER PARKING LOT LANDSCAPING REQUIREMENTS on 0.18 acres at 2413 Maroney Avenue (APN: 162-02-410-096) R-2 (Medium-Low Density Residential) under Resolution of Intent to N-S (Neighborhood Service) Zone, Ward 3 (Reese). The Planning Commission (6-0 vote) and staff recommend APPROVAL
92. VARIANCE - PUBLIC HEARING - VAR-4001 - APPLICANT/OWNER: JOSEPH & LONNIE NOBLE - Request for a VARIANCE TO ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) DISTRICT ON 2.19 ACRES WHERE A MINIMUM OF FIVE ACRES IS REQUIRED adjacent to the south side of Lone Mountain Road, approximately 1020 feet east of Torrey Pines Drive (APN: 138-02-501-008), R-E (Residence Estates) Zone [Proposed: R-PD2 (Residential Planned Development – 2 Units per Acre)], Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
93. REZONING RELATED TO VAR-4001 - PUBLIC HEARING - ZON-3998 - APPLICANT/OWNER: JOSEPH & LONNIE NOBLE - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD2 (Residential Planned Development - 2 Units per Acre) on 2.19 acres adjacent to the south side of Lone Mountain Road, approximately 1,020 feet east of Torrey Pines Drive (APN: 138-02-501-008), Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
94. WAIVER RELATED TO VAR-4001 AND ZON-3998 - PUBLIC HEARING - WVR-4002 - APPLICANT/OWNER: JOSEPH & LONNIE NOBLE - Request for TITLE 18 WAIVERS TO ALLOW A 625-FOOT LONG PRIVATE DRIVE WHERE 200 FEET IS THE MAXIMUM ALLOWED, AND TO ALLOW A MODIFIED TURN-AROUND WHERE A CIRCULAR TURN-AROUND OR EMERGENCY ACCESS GATE IS REQUIRED adjacent to the south side of Lone Mountain Road, approximately 1,020 feet east of Torrey Pines Drive (APN: 138-02-501-008), R-E (Residence Estates) Zone [Proposed: R-PD2 (Residential Planned Development – 2 Units per Acre)], Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
95. SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-4001, ZON-3998 AND WVR-4002 - PUBLIC HEARING - SDR-3999 - APPLICANT/OWNER: JOSEPH & LONNIE NOBLE - Request for a Site Development Plan Review and a Waiver of perimeter landscaping standards FOR A FOUR-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 2.19 acres adjacent to the south side of Lone Mountain Road, approximately 1,020 feet east of Torrey Pines Drive (APN: 138-02-501-008), R-E (Residence Estates) Zone [Proposed: R-PD2 (Residential Planned Development – 2 Units per Acre)], Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
96. ABEYANCE ITEM - VARIANCE - PUBLIC HEARING - VAR-3288 - APPLICANT: PAUL AND SANDY BROSSEAU - Request for a Variance to ALLOW A 5 FOOT SIDE SETBACK WHERE 10 FEET IS REQUIRED FOR an addition to an existing single family dwelling at 304 Canyon Drive (APN: 139-32-211-031), R-E (Residence Estates) Zone, Ward 1 (Moncrief). Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

97. VARIANCE - PUBLIC HEARING - VAR-4232 - APPLICANT: TANEY ENGINEERING - OWNER: CITATION HOMES - Request for a Variance TO ALLOW A 50 FOOT SETBACK FOR A PROPOSED MULTI-FAMILY BUILDING FROM A SINGLE FAMILY RESIDENTIAL PROPERTY WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE AN 82 FOOT SETBACK AND FOR A WAIVER TO ALLOW THE VARIANCE TO GO DIRECTLY TO CITY COUNCIL WITHOUT ACTION BY THE PLANNING COMMISSION on 1.04 acres adjacent to the south side of Van Buren Avenue approximately 350 feet East of Lamb Boulevard (APN: 140-29-101-009), R-2 (Medium-Low Density Residential) Zone under Resolution of Intent to R-3 (Medium Density Residential) Zone, Ward 3 (Reese). Staff recommends APPROVAL
98. SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-4232 - PUBLIC HEARING - SDR-4139 - APPLICANT: TANEY ENGINEERING - OWNER: CITATION HOMES - Request for a Site Development Plan Review FOR A 12-UNIT MULTI-FAMILY DEVELOPMENT on 1.04 acres adjacent to the south side of Van Buren Avenue approximately 350 feet East of Lamb Boulevard (APN: 140-29-101-009), R-2 (Medium-Low Density Residential) Zone under Resolution of Intent to R-3 (Medium Density Residential) Zone, Ward 3 (Reese). Staff recommends APPROVAL
99. REQUIRED ONE-YEAR REVIEW - PUBLIC HEARING - SPECIAL USE PERMIT - RQR-4177 - APPLICANT: JACKPOT BAIL BONDS - OWNER: KRISHNA, INC. - Request for a Required One-Year Review on an approved Special Use Permit (SUP-1841) FOR A PROPOSED BAILBOND SERVICE at 124 South Sixth Street, Suite 150 (APN: 139-34-611-051), C-2 (General Commercial) Zone, Ward 5 (Weekly). Staff recommends APPROVAL
100. ABEYANCE ITEM - SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3152 - REAGAN NATIONAL ADVERTISING ON BEHALF OF NORIKO TAKADA OBA QUALIFIED TRUST - Appeal filed the applicant from the Denial by the Planning Commission of a request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 5300 West Sahara Avenue (APN: 163-01-804-006), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (5-0 vote) and staff recommend DENIAL
101. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3947 - APPLICANT: JASON AGUIRRE - OWNER: THL, LIMITED LIABILITY COMPANY - Request for a Special Use Permit and Waivers from the 400-foot distance separation requirement from an existing City Park and the 1,000-foot distance separation requirement from an existing massage establishment FOR A PROPOSED MASSAGE ESTABLISHMENT at 2701 Tenaya Way, Suite #100 (APN: 138-15-710-009), C-PB (Planned Business Park) Zone, Ward 4 (Brown). (NOTE: Item be heard in conjunction with Morning Session Item # 59) The Planning Commission (7-0 vote) and staff recommend APPROVAL
102. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3961 - APPLICANT: NAMEER KALANDOS - OWNER: MEHRAN DAVID KOHANBASH - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION) IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE at 5000 West Charleston Boulevard, Suite 7 (APN: 138-36-804-002), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL
103. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3969 - APPLICANT: ADVANCE AMERICA, CASH ADVANCE CENTERS OF NEVADA, INC. - OWNER: ROGER ANDERSON - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED at 5950 West Charleston Boulevard, Suite 110 (APN: 138-36-406-006), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
104. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3972 - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: RITA QUAM FAMILY TRUST - Appeal filed by the applicant from the Denial by the Planning Commission of a request for a Special Use Permit FOR A PROPOSED OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 6750 West Sahara Avenue (APN: 163-02-415-012), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (5-2 vote) recommends DENIAL. Staff recommends APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

- 105.SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3973 - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: J.G. SAHARA, LIMITED LIABILITY COMPANY - Appeal filed by the applicant from the Denial by the Planning Commission of a request for a Special Use Permit FOR A PROPOSED OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1000 East Sahara Avenue (APN: 162-03-801-116), C-1 (Limited Commercial) Zone, Ward 3 (Reese). The Planning Commission (6-1 vote) recommends DENIAL. Staff recommends APPROVAL
- 106.SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3983 - APPLICANT: SCOTT STROMWALL - OWNER: RAY ST. CLAIR - Request for a Special Use Permit FOR PROPOSED MOTOR VEHICLE SALES (USED) ON A PARCEL LESS THAN 25,000 SQUARE FEET IN AREA IN CONJUNCTION WITH AN EXISTING MINOR AUTO REPAIR GARAGE at 210 West Wyoming Avenue (APN: 162-04-608-015), M (Industrial) Zone, Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL
- 107.SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3984 - APPLICANT: ISLAND RESTAURANT - OWNER: HOWARD HUGHES CANYON POINTE Q4 - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB located adjacent to the northwest corner of Charleston Boulevard and Pavilion Center Drive (APN: 137-36-414-004), P-C (Planned Community) Zone, Ward 2 (Vacant). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
- 108.SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3986 - APPLICANT: MUSTAFA KAVRUKLAR - OWNER: RITA QUAM FAMILY TRUST - Request for a Special Use Permit and a Waiver from the 400-foot distance separation requirement from an existing church FOR A SUPPER CLUB located at 6750 West Sahara Avenue (APN: 163-02-415-012), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL
- 109.ABEYANCE ITEM - REZONING - PUBLIC HEARING - ZON-2457 - DONNA F. BEAM REVOCABLE TRUST - Request for a Rezoning FROM: U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] TO: C-1 (Limited Commercial) Zone on 3.88 acres adjacent to the northeast and southeast corners of Smoke Ranch Road and Buffalo Drive (APN: 138-15-402-001 and 138-22-101-001) Ward 4 (Brown). The Planning Commission (4-2 vote) and staff recommend APPROVAL
- 110.SPECIAL USE PERMIT RELATED TO ZON-2457 - PUBLIC HEARING - SUP-3896 - APPLICANT: INVESTMENT EQUITY BUILDERS - OWNER: DONNA F. BEAM REVOCABLE TRUST - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) AND A WAIVER FROM THE 1,500 FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING SCHOOL, CHURCH, AND CITY PARK adjacent to the northeast corner of Smoke Ranch Road and Buffalo Drive (APN: 138-15-402-001), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown). Staff recommends DENIAL. The Planning Commission (5-0-2 vote) recommends APPROVAL
- 111.ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-2457 AND SUP-3896 - PUBLIC HEARING - SDR-2458 - DONNA F. BEAM REVOCABLE TRUST - Request for a Site Development Plan Review FOR TWO PROPOSED COMMERCIAL BUILDINGS on 3.88 acres adjacent to the northeast and southeast corners of Smoke Ranch Road and Buffalo Drive (APN: 138-15-402-001 and 138-22-101-001) U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 4 (Brown). The Planning Commission (4-2 vote) and staff recommend APPROVAL
- 112.ABEYANCE ITEM - REZONING - PUBLIC HEARING - ZON-3665 - APPLICANT/OWNER: DONNA J. CAPRI - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.16 acres adjacent to the southwest corner of Eastern Avenue and Canosa Avenue (APN: 162-02-713-114), Ward 3 (Reese). The Planning Commission (6-0 vote) and staff recommend APPROVAL
- 113.ABEYANCE ITEM - REZONING - PUBLIC HEARING - ZON-3919 - APPLICANT/OWNER: CORNERSTONE COMPANY - Request for a Rezoning FROM: R-4 (High Density Residential) TO: C-1 (Limited Commercial) on 0.46 acres adjacent to the northwest corner of Colorado Avenue and 4th Street (APN: 162-03-110-011), Ward 1 (Moncrief). The Planning Commission (4-0-2 vote) and staff recommend APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

- 114.ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3919 - PUBLIC HEARING - SDR-3920 - APPLICANT/OWNER: CORNERSTONE COMPANY - Request for a Site Development Plan Review and Waivers of the Downtown Centennial Plan streetscape and parking standards FOR A PROPOSED MODULAR OFFICE on 0.46 acres adjacent to the northwest corner of Colorado Avenue and 4th Street (APN: 162-03-110-011), R-4 (High Density Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 1 (Moncrief). The Planning Commission (4-0-2 vote) and staff recommend APPROVAL
- 115.REZONING - PUBLIC HEARING - ZON-3708 - APPLICANT/OWNER: EMERALD CREST HOLDINGS, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-1 (Single-Family Residential) TO: R-3 (Medium Density Residential) on 0.29 acres adjacent to the northeast corner of Torrey Pines Drive and Garwood Avenue (APN: 138-35-517-001), Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL
- 116.REZONING - PUBLIC HEARING - ZON-4124 - APPLICANT/OWNER: DAVID LITVAK - Request for a Rezoning FROM: R-4 (HIGH-DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.16 acres located at 203 and 205 East Colorado Avenue (APN: 162-03-110-053), Ward 1 (Moncrief). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
- 117.SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4124 - PUBLIC HEARING - SDR-3768 - APPLICANT/OWNER: DAVID LITVAK - Request for a Site Development Plan Review and Waivers of the Downtown Centennial Plan streetscape standards and perimeter landscaping standards FOR A PROPOSED 1,100 SQUARE-FOOT ANTIQUE STORE on 0.16 acres located at 203 and 205 East Colorado Avenue (APN: 162-03-110-053), R-4 (High Density Residential) Zone, Ward 1 (Moncrief). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
- 118.REZONING - PUBLIC HEARING - ZON-3976 - APPLICANT: CHRYSALIS INVESTMENTS, LIMITED LIABILITY COMPANY - OWNER: SCME, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-E (Residence Estates) TO: C-1 (Limited Commercial) on 3.88 acres adjacent to the southeast corner of Thom Boulevard and Rome Boulevard (APN: 125-24-802-001 & 002), Ward 6 (Mack). The Planning Commission (6-0-1 vote) recommends DENIAL. Staff recommends APPROVAL
- 119.SPECIAL USE PERMIT RELATED TO ZON-3976 - PUBLIC HEARING - SUP-3980 - APPLICANT: CHRYSALIS INVESTMENTS, LIMITED LIABILITY COMPANY - OWNER: SCME, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED MINI-WAREHOUSE FACILITY adjacent to the southeast corner of Thom Boulevard and Rome Boulevard (APN: 125-24-802-001 & 002) R-E (Residence Estates) Zone, [Proposed: C-1 (Limited Commercial) Zone], Ward 6 (Mack). The Planning Commission (6-0-1 vote) recommends DENIAL. Staff recommends APPROVAL
- 120.SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3976 AND SUP-3980 - PUBLIC HEARING - SDR-3979 - APPLICANT: CHRYSALIS INVESTMENTS, LIMITED LIABILITY COMPANY - OWNER: SCME, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED MINI-WAREHOUSE FACILITY on 3.88 acres adjacent to the southeast corner of Thom Boulevard and Rome Boulevard (APN: 125-24-802-001 & 002), R-E (Residence Estates) Zone, [Proposed: C-1 (Limited Commercial) Zone], Ward 6 (Mack). The Planning Commission (6-0-1 vote) recommends DENIAL. Staff recommends APPROVAL
- 121.REZONING - PUBLIC HEARING - ZON-3995 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH - Request for a Rezoning FROM: U (Undeveloped) [SC (Service Commercial) General Plan Designation] TO: C-1 (Limited Commercial) on 12.50 acres adjacent to the northwest corner of Rainbow Boulevard and Westcliff Drive (APN: 138-27-802-001; 138-27-802-004), Ward 2 (Vacant). The Planning Commission (7-0 vote) and staff recommend APPROVAL
- 122.SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3995 - PUBLIC HEARING - SDR-3997 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH - Request for a Site Development Plan Review and a Waiver of the parking lot landscaping standards FOR A PROPOSED 40,649 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP AND A 1,200 SQUARE-FOOT TEMPORARY MODULAR BUILDING on 12.50 acres adjacent to the northwest corner of Rainbow Boulevard and Westcliff Drive (APN: 138-27-802-001; 138-27-802-004), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [Proposed: C-1 (Limited Commercial) Zone], Ward 2 (Vacant). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

123. GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3977 - APPLICANT: DR. JAS GROVER - OWNERS: HELEN GOULETTE, ET AL - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on 1.38 acres adjacent to the northeast corner of Rancho Drive and Oakley Drive (APN: 162-04-210-101 thru 103), Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend DENIAL
124. REZONING RELATED TO GPA-3977 - PUBLIC HEARING - ZON-3981 - APPLICANT: DR. JAS GROVER - OWNERS: HELEN GOULETTE, ET AL - Request for a Rezoning FROM: R-E (Residence Estates) TO: P-R (Professional Office and Parking) on 1.38 acres located adjacent to the northeast corner of Rancho Drive and Oakley Drive (APN: 162-04-210-101 thru 103), Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend DENIAL
125. SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3977 AND ZON-3981 - PUBLIC HEARING - SDR-3982 - APPLICANT: DR. JAS GROVER - OWNERS: HELEN GOULETTE, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 11,200 SQUARE-FOOT MEDICAL OFFICE on 1.38 acres adjacent to the northeast corner of Rancho Drive and Oakley Drive (APN: 162-04-210-101 thru 103), R-E (Residence Estates) Zone, [Proposed: P-R (Professional Office and Parking) Zone], Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend DENIAL
126. GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3985 - APPLICANT/OWNER: JOHN LEE AND ONG PARTNERS, LIMITED LIABILITY COMPANY - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on 1.30 acres adjacent to the south side of Via Olivero Avenue, approximately 950 feet east of Buffalo Drive (APN: a portion of 163-03-402-017), Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL
127. REZONING RELATED TO GPA-3985 - PUBLIC HEARING - ZON-3987 - APPLICANT/OWNER: JOHN LEE AND ONG PARTNERS, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (Undeveloped) [R (Rural Density Residential) General Plan Designation] TO: O (Office) and FROM: U (Undeveloped) [SC (Service Commercial) General Plan Designation] TO: C-1 (Limited Commercial) on 4.86 acres adjacent to the north side of Sahara Avenue, approximately 950 feet east of Buffalo Drive (APN: 163-03-402-017), Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL
128. SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3985 AND ZON-3987 - PUBLIC HEARING - SDR-3988 - APPLICANT/OWNER: JOHN LEE AND ONG PARTNERS, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a Waiver of foundation landscaping standards FOR A PROPOSED 42,400 SQUARE-FOOT OFFICE BUILDING AND 12,800 SQUARE-FOOT RETAIL BUILDING on 4.86 acres adjacent to the north side of Sahara Avenue, approximately 950 feet east of Buffalo Drive (APN: 163-03-402-017), U (Undeveloped) [R (Rural Density Residential) and [SC (Service Commercial) General Plan Designations], [Proposed: O (Office) and C-1 (Limited Commercial) Zone], Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL
129. GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4000 - APPLICANT/OWNER: VALENCIA COMMUNITIES, INC. - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: DR (Desert Rural Density Residential) TO: MLA (Medium-Low Attached Density Residential) on 2.92 acres located at 1700 South Buffalo Drive (APN: 163-03-201-003 thru 005), Ward 1 (Moncrief). The Planning Commission (2-5 vote on a motion for approval) and staff recommend DENIAL
130. VARIANCE RELATED TO GPA-4000 - PUBLIC HEARING - VAR-4005 - APPLICANT/OWNER: VALENCIA COMMUNITIES, INC. - Request for a Variance TO ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT ON 2.92 ACRES WHERE A MINIMUM OF FIVE ACRES IS REQUIRED located at 1700 South Buffalo Drive (APN: 163-03-201-003 thru 005), R-E (Residence Estates) Zone, Proposed: R-PD10 (Residential Planned Development - 10 Units per Acre), Ward 1 (Moncrief). The Planning Commission (5-2 vote) and staff recommend DENIAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

131. REZONING RELATED TO GPA-4000 AND VAR-4005 - PUBLIC HEARING - ZON-4003 - APPLICANT/OWNER: VALENCIA COMMUNITIES, INC. - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD10 (Residential Planned Development - 10 Units per Acre) on 2.92 acres located at 1700 South Buffalo Drive (APN: 163-03-201-003 thru 005), Ward 1 (Moncrief). The Planning Commission (5-2 vote) and staff recommend DENIAL
132. SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4000, VAR-4005 AND ZON-4003 - PUBLIC HEARING - SDR-4004 - APPLICANT/OWNER: VALENCIA COMMUNITIES, INC. - Request for a Site Development Plan Review FOR A 28-UNIT ATTACHED SINGLE-FAMILY DEVELOPMENT on 2.92 acres located at 1700 South Buffalo Drive (APN: 163-03-201-003 thru 005), R-E (Residence Estates) Zone, Proposed: R-PD10 (Residential Planned Development - 10 Units per Acre), Ward 1 (Moncrief). The Planning Commission (5-2 vote) and staff recommend DENIAL
133. SET DATE ON ANY APPEALS FILED OR REQUIRED PUBLIC HEARINGS FROM THE CITY PLANNING COMMISSION MEETINGS, CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE AND DANGEROUS BUILDING OR NUISANCE/LITTER ABATEMENTS

ADDENDUM

CITIZENS PARTICIPATION

Items raised under this portion of the City Council Agenda cannot be deliberated or acted upon until the notice provisions of the Open Meeting Law have been met. If you wish to speak on a matter not listed on the agenda, please step up to the podium and clearly state your name and address. In consideration of others, avoid repetition, and limit your comments to no more than three (3) minutes. To ensure all persons equal opportunity to speak, each subject matter will be limited to ten (10) minutes

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

City Hall Plaza, Special Outside Posting Bulletin Board
Court Clerk's Office Bulletin Board, City Hall Plaza
Las Vegas Library, 833 Las Vegas Boulevard North
Clark County Government Center, 500 S. Grand Central Parkway
Grant Sawyer Building, 555 E. Washington Avenue



CITY COUNCIL MEETING
CITY HALL, 400 STEWART AVENUE
COUNCIL CHAMBERS
WEDNESDAY, MAY 5, 2004
9:00 A.M.

ADDENDUM:

NEIGHBORHOOD SERVICES DEPARTMENT - DISCUSSION

- 61A. Report and possible action on the Sky Vue Mobile Home Park, 15 West Owens Avenue and to allocate funds for temporary housing and relocation costs of displaced residents in an amount not to exceed \$100,000 and other matters pertaining thereto - Ward 5 (Weekly)

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

City Hall Plaza, Special Outside Posting Bulletin Board
Court Clerk's Office Bulletin Board, City Hall Plaza
Las Vegas Library, 833 Las Vegas Boulevard North
Clark County Government Center, 500 S. Grand Central Parkway
Grant Sawyer Building, 555 E. Washington Avenue

AFFIDAVIT OF MAILING

(Mailing required under the provisions of NRS Chapter 241)

STATE OF NEVADA)

) ss

COUNTY OF CLARK)

Paula Clark, an employee of the City of Las Vegas, Nevada being first duly sworn, deposes and says that on the **29th** day of **April, 2004**, a copy of NOTICE, the attached of which is a true and correct copy of the Notice – re: **City of Las Vegas, City Council Meeting and Addendum** to be held on the **5th day of May, 2004**, was deposited in the United States Mail, Postage prepaid, First Class Certified Mail, to each person and/or organization whose name appears on the list maintained in the Office of the City Clerk.

Paula Clark

SIGNATURE

City Clerk

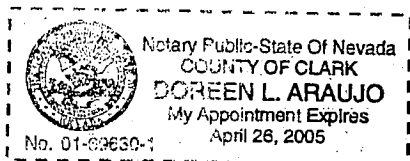
DEPARTMENT

Subscribed and sworn to before me this

30th day of April, 2004

Doreen L. Araujo

NOTARY PUBLIC in and for said County and State



AFFIDAVIT OF POSTING
(Posting required under the provisions of NRS Chapter 241)

STATE OF NEVADA)

) ss

COUNTY OF CLARK)

Paula Clark, an employee of the City of Las Vegas, Nevada being first duly sworn, deposes and says that on the **29th** day of **April, 2004** at the hour of **3:30 P.M.** there were posted copies of a NOTICE, the attached of which is a true and correct copy of a **City of Las Vegas, City Council Meeting and Addendum** to be held on the **5th day of May, 2004**, at **9:00 A.M.**, Las Vegas, Nevada; to be posted on Public Bulletin Boards at the following locations:

1. City Hall Plaza, Special Outside Posting Bulletin Board, 400 Stewart Avenue (in the walkway area between Metro and Municipal Court).
2. Court Clerk's Office Bulletin Board, City Hall Plaza, 400 Stewart Avenue (near the entrance to the Court Clerk's Office);
3. Las Vegas Library, 833 Las Vegas Blvd.
4. Clark County Government Center, 500 S. Grand Central Parkway
5. Grant Sawyer Building, 555 E. Washington Avenue

Paula Clark

SIGNATURE

City Clerk

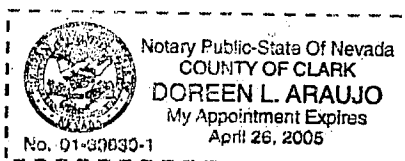
DEPARTMENT

Subscribed and sworn to before me this

30th day of April, 2004

Doreen L. Araujo

NOTARY PUBLIC in and for said County and State



CITY COUNCIL AGENDA
CITY COUNCIL MEETING OF: MAY 5, 2004

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE COUNCIL MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW
- INVOCATION - REVEREND MARY BREDLAU - BUNKER MORTUARY
- PLEDGE OF ALLEGIANCE

MINUTES:

PRESENT: MAYOR GOODMAN (excused for the afternoon session) and COUNCILMEMBERS REESE, BROWN, WEEKLY, MACK, and MONCRIEF and Ward 2 seat vacant

Also Present: CITY MANAGER DOUG SELBY, DEPUTY CITY MANAGER STEVE HOUCHENS, DEPUTY CITY MANAGER BETSY FRETWELL, CITY ATTORNEY BRAD JERBIC, DEPUTY CITY ATTORNEY TOM GREEN, DEPUTY CITY ATTORNEY BRYAN SCOTT (P.M. Session), and CITY CLERK BARBARA JO RONEMUS

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

City Hall Plaza, Special Outside Posting Bulletin Board
Court Clerk's Office Bulletin Board, City Hall Plaza
Las Vegas Library, 833 Las Vegas Boulevard North
Clark County Government Center, 500 S. Grand Central Parkway
Grant Sawyer Building, 555 E. Washington Avenue

(9:04 – 9:05)

1-1

REVEREND MARY BREDLAU, Bunker Mortuary, gave the invocation.

(9:05 – 9:06)

1-21

MAYOR GOODMAN led the audience in the Pledge.

(9:06 – 9:07)

1-53

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: PUBLIC AFFAIRS
DIRECTOR: DAVID RIGGLEMAN

☐

CONSENT

☐

DISCUSSION

SUBJECT:
CEREMONIAL:

RECOGNITION OF THE CITIZEN OF THE MONTH

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

RECOMMENDATION:

BACKUP DOCUMENTATION:

Submitted at meeting: copy of Proclamation recognizing M. Abby Abeyta as Citizen of the Month

MOTION:

None required. A presentation was made.

MINUTES:

COUNCILWOMAN MONCRIEF recognized ABBY ABEYTA as May's Citizen of the Month for serving the community through his involvement with the VFW and the American Legion and his service on other organizations. He proudly served in the U.S. Navy for 20 years, completing tours in Korea and Vietnam, retired from the Nevada Test Site in 1986, and has been a Ward 1 resident for 50 years.

MR. ABEYTA expressed his sincere gratitude for being recognized.

(9:07 – 9:09)

City of Las Vegas Proclamation

Whereas; Mr. M. Abby Abeyta was born in Maes, New Mexico in 1929 and has lived and been very active in the Las Vegas community since 1970; and

Whereas; Mr. M. Abby Abeyta was a military veteran serving the Navy for 20 years. He served in both the Korean War and Vietnam War, receiving an Honorable discharge in 1970; and

Whereas; Mr. M. Abby Abeyta began working in 1971 as Lieutenant of Field Operations for Wackenhut Security at the Nevada Test site until his retirement in 1986; and

Whereas; Mr. M. Abby Abeyta was a business owner and partner in Mode and Abeyta Silk screening for five years before selling the business; and

Whereas; Mr. M. Abby Abeyta was President of the International Food Festival, President of the Basque Club, and a member of the VFW Fleet Reserve American Legion; and

Whereas; Mr. M. Abby Abeyta celebrated his 50th wedding anniversary with his lovely wife Helen in 2003. They have two children and two grandchildren; and

Therefore; WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF LAS VEGAS, ARE PLEASED TO CONGRATULATE AND RECOGNIZE M. ABBY ABEYTA ON THIS DAY, WEDNESDAY, MAY 5, 2004, AS:

CITIZEN OF THE MONTH

IN THE CITY OF LAS VEGAS AND ASK ALL CITIZENS TO
APPLAUD THIS MAN FOR HIS OUTSTANDING SERVICE AND
CONTRIBUTIONS TO THIS COMMUNITY.

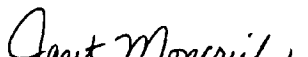

Mayor Oscar B. Goodman


Councilman Gary Reese


Councilman Larry Brown


Councilman Lawrence Weekly


Councilman Michael Mack


Councilwoman Janet Moncrief

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: PUBLIC AFFAIRS

DIRECTOR: DAVID RIGGLEMAN

☐

CONSENT

☐

DISCUSSION

SUBJECT:

CEREMONIAL:

RECOGNITION OF THE NATIONAL ASSOCIATION OF LETTER CARRIERS FOOD DRIVE DAY

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

RECOMMENDATION:

BACKUP DOCUMENTATION:

Submitted at meeting: copy of Proclamation proclaiming 5/8/2004 as National Association of Letter Carriers Food Drive Day

MOTION:

None required. A presentation was made.

MINUTES:

MAYOR GOODMAN announced that on 5/8/2004 the National Association of Letter Carriers would be conducting its annual food drive. This food drive is to support Help Stamp-Out Hunger. It is conducted in all 50 states and the U.S. territories, in partnership with the United States Postal Service, United Way agencies, and the AFL-CIO. A total of 18 different charities will receive the food collected, including the Salvation Army, Catholic Charities, Jewish Family Services, Lutheran Social Services, National Association of Latin Americans, and United Labor Agency of Nevada, as well as other food banks around the Valley.

MAYOR GOODMAN called forward JERRY PENN, president of the National Letter Carriers Association, and TOM PETERSON, former postmaster, as he proclaimed 5/8/2004 as National Association of Letter Carriers Food Drive Day. He showed a cartoon drawn by BILL KEEN depicting children carrying letters that stand for food, which is greatly needed for the approximate 13 million children that go to bed hungry every night. Last year, the letter carriers collected 60 million pounds of food in one day, making this the largest single day food drive in the world. The letter carriers are very proud to do this job. He encouraged everyone to put food in his/her mailboxes for the letter carriers. MR. PETERSON indicated that he feels deeply about this project. He pointed out that not everyone in this town works in the construction industry or

From the office of the Mayor **Proclamation**

- Whereas;** on Saturday, May 8, 2004, the National Association of Letter Carriers will be conducting its Annual Food Drive; and
- Whereas;** this Help Stamp Out Hunger drive is being conducted in all 50 states and U.S. territories, in partnership with the United States Postal Service, Unite Way agencies and the AFL-CIO. Corporate sponsors are the Campbell Soup Company and the Second Harvest Food Banks; and
- Whereas;** 18 different charities will receive the food collected which include the Salvation Army, Catholic Charities, Jewish Family Services, Lutheran Services, National Association of Latin Americans, United Labor Agency of Nevada, as well as other food banks around the valley; and
- Whereas;** an estimated 30 million people face hunger every day in America, including 12 million children; and
- Whereas;** the National Association of Letter Carriers helps Las Vegas Stamp Out Hunger; now
- Therefore;** I, THE MAYOR OF THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, HEREBY PROUDLY PROCLAIM MAY 8, 2004, TO BE:

National Association of Letter Carriers Food Drive Day

IN THE CITY OF LAS VEGAS AND ASK ALL CITIZENS TO ACKNOWLEDGE AND PARTICIPATE IN THIS WORTHWHILE ENDEAVOR.



In Witness Whereof:
**BY THE POWERS GRANTED TO ME,
I HAVE HEREUNTO SET MY HAND
AND CAUSED THE SEAL OF THE
CITY OF LAS VEGAS TO BE AFFIXED
THIS 5TH DAY OF MAY, 2004.**


**HONORABLE OSCAR B. GOODMAN
MAYOR, CITY OF LAS VEGAS**

City of Las Vegas

CITY COUNCIL MEETING OF MAY 5, 2004

Ceremonial

Recognition of the National Association of Letter Carriers Food Drive Day

MINUTES – Continued:

at full employment; many people are under employed and need food on a regular basis. The estimated 670,000 pounds of food that is collected for the Valley seems like a lot, but it only amounts to about half a pound for every resident.

(9:09 – 9:13)

1-152

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: PUBLIC AFFAIRS
DIRECTOR: DAVID RIGGLEMAN

☐ **CONSENT** ☐ **DISCUSSION**

SUBJECT:
CEREMONIAL:

RECOGNITION OF NATIONAL HISTORIC PRESERVATION WEEK

Fiscal Impact

☒ **No Impact**
☐ **Budget Funds Available**
☐ **Augmentation Required**

Amount:
Dept./Division:
Funding Source:

PURPOSE/BACKGROUND:

RECOMMENDATION:

BACKUP DOCUMENTATION:

Submitted at meeting: Proclamation proclaiming May 3-9, 2004 as National Historic Preservation Week

MOTION:

None required. A presentation was made.

MINUTES:

MAYOR GOODMAN remarked that historic preservation is an effective tool for managing growth, revitalizing neighborhoods, fostering local pride and maintaining community character. Historic preservation is relevant for communities across the nation, both urban and rural, and for all Americans. "New Frontiers in Preservation" is the theme for this year's National Historic Preservation Week, co-sponsored by the City of Las Vegas, the Las Vegas Historic Preservation Commission, and the National Trust for Historic Preservation. With the City celebrating its 100th birthday in 2005, Historic Preservation Week is an important event leading up to the City's Centennial celebrations. He noted that the 5/5/2004 agenda included an item concerning a report on the U.S. Courthouse and Post Office.

DAVID MILLMAN, Historic Preservation Commission member, expressed his appreciation to the entire Council for its support.

(9:13 – 9:15)

1-254

PROCLAMATION

- WHEREAS, Historic preservation is an effective tool for managing growth, revitalizing neighborhoods, fostering local pride and maintaining community character while enhancing livability, and
- WHEREAS, Historic preservation is relevant for communities across the nation, both urban and rural, and for Americans of all ages, all walks of life and all ethnic backgrounds, and
- WHEREAS, It is important to celebrate the role of history in our lives and the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped us as a people, and
- WHEREAS, "New Frontiers in Preservation" is the theme for National Historic Preservation Week 2004, cosponsored by the city of Las Vegas, the Las Vegas Historic Preservation Commission, and the National Trust for Historic Preservation, and
- WHEREAS, The city of Las Vegas is celebrating it's 100th birthday in 2005, and Historic Preservation Week is an important event contributing to the preparation of our Centennial Celebrations, now
- THEREFORE, We, the Las Vegas City Council, do hereby proclaim May 3-9, 2004, as

NATIONAL HISTORIC PRESERVATION WEEK

and urge all citizens to join us in recognizing and participating in this special observance.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: PUBLIC AFFAIRS

DIRECTOR: DAVID RIGGLEMAN

☐

CONSENT

☐

DISCUSSION

SUBJECT:

CEREMONIAL:

RECOGNITION OF AMERICAN RED CROSS POOL SAFETY MONTH

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

RECOMMENDATION:

BACKUP DOCUMENTATION:

Submitted at meeting: copy of Proclamation proclaiming May 2004 as American Red Cross Pool Safety Month

MOTION:

None required. A presentation was made.

MINUTES:

MAYOR GOODMAN recognized American Red Cross Pool Safety Month. He reported that in 2003 10 people drowned and 32 children of age 14 or younger nearly drowned in Clark County. Already this year, there have been several accidents in pools. As part of Pool Safety Month, the American Red Cross, the City of Las Vegas Department of Leisure Services, and Paragon Pools will present the first ever "Float Like A Duck Campaign" to educate the public on the importance of safety while celebrating the joys of water sports. The goal of the American Red Cross is to disseminate as much information as possible before Memorial Day weekend in order to prepare families to be safe for the summer months. The American Red Cross has been the leader in water safety education since 1917, and, with summer right around the corner, the City is dedicated to promoting pool safety in the community.

PENNEY TOWERS, from the Red Cross, and JOE VASSALLO, President of Paragon Pools, came forward. Before introducing the program, MS. TOWERS thanked the Council for its assistance with the Casa Palms fire on Good Friday. She recognized TIM McANDREW, Las Vegas Fire and Rescue, Citizens Area Transit, and the community centers that opened their hearts and doors to those that were displaced. She also thanked the Salvation Army for feeding the victims of the Casa Palms fire and all those who assisted. She invited all the families to the Municipal Pool on Sunday, May 24, 2004, from 12:00 p.m. to 4:00 p.m. for a free day of fun, swimming, diving, and floating.

City of Las Vegas

CITY COUNCIL MEETING OF MAY 5, 2004

Ceremonial

Recognition of American Red Cross Pool Safety Month

MINUTES – Continued:

MR. VASSALLO presented the Mayor with a rubber duck in a martini glass. He noted that swimming activities are fun, as long as people do not overlook the inherent dangers. The pool industry feels a responsibility to promote pool safety, as one drowning a year is one too many. MAYOR GOODMAN presented MS. TOWERS with a proclamation.

(9:15 – 9:18)

1-315

From the office of the Mayor **Proclamation**

Whereas; in 2003, there were 10 drownings and 32 near-drownings of children 14 or younger in Clark County. Already in 2004, there have been several accidents in pools; and

Whereas; as part of Pool Safety Month, the American Red Cross, the City of Las Vegas Department of Leisure Services and Paragon Pools will present the first ever "Float Like A Duck Campaign" to educate the public on the importance of safety while celebrating the joys of water sports; and

Whereas; the American Red Cross' goal is to disseminate as much information as possible before Memorial Day weekend in order to prepare families to be safe for the summer months; and

Whereas; the American Red Cross has been the leader in water safety education since 1917 and with summer right around the corner, we are dedicated to promoting Pool Safety in our community; now

Therefore; I, THE MAYOR OF THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, HEREBY PROUDLY PROCLAIM MAY, 2004, TO BE:

American Red Cross Pool Safety Month

IN THE CITY OF LAS VEGAS AND ASK ALL CITIZENS TO ACKNOWLEDGE THE IMPORTANCE OF EDUCATING OUR COMMUNITY ABOUT POOL SAFETY.



In Witness Whereof:
**BY THE POWERS GRANTED TO ME,
I HAVE HEREUNTO SET MY HAND
AND CAUSED THE SEAL OF THE
CITY OF LAS VEGAS TO BE AFFIXED
THIS 1ST DAY OF MAY, 2004.**


**HONORABLE OSCAR B. GOODMAN
MAYOR, CITY OF LAS VEGAS**

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: PUBLIC AFFAIRS

DIRECTOR: DAVID RIGGLEMAN

☐

CONSENT

☐

DISCUSSION

SUBJECT:

CEREMONIAL:

RECOGNITION OF NATIONAL TENNIS MONTH

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

RECOMMENDATION:

BACKUP DOCUMENTATION:

1. Submitted at meeting: Proclamation proclaiming May 2004 as National USA Tennis Month
2. Submitted after meeting: aerial of site, two construction site pictures, and a planting plan

MOTION:

None required. A presentation was made.

MINUTES:

COUNCILMAN BROWN announced that a lot of exciting things are happening in the realm of tennis. The tennis facility at Buffalo and Washington, of which he showed and submitted an aerial of the site, construction site pictures, and a planting plan, on the overhead, is currently under construction. This facility is going to be unparalleled nationwide. As SANDY FOLEY, current Executive Director of the Nevada Tennis Association (NTA), and JOHN VELIER, past president of the Nevada Tennis Association, came forward, COUNCILMAN BROWN recognized and thanked the following guests in the audience from the NTA for their support: ROB KINAS, MARY MARAGOS, ROB MERRIMAN, FRANKIE VerHALLEN, and GORDON HAMMOND.

MS. FOLEY thanked the Council for this recognition. She remarked that May is National Tennis Month. The United States Tennis Association started this program about three years ago to promote tennis and the benefits it provides to people of all ages. MS. FOLEY expressed that she is very happy to be partnering with the City to put on some great functions at the new tennis complex in May of 2005.

City of Las Vegas

CITY COUNCIL MEETING OF MAY 5, 2004

Ceremonial

Recognition of Tennis Month

MINUTES – Continued:

MR. VELIER acknowledged the work of MR. HAMMOND as the head professional tennis player at the Summerlin Tennis Club and an NTA Board of Directors member. He then thanked COUNCILMAN BROWN for his support in the long struggle to get a quality tennis facility in the City. This partnership will allow the provision of gratis tennis lessons to at-risk youth. He noted that over 200 youth were in town for a National Tennis Tournament, and they had to be dispersed at tennis courts all over town.

(9:18 – 9:22)

1-437

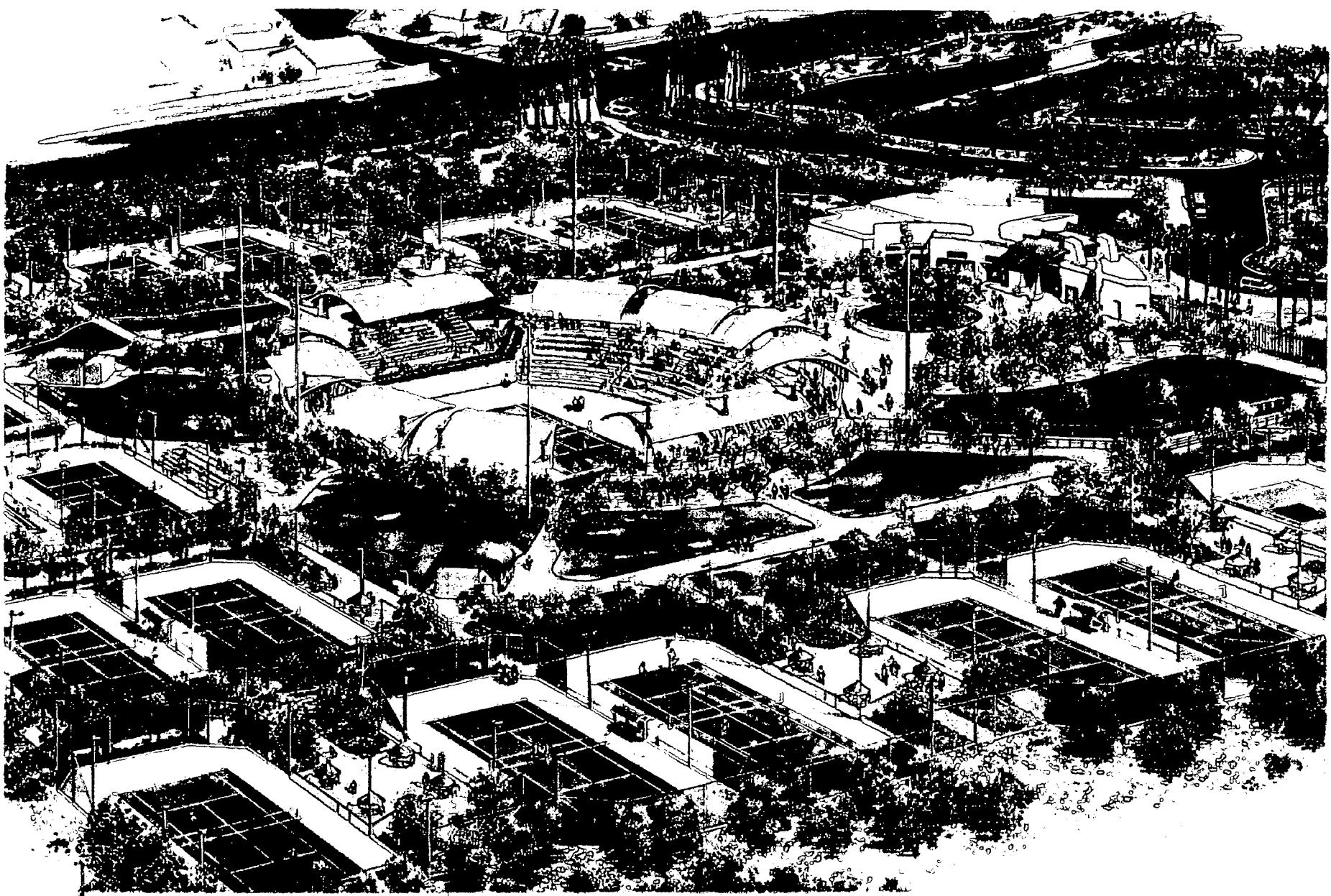
PROCLAMATION

Celebrating National Tennis Month



- WHEREAS;** tennis is a recreational game, competitive sport, and a proven means of achieving physical fitness that is played by millions of people of all ages and ability levels across the United States; and
- WHEREAS;** the Nevada Tennis Association, District Office of the United States Tennis Association (USTA)/Intermountain Section, headquartered in Las Vegas, consists of over 4,500 active members and is one of the fastest growing Districts in the USTA; and
- WHEREAS;** the mission of the USTA and the USTA/Intermountain Section/Nevada District is to promote and develop the growth of tennis. Tennis month is a key component of the USA Tennis Plan for Growth, the most ambitious initiative spearheaded by the USTA in partnership with the Tennis Industry Association to increase tennis participation in communities across the United States; and
- WHEREAS;** the USTA has designated May as USA Tennis Month, and will celebrate it by sponsoring free tennis lessons for children and adults and fun tennis-related activities; and
- WHEREAS;** the USTA, its 17 Regional Sections & Districts, the Community Tennis Association, and the National Recreation & Park Association will hold over 75 free "USA Tennis Rock & Rally" festivals nationwide throughout the month of May to celebrate tennis; and
- THEREFORE:** We, the undersigned Mayor and City Council for the City of Las Vegas, do hereby take great pride in proclaiming the month of May 2004 to be:

National USA Tennis Month
in the City of Las Vegas



5/5/04 CCN
Tennis Month



04.08.2004 10:05



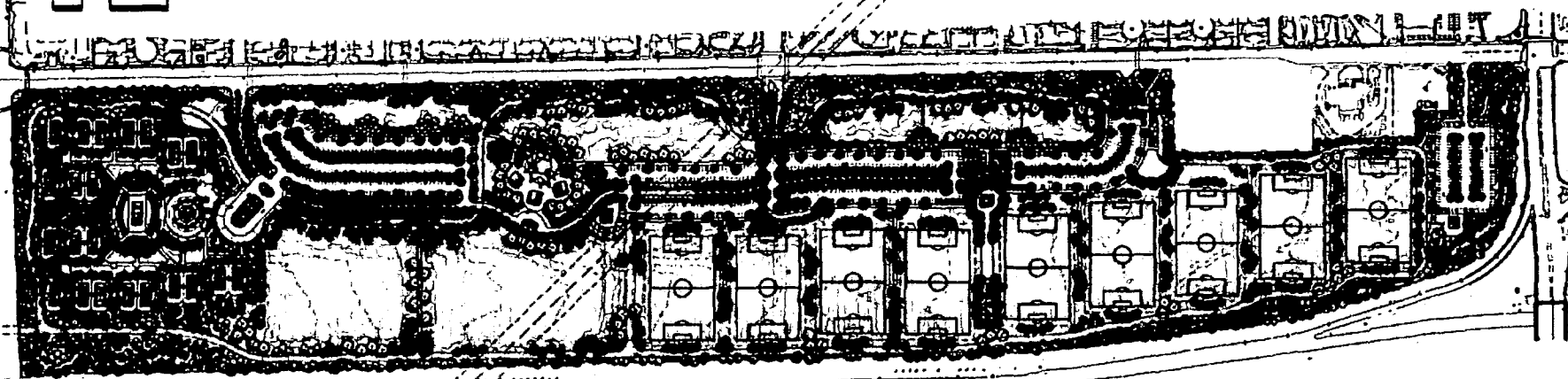
04-13-2004 10:42

**WASHINGTON-BUFFALO PARK
PHASE 1A & 1B**

PREPARED FOR:
CITY OF LAS VEGAS, NEVADA



PLANT LIST												
PLANT	SYMBOL	UNIT	QTY	DESCRIPTION	UNIT	QTY	DESCRIPTION	UNIT	QTY	DESCRIPTION	UNIT	QTY
1. ASPHALT	AS	CU YD	100	ASPHALT	CU YD	100	ASPHALT	CU YD	100	ASPHALT	CU YD	100
2. CEMENT	CE	CU YD	100	CEMENT	CU YD	100	CEMENT	CU YD	100	CEMENT	CU YD	100
3. SAND	SA	CU YD	100	SAND	CU YD	100	SAND	CU YD	100	SAND	CU YD	100
4. GRAVEL	GR	CU YD	100	GRAVEL	CU YD	100	GRAVEL	CU YD	100	GRAVEL	CU YD	100
5. CRUSHED STONE	CS	CU YD	100	CRUSHED STONE	CU YD	100	CRUSHED STONE	CU YD	100	CRUSHED STONE	CU YD	100
6. BRICK	BR	CU YD	100	BRICK	CU YD	100	BRICK	CU YD	100	BRICK	CU YD	100
7. CONCRETE	CO	CU YD	100	CONCRETE	CU YD	100	CONCRETE	CU YD	100	CONCRETE	CU YD	100
8. GROUT	GR	CU YD	100	GROUT	CU YD	100	GROUT	CU YD	100	GROUT	CU YD	100
9. FILL	FI	CU YD	100	FILL	CU YD	100	FILL	CU YD	100	FILL	CU YD	100
10. EARTH	EA	CU YD	100	EARTH	CU YD	100	EARTH	CU YD	100	EARTH	CU YD	100
11. ROCK	RO	CU YD	100	ROCK	CU YD	100	ROCK	CU YD	100	ROCK	CU YD	100
12. DIRT	DI	CU YD	100	DIRT	CU YD	100	DIRT	CU YD	100	DIRT	CU YD	100
13. CLAY	CL	CU YD	100	CLAY	CU YD	100	CLAY	CU YD	100	CLAY	CU YD	100
14. SILT	SI	CU YD	100	SILT	CU YD	100	SILT	CU YD	100	SILT	CU YD	100
15. SAND	SA	CU YD	100	SAND	CU YD	100	SAND	CU YD	100	SAND	CU YD	100
16. GRAVEL	GR	CU YD	100	GRAVEL	CU YD	100	GRAVEL	CU YD	100	GRAVEL	CU YD	100
17. CRUSHED STONE	CS	CU YD	100	CRUSHED STONE	CU YD	100	CRUSHED STONE	CU YD	100	CRUSHED STONE	CU YD	100
18. BRICK	BR	CU YD	100	BRICK	CU YD	100	BRICK	CU YD	100	BRICK	CU YD	100
19. CONCRETE	CO	CU YD	100	CONCRETE	CU YD	100	CONCRETE	CU YD	100	CONCRETE	CU YD	100
20. GROUT	GR	CU YD	100	GROUT	CU YD	100	GROUT	CU YD	100	GROUT	CU YD	100
21. FILL	FI	CU YD	100	FILL	CU YD	100	FILL	CU YD	100	FILL	CU YD	100
22. EARTH	EA	CU YD	100	EARTH	CU YD	100	EARTH	CU YD	100	EARTH	CU YD	100
23. ROCK	RO	CU YD	100	ROCK	CU YD	100	ROCK	CU YD	100	ROCK	CU YD	100
24. DIRT	DI	CU YD	100	DIRT	CU YD	100	DIRT	CU YD	100	DIRT	CU YD	100
25. CLAY	CL	CU YD	100	CLAY	CU YD	100	CLAY	CU YD	100	CLAY	CU YD	100
26. SILT	SI	CU YD	100	SILT	CU YD	100	SILT	CU YD	100	SILT	CU YD	100
27. SAND	SA	CU YD	100	SAND	CU YD	100	SAND	CU YD	100	SAND	CU YD	100
28. GRAVEL	GR	CU YD	100	GRAVEL	CU YD	100	GRAVEL	CU YD	100	GRAVEL	CU YD	100
29. CRUSHED STONE	CS	CU YD	100	CRUSHED STONE	CU YD	100	CRUSHED STONE	CU YD	100	CRUSHED STONE	CU YD	100
30. BRICK	BR	CU YD	100	BRICK	CU YD	100	BRICK	CU YD	100	BRICK	CU YD	100
31. CONCRETE	CO	CU YD	100	CONCRETE	CU YD	100	CONCRETE	CU YD	100	CONCRETE	CU YD	100
32. GROUT	GR	CU YD	100	GROUT	CU YD	100	GROUT	CU YD	100	GROUT	CU YD	100
33. FILL	FI	CU YD	100	FILL	CU YD	100	FILL	CU YD	100	FILL	CU YD	100



AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: PUBLIC AFFAIRS
DIRECTOR: DAVID RIGGLEMAN

☐ **CONSENT** ☐ **DISCUSSION**

SUBJECT:
CEREMONIAL:

RECOGNITION OF SALVATION ARMY WEEK

Fiscal Impact

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

PURPOSE/BACKGROUND:

RECOMMENDATION:

BACKUP DOCUMENTATION:

Submitted at meeting: copy of Proclamation proclaiming May 10-16, 2004 as The Salvation Army Week

MOTION:

None required. A presentation was made.

MINUTES:

MAJOR WILLIAM RAIHL, CHARLES DESIDERIO, DENISE GEE, and DUANE SONNENBERG joined the Council for this presentation. MAYOR GOODMAN stated that May 10-16, 2004, is Salvation Army Week. The Salvation Army opened in Las Vegas in 1946 and has since been bringing help and hope to the needy of this great city. Recently, the Salvation Army started an adult daycare program and senior housing. Nationally, they assist more than 42 million individuals throughout the year. Last year, 500,000 meals were served in the various programs in Las Vegas. The Salvation Army is one of the City's great community partners.

MAJOR RAIHL accepted the proclamation, on behalf of the Salvation Army, and thanked the Council for its support of the Salvation Army's programs and its community partners for the collaborative work they do in the community. He noted that no single organization could do everything alone. Collaboration among the various agencies is key to accomplishing so much more for the community. The Salvation Army is proud to be a part of the past, present, and future of Las Vegas.

(9:22 – 9:24)
1-558

From the office of the Mayor **Proclamation**

Whereas; in 1946, The Salvation Army opened its doors in Las Vegas, Nevada and has been bringing help and hope to the needy of our great city; and

Whereas; The Salvation Army is on the front lines of feeding the hungry, providing shelter for the homeless, and giving a new life to those addicted to drugs, alcohol and gambling; and

Whereas; in recent times, The Salvation Army has started an adult daycare program and senior housing; and

Whereas; nationally, The Salvation Army assists more than 42 million individuals throughout they year; 220,000 people with addictions are cared for, 4.6 million volunteers provide assistance to the Army; and

Whereas; last year, 500,000 meals were served in the various programs in Las Vegas and operates 365 days per year; now

Therefore; I, THE MAYOR OF THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, HEREBY PROUDLY PROCLAIM MAY 10-16, 2004, TO BE:

The Salvation Army Week

IN THE CITY OF LAS VEGAS AND ASK ALL CITIZENS TO ACKNOWLEDGE THE INVALUABLE SERVICES THE SALVATION ARMY PROVIDES TO OUR COMMUNITY.



*In Witness Whereof:
BY THE POWERS GRANTED TO ME,
I HAVE HEREUNTO SET MY HAND
AND CAUSED THE SEAL OF THE
CITY OF LAS VEGAS TO BE AFFIXED
THIS 10TH DAY OF MAY, 2004.*


HONORABLE OSCAR B. GOODMAN
MAYOR, CITY OF LAS VEGAS

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: PUBLIC AFFAIRS
DIRECTOR: DAVID RIGGLEMAN

☐

CONSENT

☐

DISCUSSION

SUBJECT:
CEREMONIAL:

RECOGNITION OF NATIONAL ALS AWARENESS MONTH

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

RECOMMENDATION:

BACKUP DOCUMENTATION:

Submitted at meeting: Proclamation proclaiming May 2004 as National ALS Awareness Month

MOTION:

None required. A presentation was made.

NOTE: COUNCILMAN BROWN disclosed that he has been affiliated with ALS locally and nationally, directly and indirectly for the past five years, mostly through baseball.

MINUTES:

COUNCILMAN BROWN called forward JOHN DAWSON, Local Chapter Chairman, and CONNIE BOBOA, Executive Director. He then noted that ALS (Amyotrophic Lateral Sclerosis), or Lou Gehrig's Disease, is a devastating and progressive disease that occurs when motive nerve cells in the Central Nervous System cease to function and die. Nearly 6,000 people in the United States are diagnosed with ALS each year, and there is no known cause or cure. There are approximately 200 ALS patients in Nevada. In advanced stages, this disease can cost upwards of \$200,000 a year. During each 90 minutes that a person dies of ALS, another person is diagnosed with this disease.

MR. DAWSON indicated that he and MS. BOBOA would be taking this proclamation to Washington D.C. within two weeks, when they would be meeting with elected representatives. He presented the Mayor with a bobble head doll of Lou Gehrig, which was produced for the more than 2,000 consecutive games that he played.

(9:24 – 9:28)

1-637

PROCLAMATION

Celebrating National ALS Awareness Month



- WHEREAS;** Amyotrophic Lateral Sclerosis (ALS), often known as Lou Gehrig's disease, is a progressive disorder that occurs when motor nerve cells in the central nervous system cease function and die; and
- WHEREAS;** each year, nearly 6,000 people in the United States are diagnosed with this illness, for which there is no known cause or cure. Currently, there are approximately 200 ALS patients in Nevada; and
- WHEREAS;** in the advanced stages, ALS care can cost up to \$200,000 per year, depleting the financial resources of patients and relatives; and
- WHEREAS;** the suffering of patients and the anguish and struggle of caregivers must be supported and alleviated as much as possible; and
- THEREFORE:** We, the undersigned Mayor and City Council for the City of Las Vegas, do hereby take great pride in proclaiming the month of May 2004 to be:

National ALS Awareness Month

in the City of Las Vegas

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: CITY CLERK

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

SUBJECT:

BUSINESS ITEMS:

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

MOTION:

REESE – Motion to bring forward and STRIKE Item 51, Accept WITHDRAWAL of Item 52, and Hold in ABEYANCE Items 53, 54, and 55 to 5/19/2004

MINUTES:

There was no discussion.

(9:28 – 9:30)
1-768

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: CITY CLERK

DIRECTOR: BARBARA JO (RONI) RONEUMUS ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:
BUSINESS ITEMS

ABEYANCE ITEM - Discussion and possible action to appoint a City Council member for Ward 2

Fiscal Impact

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

PURPOSE/BACKGROUND:

Ward 2 Councilwoman Lynette Boggs McDonald has submitted her resignation effective April 20, 2004 to accept an appointment by Governor Guinn to serve on the Clark County Commission. In accordance with Las Vegas City Charter 1.160, it will be necessary to fill this vacancy by a majority vote of the entire City Council within 30 days after the occurrence of that vacancy.

The qualifications for *election* as a Las Vegas City Councilman are: Shall be a qualified elector who has actually as opposed to constructively, resided within the Ward which he or she desires to represent for a period of not less than 30 days immediately prior to the last day for filing a Declaration of Candidacy. The registered voters of the Ward in which he or she is a candidate shall elect each City Councilman. This Ward 2 seat is a four-year term position that will be considered by City of Las Vegas voters during the 2005 Municipal Election process.

This item was held in abeyance at the April 21, 2004 City Council Meeting.

RECOMMENDATION:

Appointment of a qualified individual to fill the seat of City Councilman, Ward 2

BACKUP DOCUMENTATION:

1. Councilwoman Boggs McDonald's letter of resignation
2. Submitted at Council meeting – PowerPoint Presentation regarding Special Election

MOTION:

GOODMAN – Motion to STRIKE with direction to City Clerk Ronemus to hold a special Council meeting on 5/11/2004 at 4:00 p.m. to discuss a resolution calling a special election and/or appointment of a Ward 2 Council member – UNANIMOUS with Ward 2 seat vacant

CITY COUNCIL MEETING OF MAY 5, 2004

Business Items

Item 2 – Discussion and possible action to appoint a City Council member for Ward 2

MINUTES:

Using a PowerPoint presentation, CITY CLERK RONEMUS gave a report on the possible 2004 Municipal Special Election. In going over the facts, she noted that Wards 2, 4, and 6 and Municipal Court Departments 2, 3, and 5 are up for election in 2005. She thanked COUNCILMAN REESE and ASSEMBLYMAN TOM COLLINS and his wife KATHY for bringing NRS 268.235 to her attention. CITY CLERK RONEMUS pointed out that although special elections have been held, the Secretary of State was unable to find out if any one specifically was under the vacancy provision.

As the election official, CITY CLERK RONEMUS remarked that she is concerned with the details of complying with a special election, as there are specific challenges, which she elaborated. This election would be considered a special election, meaning there would be a single election, in which case any individual receiving the highest number of votes would be declared elected. In the unlikely event of a tie, the Council would choose the winner by lot.

Referring to a handout, CITY CLERK RONEMUS additionally indicated that 13 of the 23 polling locations are in schools that are closed in June and July, so there is a concern regarding the availability of those locations and the unknown costs that will be involved. As an alternative, she recommended choosing a limited number of election-day polling locations, centrally located. Even though some voters might feel inconvenienced, she strongly felt that the citizens would appreciate any efforts to cut costs, and not using the schools would significantly cut costs.

Another challenge is the continuation to use punch cards for absent and mail ballots. The Clark County Election Department is moving to the optical scanning process for the September/November Election. More information is needed, but she thought she might have the option of using the punch cards, with which she would feel more comfortable because the procedures are in place and it is the system that has been used in past Municipal Elections. She recommended using the punch card system.

In reviewing the proposed timeline for a special election, CITY CLERK RONEMUS noted that the proposal requires potential candidates to currently reside in Ward 2 in order to meet the residency requirements. The timeline does not include the campaign reporting dates, which will be required under the Secretary of State.

ASSISTANT CITY ATTORNEY JOHN REDLEIN warned the Council about the Open Meeting Law implications of this subject, given that the item on the agenda is for the appointment of a person to fill the vacant seat, not on the report to have a special election. He indicated that the Council could deliberate, debate, discuss, or decide the issue on the agenda but not the special election. However, he pointed out that the subject matter and the issue of a special election could be recessed to the special meeting for discussion.

CITY COUNCIL MEETING OF MAY 5, 2004

Business Items

Item 2 – Discussion and possible action to appoint a City Council member for Ward 2

MINUTES:

MAYOR GOODMAN apologized to the interested people for holding this matter further. He then motioned to strike this matter and gave direction to CITY CLERK RONEMUS to schedule a special City Council meeting on Tuesday, May 11, 2004, at 4:30 p.m. to discuss and take possible action on the appointment of a City Council member for Ward 2, as well as to discuss and take possible action on a special election of a City Council member for Ward 2. COUNCILMAN BROWN requested the meeting be scheduled for 4:00 p.m. instead of 4:30, as he intended to recess another item on this agenda dealing with the budget to that date. COUNCILMAN REESE and MAYOR GOODMAN concurred with COUNCILMAN BROWN'S petition. CITY ATTORNEY JERBIC clarified that the motion should be to strike this matter with direction to the City Clerk to take the additional action.

(9:30 – 9:46)

1-808



City of Las Vegas

Lynette Boggs McDonald
COUNCILWOMAN

March 31, 2004

The Honorable Oscar B. Goodman
Mayor of Las Vegas
400 Stewart Ave.
Las Vegas, NV 89101

Dear Mayor Goodman:

I am writing to tender my resignation as the Ward 2 representative on the Las Vegas City Council effective Tuesday, April 20, 2004 upon my swearing in as the Clark County Commissioner for District F.

It has been an honor and a privilege to serve with you and members of the Las Vegas City Council for the past five years. I will always be grateful to you for appointing me to the City Council in 1999 and for giving me the opportunity to serve the citizens of our great city. We have accomplished great things together on behalf of the residents of Las Vegas and I will always look back upon my tenure of service at City Hall with great pride.

Thank you for your encouragement, friendship and contagious enthusiasm. Always know that you and the City Council will have a friend at the Clark County Government Center.

Sincerely,

A handwritten signature in cursive script that reads "Lynette Boggs McDonald".

Lynette Boggs McDonald
City Councilwoman, Ward 2

Cc: Mayor Pro Tem Gary Reese
Councilman Larry Brown
Councilman Lawrence Weekly
Councilman Michael Mack
Councilwoman Janet Moncrief
City Manager Doug Selby
City Attorney Brad Jerbic
City Clerk Roni Ronemus
Department Directors

000 2



Report on Possible 2004 Municipal Special Election

Provisions Governing Proposed Special Election

- NRS 268.325: Governing body may, in lieu of appointment, declare by resolution a special election to fill vacancy
- Charter 5.030 and NRS 293C.119 provides for the conduct of an election to be controlled by the governing body

FACTS

- Registered voters in Ward 2: 36,226 as of 4/7/04
- Filing for 2005 Municipal Office:
 - Opens 8 am Tuesday, January 25, 2005
 - Closes 5 pm Friday, February 4, 2005
- 2005 Municipal Primary: April 5, 2005
- 2005 Municipal General (if needed): June 7, 2005

Challenges Before Us

- Few provisions in election laws offering the "how to" of conducting a special election
- Majority of provisions are found in Chapter 306 on recall and 350 on municipal obligations (i.e., debt), which do not apply
- Secretary of State's research has not found any municipality in the State of Nevada that has filled a vacancy under NRS 268.325

Election Laws Contained In:

- City Charter
- City Municipal Code
- NRS Title 24 (293, 293B, 293C, 294A, 295, 298, 304, 306), NRS 268 and 266
- Nevada Administrative Code

Challenges...continued

- Primary and General or single election
- 13 out of 23 polling locations are in schools
- Decision to hold early voting
- Continue to use punch cards for absent and mail ballots
- Clark County Election Department staffing availability
- Not a budgeted election

Proposed Timeline

- Resolution calling for special election:
Recommend Mayor call a special council meeting
– Tuesday, May 11 if possible
- Filing for office: 8 am Monday, May 17 to 5 pm
Wednesday, May 19
- Early vote: Friday and Saturday, June 18 and 19
- Election Day: Tuesday, June 22
- Canvass of Election: Monday, June 28 (Special
Council Meeting)
- Seating successful candidate: Wednesday, July 7

Estimated Costs

Special Polling Place Election,
June 22, 2004 Election Day :
\$70,000 to \$80,000

Recommendations Should Exploration of a Special Election Be Your Direction

- Mayor to call a Special Council Meeting as
soon as possible to consider resolution
- Resolution to call for a single, expedited
election
- Include short period for Early Voting
- Utilize punch cards for absent/mail ballots
- Explore reducing Election Day polling sites

Date: 05/03/04
Time: 16:11

CLARK COUNTY ELECTION DEPARTMENT
Poll Precinct List by District Code
WARD

CLDistPollPrecList 021202
Page: 30

District

LV2

Polls: 23
Total Precincts: 49
Mail Precincts: 0

Poll Place Name

Precinct

2	ADCOCK, O K ELEMENTARY 6350 HYDE AVE LAS VEGAS, NV 89107	6382
		6383
11	BONNER, JOHN ELEMENTARY 765 CRESTDALE LN LAS VEGAS, NV 89144	3372
		3373
		3381
30	CHARLESTON HGTS CHR OF NAZARENE 6219 W WASHINGTON AVE LAS VEGAS, NV 89107	6345
		6350
307	CHRIST LUTHERAN CHURCH 111 N TORREY PINES DR LAS VEGAS, NV 89107	6343
34	CHRISTENSEN, M J ELEMENTARY 9001 MARINER COVE DR LAS VEGAS, NV 89117	3341
		3342
		3344
		3352
370	FAITH LUTHERAN JR.-SR. HIGH SCHOOL 2015 S HUALAPAI WAY LAS VEGAS, NV 89117	3363
		3364
354	FIRE STATION #02 900 S DURANGO DR LAS VEGAS, NV 89145	3355
371	FIRE STATION #07 10101 BANBURY CROSS DR LAS VEGAS, NV 89144	3371
416	GIVENS, LINDA RANKIN ELM SCHOOL PARKSIDE/PARKVISTA	3541
		3544
121	JACOBSON, WALTER ELEMENTARY 8400 BOSECK DR LAS VEGAS, NV 89145	3089
		3225
		3362
123	JOHNSON, WALTER MIDDLE SCHOOL 7701 DUCHARME AVE LAS VEGAS, NV 89145	3090
		3360
		3361
126	KATZ, EDYTHE & LLOYD ELEMENTARY 1800 ROCK SPRINGS DR LAS VEGAS, NV 89128	2311
		2312
		2461

Date: 05/03/04
Time: 16:11

CLARK COUNTY ELECTION DEPARTMENT
Poll Precinct List by District Code
WARD

CLDistPollPrecList 021202
Page: 31

District
LV2

	Poll Place Name	Precinct
134	LAKES LUTHERAN CHURCH 8200 W SAHARA AVE LAS VEGAS, NV 89117	3340
286	OBER, D'VORRE & HAL ELEMENTARY 3035 DESERT MARIGOLD LN LAS VEGAS, NV 89135	3345 3350 3351
176	PIGGOTT, CLARENCE ELEMENTARY 9601 RED HILLS RD LAS VEGAS, NV 89117	3129 3227
178	PITTMAN, VAIL ELEMENTARY 6333 FARGO AVE LAS VEGAS, NV 89107	6344
190	SAHARA WEST LIBRARY 9600 W SAHARA AVE LAS VEGAS, NV 89117	3130 3228 3229
394	SHADOW HILLS BAPTIST CHURCH 7811 VEGAS DR LAS VEGAS, NV 89128	2306
200	SMITH, HELEN ELEMENTARY 7101 PINEDALE AVE LAS VEGAS, NV 89145	6380 6381
372	STATON, ETHEL ELEMENTARY 1700 SAGEBERRY DR LAS VEGAS, NV 89144	3370 3382 3386
272	SUMMERLIN LIBRARY 1771 INNER CIR LAS VEGAS, NV 89134	3365 3366
253	SUNLAKE TERRACE RETIREMENT COM 3250 S FORT APACHE RD LAS VEGAS, NV 89117	3343
373	VETERANS MEMORIAL LEISURE SVC CTR 101 S PAVILION CENTER DR LAS VEGAS, NV 89144	3374 3375 3380

PROPOSED SPECIAL ELECTION TIMELINES

PROPOSED DATE	ELECTION PROCEDURE	PROVISION
May 11, 2004	Special Council Meeting to consider Resolution to set special election (To include dates: Election, filing for office, voter registration and EV if held)	NRS 268.325, Governing body may, in lieu of appointment, declare by resolution a special election to fill vacancy
	Conduct of Election controlled by governing body	Charter 5.030 and NRS 293C.110
April 19, 2004	Last day candidate can become a resident of Ward 2	Charter 2.020 and NRS 293C.200, 30 days prior to Close of Filing
May 15, 2004	Publish Box Ad Designating Offices Available in the Election (English/Spanish)	NAC 293C.060 addresses Primary & General with publication in February; however, we will publish this ad initially with pertinent dates for voter information
8 am May 17, 2004	Filing for Office Begins	Not specified in Statute for this type of special election
May 18, May 26, June 2, June 9, 2004	Close of Voter Registration Publications (English/Spanish)	NRS 293C.527, 4 consecutive weeks
5 pm May 19, 2004	Filing for Office Ends	Not specified in Statute for this type of special election
5 pm May 19, 2004	Deadline for Candidate to Change Name on Ballot	NAC 293C.080
5 pm May 21, 2004	Deadline for Candidate to Withdraw from the Ballot	NRS 293C.195
5 pm May 24, 2004	Certified Candidate List to Secretary of State and Clark County Election Department (no provision for CCED)	NAC 293C.070, no later than 5 days after last day to file
May 26, 2004	Publish Notice of Election twice (Includes Date of Election, Polling Locations with Hours, Candidates names and offices) (English/Spanish)	NRS 293C.187 does not apply, proposed dates use 27 days rather than 30 day provision contained in 293C.187; due to accelerated timelines, will publish once

PROPOSED SPECIAL ELECTION TIMELINES

PROPOSED DATE	ELECTION PROCEDURE	PROVISION
June 5, 2004	Close of Voter Registration	NRS 293C.527; 30 Days prior to Election; 5 Days 8 am to 9 pm Daily
June 2, 2004	Mail AVC Ballots (English/Spanish) to Registered Voters/ Sample Ballots to Candidates, Secretary of State, and post in office	NRS 293C.530 not later than 10 days before election; NAC 293C.110 references Primary and General but will comply
	Publish Early Vote Notice (English/Spanish)	NRS 293C.3576 does not apply but we will publish once before and once during
May 24, 2004	Mail Requested AB/Mail Ballots (English/Spanish)	NRS 293C.350, not later than 20 days before election
June 18 and 19, 2004	Period for Early Vote	NRS 283C.3568 provides for 14 days; early vote periods for special election not provided for in Statute
June 12, 2004	Last Day to mail Sample Ballots and Polling Places Changes	NRS 293C.530, before early vote but not later than 10 days before election
June 15, 2004	Last day to receive AB request	NRS 293C.312, 7 days prior to election
June 22, 2004	Election Day	No provision in statute for election day special election
June 28, 2004	Canvass of Election	Charter 5.100 and NRS 293C.387 (conflicting provisions, will comply with NRS with canvass occurring within 5 days of election)
July 1, 2004	Last Day for Recount	NRS 293.403, 3 working days after canvass
July 6, 2004	Last Day for Contest	NRS 293.413, no later than 5 days after recount or no later than 14 days if no recount held
July 7, 2004	Seat Elected Candidate	Charter 5.100, on the day of the first regular meeting of the City Council next succeeding the meeting when the canvass of the returns is made

Las Vegas Special Election (Ward 2) 2004 Estimate

Expense	Polling Place Election LV-Ward 2-June 22	All Mail Ballot Election* LV-Ward 2
Printing		
AVC Ballot Faces	854.91	N/A
Sample Ballots	7,969.72	N/A
Mail Ballots (Optical)	750.00	9,435.00
Voting Receipts	1,725.00	N/A
Misc. (Forms/Trng Materials)	500.00	1,000.00
Addressing & Sorting		
Sample Ballots	5,433.90	N/A
Mail Ballots	543.39	1,820.00
Postage		
Sample Ballot	5,180.00	N/A
Mail Ballot - out	2,173.56	21,600.00
Mail Ballot - return	1,340.36	8,460.00
Vehicle Rental	475.04	N/A
Polling place equipment delivery	N/A	
Cellular	500.00	N/A
Publication/Legal Notices	1,166.00	1,166.00
Security/Traffic	1,000.00	N/A
STAFFING		
Polling Places		
School District staffing	4,680.00	
School District Operations	To be Determined	
Election Board Officers		
Early Voting 2 days 2 sites Temp staffing only	800.00	N/A
Election Day	11,040.00	N/A
Mail Ballot Counting Board	1,280.00	1,600.00
Temporary Staff (Elec. Dept.-reg. time)	8,954.17	
Polling place equipment delivery	576.00	N/A
Overtime***		
Additional training class for LV 4 trainers	0.00	

**Las Vegas Special Election (Warr
2004 Estimate**

Expense	Polling Place Election LV-Ward 2-June 22	All Mail Ballot Election* LV-Ward 2
Spanish Translating	725.00	
Early Voting Site visits,		
Early Voting setup and delivery/lt staff	1,008.00	N/A
Early Voting lt support Saturday	1,500.00	
Early Voting Check in	900.00	
Printing Posting logs/rosters	2,520.00	
Ballot Layout and printing	2,544.00	
Election Dept. perm. Staff	6,100.00	2,500.00
Warehouse perm staff		
Election Dept. temp. staff	1,166.67	1,500.00
TOTAL	73,405.72	49,081.00

*All mail election cost are based on the CCED contracting the complete job. No charge for supplies.

we will use our current stock of mail ballot supplies.

***Overtime: Due to the special election being in direct conflict with the County Primary, regular election staffing excluding registration and mail ballots will be charge at a overtime rate.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: CITY MANAGER**DIRECTOR: DOUGLAS A. SELBY**☒**CONSENT**☐**DISCUSSION****SUBJECT:****ADMINISTRATIVE:**

Approval to authorize the president of City Parkway V to execute Modification No. 2 to the amended Designated Services Agreement for City Parkway Center Project with Design Workshop, Inc. to include the development of Lighting Design, Site Electrical, Developer Coordination and Marketing for the Union Park Development (61-acres site) (not to exceed \$208,377 - Industrial Development Special Revenue Fund) - Ward 5 (Weekly)

Fiscal Impact☐**No Impact****Amount: NTE \$208,377**☐**Budget Funds Available****Dept./Division: City Manager's Office**☒**Augmentation Required****Funding Source: Industrial Development SRF****PURPOSE/BACKGROUND:**

The City Parkway V would like to modify the current Design Workshop agreement to add the development of Lighting Design, Site Electrical, Development Coordination and Marketing for the Union Park Development (61-acre site). These designs will guide developers in creating projects that reflect the goals and objectives for the mixed-use urban village.

This project is funded through loans from the City's Industrial Development Special Revenue Fund, which will be paid back from proceeds from the sale of parcels.

RECOMMENDATION:

Authorize the president of City Parkway V to execute Modification No. 2 in the not-to exceed amount of \$208,377 to cover Design Workshop's development of Lighting Design, Site Electrical, Development Coordination and Marketing, and authorize the loan of funds from Industrial Development SRF.

BACKUP DOCUMENTATION:

Pre-Approval of Design Workshop Modification Memorandum

MOTION:

REESE – APPROVED Items 3 through 44 as recommended – UNANIMOUS with MACK abstaining on Item 39 because, even though his term has lapsed, his membership on the Boys and Girls Club Board of Directors remains to be resolved and Ward 2 seat vacant

NOTE: COUNCILMAN MACK disclosed that his brother, STEVEN MACK, owns property near Item 17. Although, he has abstained on previous actions related to the City's purchase of property, he did not believe awarding a contract related to the subsequent demolition of these structures carries any similar conflict. An approval action simply recognizes CST as the

CITY COUNCIL MEETING OF MAY 5, 2004

Consent – Administrative

Item 3 - Approval to authorize the president of City Parkway V to execute Modification No. 2 to the amended Designated Services Agreement for City Parkway Center Project with Design Workshop, Inc. to include the development of Lighting Design, Site Electrical, Developer Coordination and Marketing for the Union Park Development (61-acres site) (not to exceed \$208,377 - Industrial Development Special Revenue Fund) - Ward 5 (Weekly)

MOTION – Continued:

successful bidder. Moreover, Item 40 relates to the Stewart Avenue Parking Garage located across the street from the Lady Luck Hotel/Casino, with which his brother-in-law, ANDREW DONNER, has a contract related to its non-restricted gaming license. Neither of COUNCILMAN MACK'S relatives has spoken to him about the aforementioned items and he did not believe their businesses would be affected in any way; hence, he would be voting on Items 17 and 40.

MINUTES:

COUNCILMAN WEEKLY reported that the Real Estate Committee met to review all of the Real Estate items on the consent agenda and joins with the recommendation of staff that the City Council approve each item.

(9:46 – 9:48)

1-1390

Memorandum

City of Las Vegas
Finance & Business Services

To: Steve Houchens 
From: Mark Vincent
CC: Roni Ronemus, Kathy Rainey, Scott Carter
Date: April 27, 2004
Re: Pre-Approval of Design Workshop Modification

As you know, OBD prepared a May 5 Agenda Summary Page seeking approval to authorize the president of City Parkway IV & V to execute Modification No. 2 to the amended Design Workshop Designated Services Agreement. This mod will cover the development of Lighting Design, Site Electrical, Developer Coordination, and Marketing for the Union Park Development (not to exceed \$208,377). In my opinion, this request is not unlike other "pre-approval" requests that Council authorizes from time to time. It is common for PW and others to request that P&C obtain award pre-approvals so that the contract award can proceed as soon as ready without delaying for Council approval of backup contract documents.

Apparently, this modification is on the critical path for the Union Park infrastructure. These designs will guide developers in creating projects that reflect the goals and objectives for the mixed-use urban village. Fortunately, in the absence of Mr. Oglesby, Design Workshop has moved ahead with designing Union Park without a contract in place to stay true to the original development timeframe set by Mr. Oglesby. If they had not done so we would have been behind schedule to meet the "late spring" deadline for construction of infrastructure, which would also push out the August date when the site would be ready to go market. Obviously, this approach puts Design Workshop at risk, and OBD has asked the developer to prepare an updated timeline so we can prepare future scopes without the need for pre-approvals.

I recognize that the City Clerk wishes to have the modification document as part of the backup, but it cannot be prepared and approved in time for the May 5 publication schedule, and therefore OBD is seeking "pre-approval." As is the norm, we will ensure that the modification receives P&C and City Attorney approval prior to execution, and that the City Clerk has a copy of the executed modification for their files if needed.

APR 27 2004

CITY OF LAS VEGAS

MODIFICATION NO. 2
Amended Designated Services Agreement For City Parkway Center Project

THIS MODIFICATION NO. 2 is being entered into this 5th day of May, 2004, by and between CITY PARKWAY V, Inc., a not-for profit corporation within the State of Nevada (hereinafter, "CPY") and DESIGN WORKSHOP, INC., a Colorado corporation (hereinafter, "Consultant").

The Amended Designated Services Agreement For City Parkway Center Project, dated October 1, 2003, with its Modification No. 1, for providing the urban design and landscape architecture services, is hereby modified to (i) partially terminate this Agreement, (ii) to authorize payment for additional work performed and completed through August 20, 2004 and (iii) designate merged party to the agreement as follows:

1. Section 10.02, Termination.

a) This Agreement is partially terminated effective August 20, 2004. The Consultant is to immediately stop all work, terminate all subcontracts, place no further orders, or incur further expenses except as necessary to perform the portion of the Agreement not terminated.

b) The terminated portion of the Agreement is Exhibit "A", Exhibit "B" and the additional work following below:

Additional Scope of Work – Union Park Coordination

Task 1- Lighting Design

Patrick B. Quigley and Associates served as a sub-consultant for Design Workshop's Design Documentation of Union Park Phase One Design. All of the deliverables, as itemized in the Design Workshop Memorandum dated August 25, 2004, are encompassed into Design Workshop's drawing set and directly used to inform final design decisions.

Task 2 – Power and Lighting Engineering

RNL Design's Electrical Engineering Department served as a sub-consultant for Design Workshop's Documentation of Union Park Phase One. All of the deliverables, as itemized in the Design Workshop Memorandum dated August 25, 2004, are encompassed into Design Workshop's drawing set and directly used to inform final design decisions, and included as the final electrical site plan for Union Park.

Task 3 – Developer Coordination and Review

Participated in the development of Union Park RFP requirements as they pertain to the Design Guidelines. Attended Union Park meetings.

Task 4 – Marketing Collateral

Development and design of ULI exhibit panel. Design, Development, Authorship and editing of Union Park 'Developer Book' with 40 books delivered to the City of Las Vegas Office of Business Development."

c) Upon payment of the net settlement of \$154, 075 together with sums previously paid, all obligations of the Company to perform further work or services or to make further deliveries under the terminated portion of the Agreement and all obligation of the City to make further payments shall cease; provided, that nothing in this settlement shall impair or affect any covenants, terms, or conditions of the Agreement relating to the completed or continued portion of this Agreement.

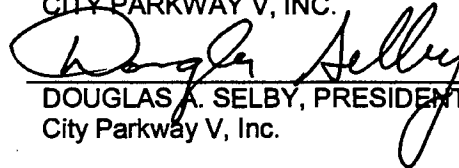
d) Regardless of any other provision of this partial termination settlement, the following rights and liabilities of the parties under the Agreement are reserved: All rights and liabilities of the parties arising under the Agreement and relating to reproduction rights and to assignments, reports, licenses.

2. **Parties to the Agreement.** City Parkway IV, Inc. and City Parkway V, Inc. have merged and are now known as City Parkway V, Inc. Through execution of this Modification No. 2, all parties to the Amended Designated Services Agreement, with its Modifications, agree to recognize City Parkway V as the successor party to City Parkway IV, with all rights and duties of City Parkway IV and City Parkway V under this Agreement passing to City Parkway V.

3. **ALL OTHER TERMS AND CONDITIONS OF THE AMENDED DESIGNATED SERVICES AGREEMENT REMAIN UNCHANGED.**

IN WITNESS WHEREOF, the parties hereto have caused this Agreement Modification No. 2 to be executed by their duly authorized representatives.

CITY PARKWAY V, INC.

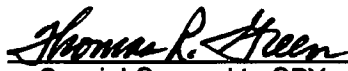

DOUGLAS A. SELBY, PRESIDENT
City Parkway V, Inc.

"CPY"

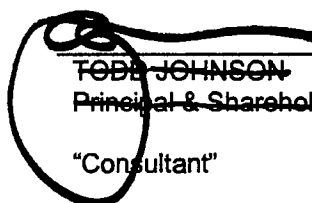
ATTEST:


BARBARA JO RONEMUS, City Clerk

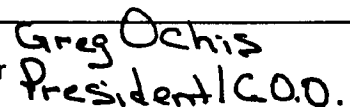
APPROVED AS TO FORM:

 9/20/04
Special Counsel to CPY

DESIGN WORKSHOP, INC.


TODD JOHNSON
Principal & Shareholder

"Consultant"


Greg Ochis
President/C.O.O.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: FINANCE AND BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

☒

CONSENT

☐

DISCUSSION

SUBJECT:

Approval of Service and Material Checks/Payroll Checks/Wires Transfers/Other Checks and Investments

Fiscal Impact

☐

No Impact

Amount: \$75,097,535.59

☒

Budget Funds Available

Dept./Division: Accounting Operations

☐

Augmentation Required

Funding Source: All Funds

PURPOSE/BACKGROUND:

In compliance with the City's Municipal Code, Chapter 4.12, this is an informational item that provides the dollar amount of disbursements processed by the Finance and Business Services Department.

RECOMMENDATION:

BACKUP DOCUMENTATION:

Summary of cash expenditures for the period 04/1/04 - 04/15/04

Total Services and Materials Checks	\$ 9,479,128.06
Total Payroll Checks	\$ 10,976,348.32
Total Wire Transfers	\$ 54,642,059.21

MOTION:

REESE – APPROVED Items 3 through 44 as recommended – **UNANIMOUS** with **MACK** abstaining on Item 39 because, even though his term has lapsed, his membership on the Boys and Girls Club Board of Directors remains to be resolved and Ward 2 seat vacant

MINUTES:

There was no related discussion.

(9:46 – 9:48)

1-1390

City of Las Vegas

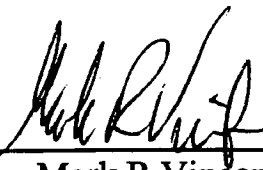
Summary of Cash Expenditures

For period of 4/1/04 - 4/15/04

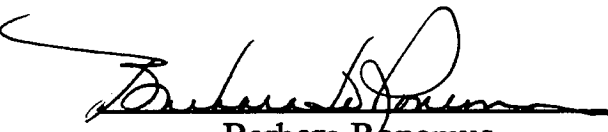
Total Services & Materials Checks :	\$9,479,128.06
Total Payroll Checks:	\$10,976,348.32
Total Wire Transfers:	\$54,642,059.21

Grand Total:	\$75,097,535.59

I hereby certify that I have reviewed the above amounts and approved them for payment as being in compliance with all applicable laws to the best of my knowledge and belief.

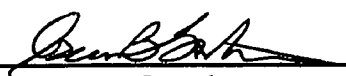


Mark R Vincent
Director of Finance



Barbara Ronemus
City Clerk

On May 5, 2004, the City Council approved the above cash expenditures.



Oscar Goodman
Mayor

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: FINANCE AND BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

☒

CONSENT

☐

DISCUSSION

SUBJECT:

Approval of a Special Event License for Harris Law Firm, Location: Harris Law Center Parking Lot, 801 South 4th Street, Date: May 5, 2004, Type: Special Event Beer/Wine, Event: Annual Open House and Cinco de Mayo Party, Responsible Person in Charge: Amber Holmes - Ward 5 (Weekly)

Fiscal Impact

☒

No Impact

☐

Budget Funds Available

☐

Augmentation Required

Amount:

Dept./Division:

Funding Source:

PURPOSE/BACKGROUND:

Approval of a Special Event License

RECOMMENDATION:

Recommend approval

BACKUP DOCUMENTATION:

None

MOTION:

REESE – APPROVED Items 3 through 44 as recommended – **UNANIMOUS** with **MACK** abstaining on Item 39 because, even though his term has lapsed, his membership on the Boys and Girls Club Board of Directors remains to be resolved and Ward 2 seat vacant

MINUTES:

There was no related discussion.

(9:46 – 9:48)

1-1390

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: FINANCE AND BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

☒

CONSENT

☐

DISCUSSION

SUBJECT:

Approval of Special Event Licenses for City of Las Vegas Leisure Services - Cultural Division:
Location: Arts District, 1228 South Casino Center Boulevard, Date: May 7, 2004, Type: Special
Event Beer/Wine, Event: First Friday May Fun Fest, Responsible Person in Charge: Enrique
Tinoco; Location: Arts District, 100 Boulder Avenue, Date: May 7, 2004, Type: Special Event
Beer/Wine, Event: First Friday May Fun Fest, Responsible Person in Charge: Matt Marino;
Location: Lewis Street Corridor, 399 South 4th Street, Dates: May 13 and 27, 2004, Type:
Special Event Beer/Wine, Event: Written in Stone - Lewis Avenue Poetry Under the Stars,
Responsible Person in Charge: Troy Warren - Ward 1 (Moncrief)

Fiscal Impact

☒

No Impact

☐

Budget Funds Available

☐

Augmentation Required

Amount:

Dept./Division:

Funding Source:

PURPOSE/BACKGROUND:

Approval of a Special Event Licenses

RECOMMENDATION:

Recommend approval

BACKUP DOCUMENTATION:

None

MOTION:

**REESE – APPROVED Items 3 through 44 as recommended – UNANIMOUS with MACK
abstaining on Item 39 because, even though his term has lapsed, his membership on the
Boys and Girls Club Board of Directors remains to be resolved and Ward 2 seat vacant**

MINUTES:

There was no related discussion.

(9:46 – 9:48)

1-1390

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: FINANCE AND BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

☒

CONSENT

☐

DISCUSSION

SUBJECT:

Approval of a Special Event License for Mexican Patriotic Committee, Location: Freedom Park, 850 North Mojave Road, Date: May 9, 2004, Type: Special Event Beer/Wine, Event: Family Picnic-Health Fair, Responsible Person in Charge: Eddie Escobedo - Ward 3 (Reese)

Fiscal Impact

☒

No Impact

☐

Budget Funds Available

☐

Augmentation Required

Amount:

Dept./Division:

Funding Source:

PURPOSE/BACKGROUND:

Approval of a Special Event License

RECOMMENDATION:

Recommend approval

BACKUP DOCUMENTATION:

None

MOTION:

REESE – APPROVED Items 3 through 44 as recommended – **UNANIMOUS** with **MACK** abstaining on Item 39 because, even though his term has lapsed, his membership on the Boys and Girls Club Board of Directors remains to be resolved and Ward 2 seat vacant

MINUTES:

There was no related discussion.

(9:46 – 9:48)

1-1390

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: FINANCE AND BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

☒

CONSENT

☐

DISCUSSION

SUBJECT:

Approval of Change of Ownership and Business Name for a Beer/Wine/Cooler Off-sale License and a new Restricted Gaming License for 7 slots subject to the provisions of the fire codes, Health Dept. regulations and confirmation of approval by the Nevada Gaming Commission, From: Sarah Investments, Inc., dba Las Vegas Grocery III, Tallat Ahmad, Dir, Pres, Secy, Treas, 100%, To: Sun City Express, Inc., dba Sun City Express, 6050 Smoke Ranch Road, Renu Taneja, Dir, Pres, Secy, Treas, 100% - Ward 5 (Weekly)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Approval of Change of Ownership and Business Name for a Beer/Wine/Cooler Off-sale License and a new Restricted Gaming License for 7 slots

RECOMMENDATION:

Recommend approval subject to the provisions of the fire codes, Health Dept. regulations and confirmation of approval by the Nevada Gaming Commission

BACKUP DOCUMENTATION:

None

MOTION:

REESE – APPROVED Items 3 through 44 as recommended – **UNANIMOUS** with **MACK** abstaining on Item 39 because, even though his term has lapsed, his membership on the Boys and Girls Club Board of Directors remains to be resolved and Ward 2 seat vacant

MINUTES:

There was no related discussion.

(9:46 – 9:48)

1-1390

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: FINANCE AND BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

☒

CONSENT

☐

DISCUSSION

SUBJECT:

Approval of a new Slot Operator Space Lease Location Restricted Gaming License for 12 slots subject to confirmation of approval by the Nevada Gaming Commission, Golden Route Operations, LLC, db at Golden Steer Steak House, 308 West Sahara Avenue - Ward 1 (Moncrief)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Approval of a new Slot Operator Space Lease Location Restricted Gaming License for 12 slots

RECOMMENDATION:

Recommend approval subject to confirmation of approval by the Nevada Gaming Commission

BACKUP DOCUMENTATION:

Map

MOTION:

REESE – APPROVED Items 3 through 44 as recommended – **UNANIMOUS** with **MACK** abstaining on Item 39 because, even though his term has lapsed, his membership on the Boys and Girls Club Board of Directors remains to be resolved and Ward 2 seat vacant

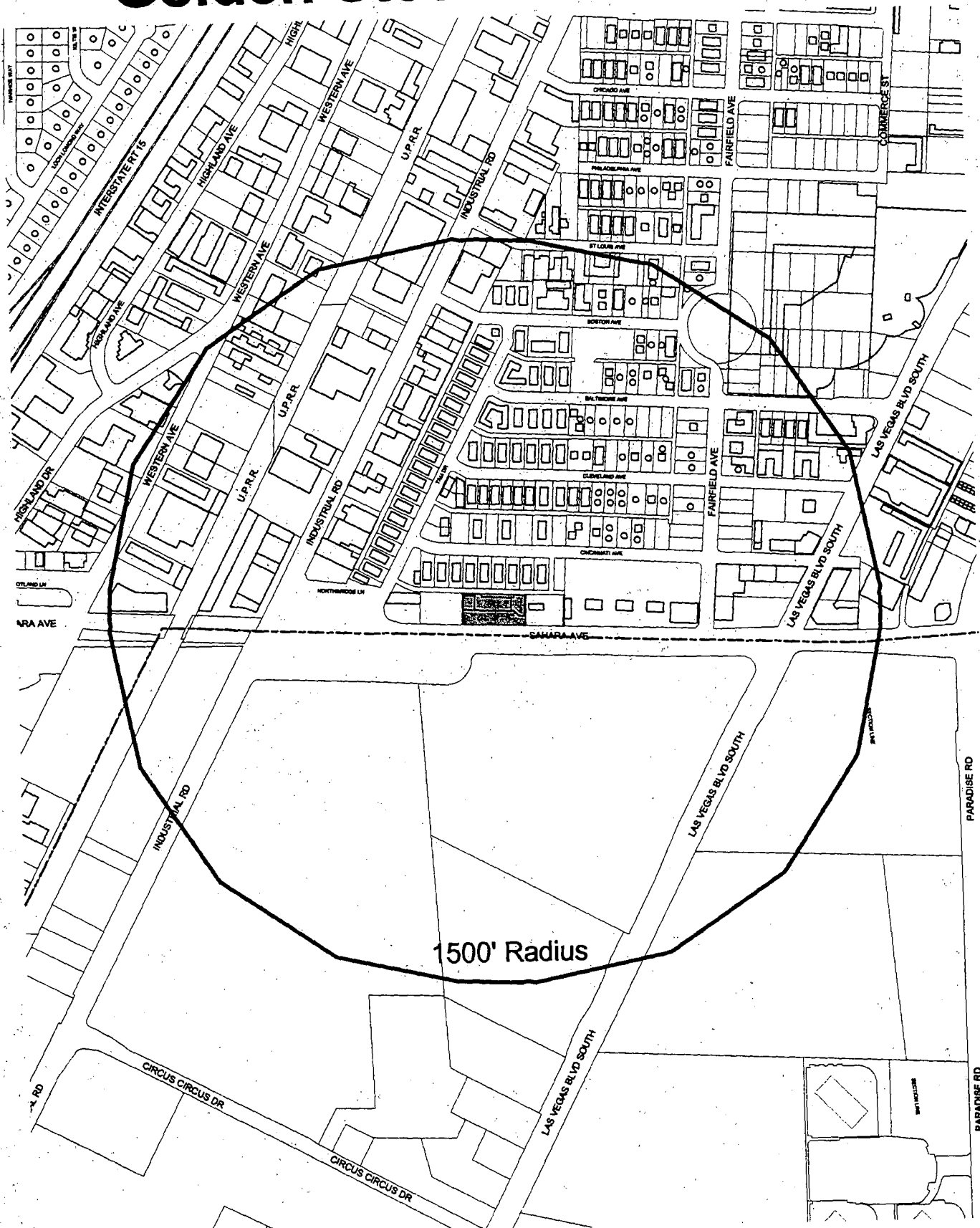
MINUTES:

There was no related discussion.

(9:46 – 9:48)

1-1390

Golden Steer Steak House



0 300 600 Feet



000 9



AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: FINANCE AND BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

☒

CONSENT

☐

DISCUSSION

SUBJECT:

Approval of Change of Location for an Astrology and Psychic Arts and Science License subject to the provisions of the planning and fire codes, Annie Phillips, dba Annie Phillips, From: 2101 South Decatur Boulevard, Suite 16, To: 2801 South Valley View Boulevard, Suite 1, Annie Phillips, 100% - Ward 1 (Moncrief)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Approval of Change of Location for an Astrology and Psychic Arts and Science License

RECOMMENDATION:

Recommend approval subject to the provisions of the planning and fire codes

BACKUP DOCUMENTATION:

Map

MOTION:

REESE - APPROVED Items 3 through 44 as recommended - **UNANIMOUS** with **MACK** abstaining on Item 39 because, even though his term has lapsed, his membership on the Boys and Girls Club Board of Directors remains to be resolved and Ward 2 seat vacant

MINUTES:

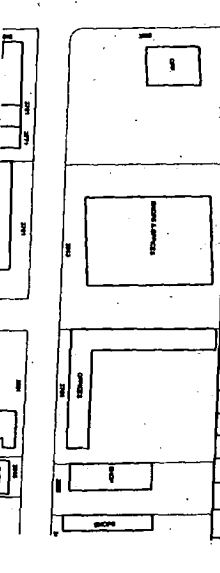
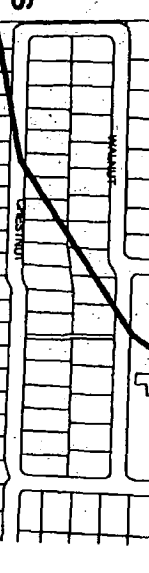
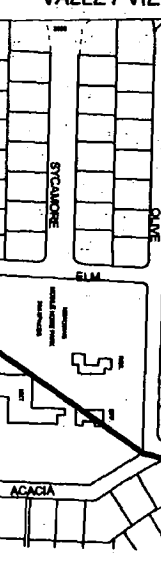
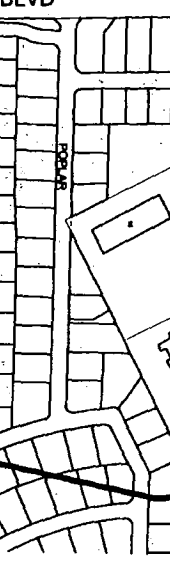
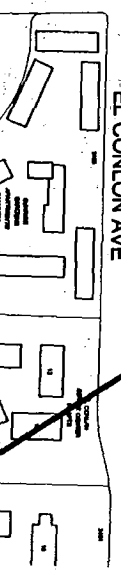
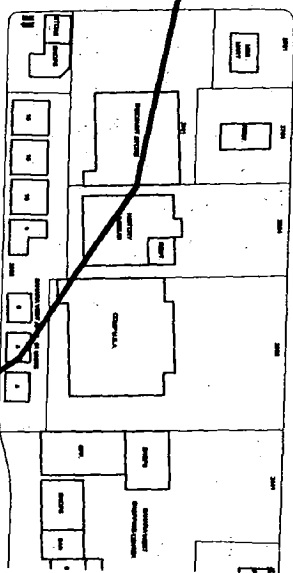
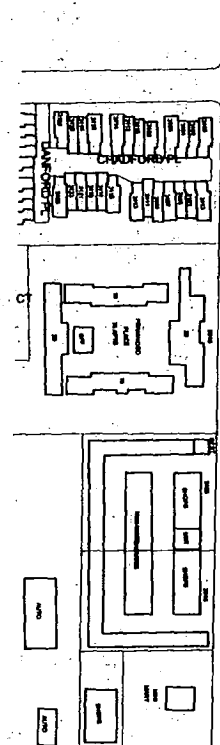
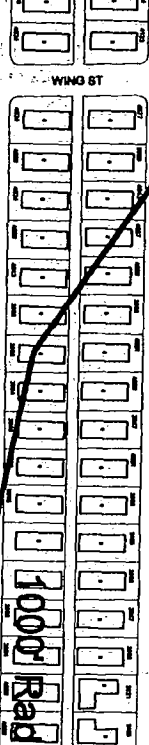
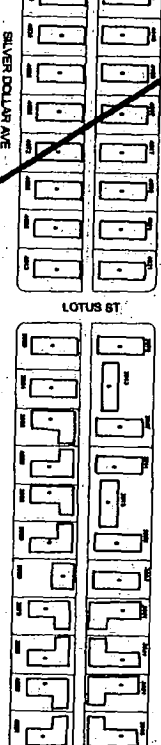
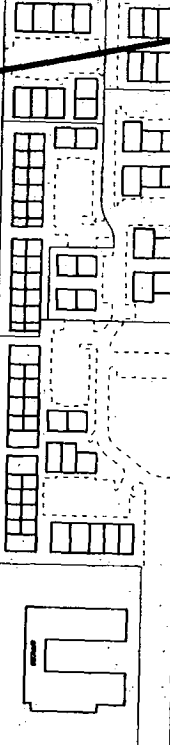
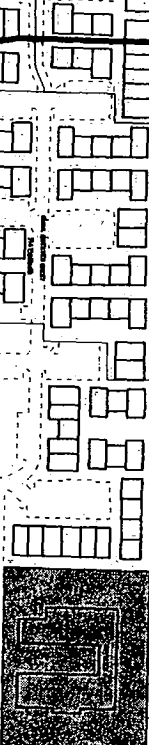
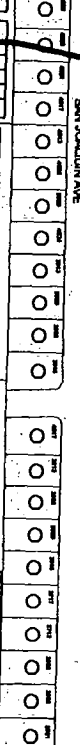
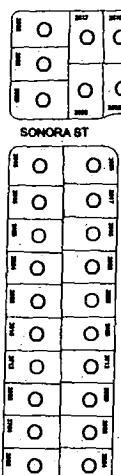
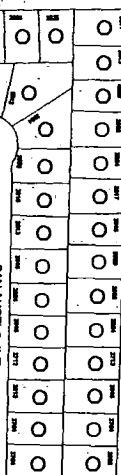
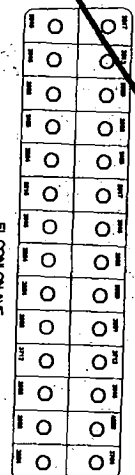
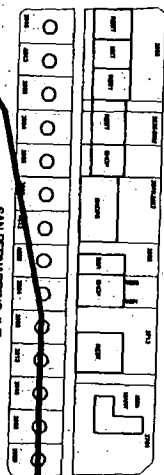
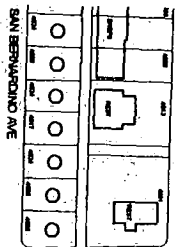
There was no related discussion.

(9:46 - 9:48)

1-1390

Annie Phillips

SAHARA AVE



VALLEY VIEW BLVD

VALLEY VIEW BLVD

PENNWOOD AVE

WING ST

SILVER DOLLAR AVE

LOTUS ST

WING AVE

SONORA ST

SAN ANGELO AVE

EL CONLON AVE

SAN BERNARDINO AVE

EL CONLON AVE

ACACIA

1000' Radius

0 200 400 Feet

10



AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: FINANCE AND BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

☒

CONSENT

☐

DISCUSSION

SUBJECT:

Approval of a new Burglar Alarm Service License, Crime Busters of Nevada, Inc., dba All Secure Alarm Protection, 4625 Wynn Road, Suite 101, David S. Gross, Dir, Pres, 50%, John C. Perdichizzi, Dir, Secy, Treas, 50% - Clark County

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Approval of a new Burglar Alarm Service License

RECOMMENDATION:

Recommend approval

BACKUP DOCUMENTATION:

None

MOTION:

REESE – APPROVED Items 3 through 44 as recommended – UNANIMOUS with MACK abstaining on Item 39 because, even though his term has lapsed, his membership on the Boys and Girls Club Board of Directors remains to be resolved and Ward 2 seat vacant

MINUTES:

There was no related discussion.

(9:46 – 9:48)

1-1390

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: FINANCE AND BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

☒

CONSENT

☐

DISCUSSION

SUBJECT:

Approval of Change of Name for a Martial Arts Instruction Business License, Reylson Gracie, Inc., dba From: Reylson Gracie Jiu-Jitsu, To: Reylson Gracie Jiu-Jitsu Health & Wellness Center, Reylson Gracie, 100% - Ward 4 (Brown)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Approval of Change of Name for a Martial Arts Instruction Business License

RECOMMENDATION:

Recommend approval

BACKUP DOCUMENTATION:

None

MOTION:

REESE – APPROVED Items 3 through 44 as recommended – **UNANIMOUS** with **MACK** abstaining on Item 39 because, even though his term has lapsed, his membership on the Boys and Girls Club Board of Directors remains to be resolved and Ward 2 seat vacant

MINUTES:

There was no related discussion.

(9:46 – 9:48)

1-1390

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: FINANCE AND BUSINESS SERVICES**DIRECTOR: MARK R. VINCENT**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

Approval of award of Bid No. 04.1730.18-LED, Gowan North Channel, Phase 3, Durango Drive to Lone Mountain Road and the construction conflicts and contingency reserve set by Finance and Business Services - Department of Public Works - Award recommended to: TAB CONTRACTORS, INC. (\$6,748,806.77 - Road and Flood Capital Projects Fund) - Ward 4 (Brown)

Fiscal Impact☐**No Impact****Amount: \$6,748,806.77**☒**Budget Funds Available****Dept./Division: Public Works**☐**Augmentation Required****Funding Source: Road and Flood CPF****PURPOSE/BACKGROUND:**

On March 17, 2004, City Council preapproved the award of Bid No. 04.1730.18-LED, Gowan North Channel, Phase 3, Durango Drive to Lone Mountain Road to the lowest responsive and responsible or best bidder for an amount of \$6,000,000. However, all bids received were over this amount with the lowest responsive and responsible bidder bidding \$6,748,806.77. Therefore, this item is being presented for approval at the higher award amount. Budget funds are available to complete this project.

PCC: L. E. Davis

POC: Brady Stevens - (702) 642-3033

RECOMMENDATION:

That City Council approve the award of Bid No. 04.1730.18-LED, Gowan North Channel, Phase 3, Durango Drive to Lone Mountain Road to Tab Contractors, Inc. in the amount of \$6,748,806.77 and approve a construction conflicts and contingency reserve of \$674,881. Authority to execute the Contract is given to the Purchasing Manager per R-145-2001.

BACKUP DOCUMENTATION:

None

MOTION:

REESE – APPROVED Items 3 through 44 as recommended – **UNANIMOUS** with **MACK** abstaining on Item 39 because, even though his term has lapsed, his membership on the Boys and Girls Club Board of Directors remains to be resolved and Ward 2 seat vacant

MINUTES:

There was no related discussion.

(9:46 – 9:48)

1-1390

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: FINANCE AND BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

☒

CONSENT

☐

DISCUSSION

SUBJECT:

Approval of issuance of a purchase order for an Andros F-6A robot (including spare parts and extended warranty) plus spare parts and extended warranty for an existing Andros Mark V-A1 robot - Department of Fire and Rescue - Award recommended to: REMOTEC (\$194,162 - Multipurpose Special Revenue Fund)

Fiscal Impact

☐

No Impact

Amount: \$194,162

☒

Budget Funds Available

Dept./Division: Fire and Rescue

☐

Augmentation Required

Funding Source: Multipurpose Special Revenue Fund

PURPOSE/BACKGROUND:

This request provides for the purchase of an Andros F-6A robot (including spare parts and extended warranty) plus spare parts and extended warranty for the existing Andros Mark V-A1 robot used for explosive device mitigation. This purchase will be reimbursed through a Homeland Security Grant.

This purchase is exempt from the competitive bidding process pursuant to NRS 332.115.1(a), items which may only be contracted from a sole source.

PCC: K. Falline

POC: Jim Daniels - (865) 483-0228

CFN: 040303-LW

RECOMMENDATION:

That the City Council approve the issuance of a purchase order for a Andros F-6A robot (including spare parts and extended warranty) plus spare parts and extended warranty for an existing Andros Mark V-A1 robot to Remotec in the amount of \$194,162.

BACKUP DOCUMENTATION:

None

MOTION:

REESE – APPROVED Items 3 through 44 as recommended – **UNANIMOUS** with **MACK** abstaining on Item 39 because, even though his term has lapsed, his membership on the Boys and Girls Club Board of Directors remains to be resolved and Ward 2 seat vacant

MINUTES:

There was no related discussion.

(9:46 – 9:48)

1-1390

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: FINANCE AND BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

☒

CONSENT

☐

DISCUSSION

SUBJECT:

Approval of award of Bid No. 040231-DAR, Annual Requirements Contract for Playground Equipment - Department of Field Operations - Award recommended to: MIRACLE PLAYGROUND SALES SOUTHWEST (Estimated annual amount \$150,000 - General Fund)

Fiscal Impact

☐

No Impact

Amount: \$150,000

☒

Budget Funds Available

Dept./Division: Field Operations

☐

Augmentation Required

Funding Source: General Fund

PURPOSE/BACKGROUND:

This is an annual requirements contract to add, replace and upgrade playground equipment at various parks throughout the City with installation by the Parks and Open Spaces Division.

PCC: D. Rawski

POC: Henry Sudweeks - (800) 905-1411

RECOMMENDATION:

That the City Council approve the award of Bid No. 040231-DAR, Annual Requirements Contract for Playground Equipment to Miracle Playground Sales Southwest from date of award through April 30, 2005, with four (4) one-year renewal options in the estimated annual amount of \$150,000.

BACKUP DOCUMENTATION:

None

MOTION:

REESE – APPROVED Items 3 through 44 as recommended – **UNANIMOUS** with MACK abstaining on Item 39 because, even though his term has lapsed, his membership on the Boys and Girls Club Board of Directors remains to be resolved and Ward 2 seat vacant

MINUTES:

There was no related discussion.

(9:46 – 9:48)

1-1390

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: FINANCE AND BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

☒

CONSENT

☐

DISCUSSION

SUBJECT:

Approval of award of Contract No. 040267-LED, Primavera Expedition Software Development - Department of Public Works - Award recommended to: PBS CONSULTING (\$50,000 - General Fund)

Fiscal Impact

☐

No Impact

Amount: \$50,000

☒

Budget Funds Available

Dept./Division: Public Works

☐

Augmentation Required

Funding Source: General Fund

PURPOSE/BACKGROUND:

This contract will provide for a fully qualified Software Application Specialist to be available to City staff Monday through Friday, eight hours a day for the development and management of the City's Primavera Expedition and Primavera Project Planner Software Application. This software is used by the Public Works Department for tracking and reporting progress on construction projects from design to completion of the project.

This request is exempt from competitive bidding procedures pursuant to NRS 332.115.1(b), professional services.

PCC: L. E. Davis

POC: Ben Schultz - (702) 493-1339

RECOMMENDATION:

That the City Council approve the award of Contract No. 040267-LED to PBS Consulting in the amount of \$50,000 from date of award through May 31, 2005, with the option to extend for an additional one-year period. Authority to execute contract is given to the Purchasing Manager per R-145-2001.

BACKUP DOCUMENTATION:

Certificate - Disclosure of Ownership/Principals

MOTION:

REESE – APPROVED Items 3 through 44 as recommended – **UNANIMOUS** with MACK abstaining on Item 39 because, even though his term has lapsed, his membership on the Boys and Girls Club Board of Directors remains to be resolved and Ward 2 seat vacant

MINUTES:

There was no related discussion.

(9:46 – 9:48)

1-1390

PBS Consulting
Primavera Expedition Software Development

Contract No. 040287-LED

Attachment One
CERTIFICATE OF DISCLOSURE OF OWNERSHIP/PRINCIPALS

1. Definitions

"City" means the City of Las Vegas.

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

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

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

2. Policy

In accordance with Resolution 78-89 and 106-89 adopted by the City Council, Contracting Entities seeking to enter into certain contracts or agreements with the City of Las Vegas must disclose information regarding ownership interests and principals. Such disclosure generally is required in conjunction with a Request for Proposals (RFP). In other cases, such disclosure must be made prior to the execution of a contract or agreement.

3. Instructions

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

4. Incorporation

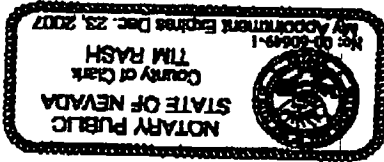
This Certificate shall be incorporated into the resulting contract or agreement, if any, between the City and the Contracting entity. Upon execution of such contract or agreement, the Contracting Entity is under a continuing obligation to notify the City in writing of any material changes to the information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

Block 1 Contracting Entity
PBS Consulting
Name
1488 Gannon Bay Street
Las Vegas, NV 89138
Address
702 493 1339
Telephone
528 47 9339
EIN or DUNS

Block 2 Description
Subject Matter of Contract/Agreement
Software Application Development Services
Contract No. 040287-LED

Block 3	Type of Business
☒ Individual	☐ Partnership
☐ Other	☐ Limited Liability Company
	☐ Corporation
	☐ Trust
	☐

Page 18 of 18



Notary Public
 April 15, 2004

Subscribed and sworn to before me this 15 day of April

Name: Paul B. Schulz
 Date: 4/15/04

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

Date of Attached Document:

Number of Pages:

Name of Attached Document:

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

Block 4 DISCLOSURE OF OWNERSHIP AND PRINCIPALS - ALTERNATE

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

1.	Paul B. Schulz	4108 Garretts Bay St	702 493 1339
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

Block 4 Disclosure of Ownership and Principals
 In the space below, the Contracting Entity must disclose all principals (including partners) of the Contracting Entity, as well as persons or entities holding more than one-percent (1%) ownership interest in the Contracting Entity.

CERTIFICATE - DISCLOSURE OF OWNERSHIP AND PRINCIPALS (CONTINUED)

PRS Consulting
 Primavera Expedition Software Development

Contract No 040297-LED

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: FINANCE AND BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

☒

CONSENT

☐

DISCUSSION

SUBJECT:

Approval of award of Bid No. 040238-LED, Asbestos Abatement of Four (4) Condominium Buildings located at 1501 through 1513 Laurelhurst Drive and the construction conflicts and contingency reserve set by Finance and Business Services - Department of Public Works - Award recommended to: CST ENVIRONMENTAL, INC. (\$40,741 - Housing Program Special Revenue Fund) - Ward 1 (Moncrief)

Fiscal Impact

☐

No Impact

Amount: \$40,741

☒

Budget Funds Available

Dept./Division: Public Works

☐

Augmentation Required

Funding Source: Housing Program Special Revenue Fund

PURPOSE/BACKGROUND:

This project consists of the abatement of four (4) condominium buildings located at 1501 through 1513 Laurelhurst Drive in preparation for demolition of the same buildings.

PCC: L. E. Davis

POC: Kevin Curley - (702) 263-5323

RECOMMENDATION:

That the City Council approve the award of Bid No. 040238-LED, to CST Environmental, Inc. in the amount of \$40,741 and approve a construction conflicts and contingency reserve of \$4,074. Authority to execute the Contract is given to the Purchasing Manager per R-145-2001.

BACKUP DOCUMENTATION:

None

MOTION:

REESE - APPROVED Items 3 through 44 as recommended - **UNANIMOUS** with **MACK** abstaining on Item 39 because, even though his term has lapsed, his membership on the Boys and Girls Club Board of Directors remains to be resolved and Ward 2 seat vacant

NOTE: COUNCILMAN MACK disclosed that his brother, STEVEN MACK, owns property near Item 17. Although, he has abstained on previous actions related to the City's purchase of property, he did not believe awarding a contract related to the subsequent demolition of these structures carries any similar conflict. An approval action simply recognizes CST as the successful bidder. Moreover, Item 40 relates to the Stewart Avenue Parking Garage located across the street from the Lady Luck Hotel/Casino, with which his brother-in-law, ANDREW DONNER, has a contract related to its non-restricted gaming license. Neither of COUNCILMAN MACK'S relatives has spoken to him about the aforementioned items and he did not believe their businesses would be affected in any way; hence, he would be voting on Items 17 and 40.

CITY COUNCIL MEETING OF MAY 5, 2004

Consent – Finance and Business Services

Item 17 – Approval of award of Bid No. 040238-LED, Asbestos Abatement of Four (4) Condominium Buildings located at 1501 through 1513 Laurelhurst Drive and the construction conflicts and contingency reserve set by Finance and Business Services - Department of Public Works - Award recommended to: CST ENVIRONMENTAL, INC. (\$40,741 - Housing Program Special Revenue Fund) - Ward 1 (Moncrief)

MINUTES:

There was no related discussion.

(9:46 – 9:48)

1-1390

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: FINANCE AND BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

☒

CONSENT

☐

DISCUSSION

SUBJECT:

Approval of award of Bid No. 03.15341.15-LED, Rescue Relief Vents, Fire Stations No. 2, 900 South Durango Blvd.; Fire Station No. 7, 10101 West Banbury Cross Drive; and Fire Station No. 9, 4747 North Rainbow Blvd. and the construction conflicts and contingency reserve set by Finance and Business Services - Department of Public Works - Award recommended to: TRADE WEST CONSTRUCTION, INC. (\$34,700 - Fire Services Capital Projects Fund) - Wards 2 and 6 (Vacant and Mack)

Fiscal Impact

☐

No Impact

Amount: \$34,700

☒

Budget Funds Available

Dept./Division: Public Works

☐

Augmentation Required

Funding Source: Fire Services Capital Projects Fund

PURPOSE/BACKGROUND:

This project consists of the addition of pressure relief exhaust vents on the roofs of rescue bays at three City of Las Vegas Fire Stations - Fire Station No. 2 located at 900 South Durango Blvd.; Fire Station No. 7 located at 10101 West Banbury Cross Drive; and Fire Station No. 9 located at 4747 North Rainbow Blvd. Work includes all demolition, carpentry, mechanical, electrical, roofing and related work for the furnishing and installation of roof top ventilation equipment for air pressure relief of the rescue bays.

PCC: L. E. Davis

POC: H. Janneck - (702) 346-2757

RECOMMENDATION:

That the City Council approve the award of Bid No. 03.15341.15-LED to Trade West Construction, Inc. in the amount of \$34,700 and approve a construction conflicts and contingency reserve of \$3,470. Authority to execute the Contract is given to the Purchasing Manager per R-145-2001.

BACKUP DOCUMENTATION:

None

MOTION:

REESE – APPROVED Items 3 through 44 as recommended – **UNANIMOUS** with **MACK** abstaining on Item 39 because, even though his term has lapsed, his membership on the Boys and Girls Club Board of Directors remains to be resolved and Ward 2 seat vacant

CITY COUNCIL MEETING OF MAY 5, 2004

Consent – Finance and Business Services

Item 18 – Approval of award of Bid No. 03.15341.15-LED, Rescue Relief Vents, Fire Stations No. 2, 900 South Durango Blvd.; Fire Station No. 7, 10101 West Banbury Cross Drive; and Fire Station No. 9, 4747 North Rainbow Blvd. and the construction conflicts and contingency reserve set by Finance and Business Services - Department of Public Works - Award recommended to: TRADE WEST CONSTRUCTION, INC. (\$34,700 - Fire Services Capital Projects Fund) - Wards 2 and 6 (Vacant and Mack

MINUTES:

There was no related discussion.

(9:46 – 9:48)

1-1390

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: FIRE & RESCUE

DIRECTOR: DAVID L. WASHINGTON

☒

CONSENT

☐

DISCUSSION

SUBJECT:

Approval of an Interlocal Agreement between the City of Las Vegas and the Southern Nevada Area Communication Council for the transfer of interoperable radio equipment for public safety communications - All Wards

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

This Interlocal Agreement between the City of Las Vegas and the Southern Nevada Area Communication Council (SNACC) will facilitate the permanent transfer of radio equipment to enhance communications interoperability in the region. This equipment was acquired through the FY2003 U.S. Department of Justice Community Oriented Policing Services (COPS) Equipment Grant Program. This agreement also authorizes the City to invoice SNACC in the amount of \$10,753.70 to cover a 25% cash-match required by the federal grant program.

RECOMMENDATION:

Las Vegas Fire & Rescue recommends approval.

BACKUP DOCUMENTATION:

Interlocal Agreement

MOTION:

REESE – APPROVED Items 3 through 44 as recommended – **UNANIMOUS** with **MACK** abstaining on Item 39 because, even though his term has lapsed, his membership on the Boys and Girls Club Board of Directors remains to be resolved and Ward 2 seat vacant

MINUTES:

There was no related discussion.

(9:46 – 9:48)

1-1390

**INTERLOCAL AGREEMENT
BETWEEN
CITY OF LAS VEGAS AND SOUTHERN NEVADA AREA COMMUNICATIONS COUNCIL**

WHEREAS, the **CITY OF LAS VEGAS** (hereinafter "City"), has entered into a grant agreement with U.S. Department of Justice Office of Community Oriented Policing Services for participation in the **FFY-03 INTEROPERABLE COMMUNICATIONS TECHNOLOGY GRANT PROGRAM** (hereinafter "Program"); and,

WHEREAS, the objectives of the equipment and scope of work funded by the Program are to establish interoperable communications between public safety agencies operating within the Las Vegas Metropolitan Statistical Area (MSA), as defined by the U.S. Department of Justice; and

WHEREAS, the **SOUTHERN NEVADA AREA COMMUNICATIONS COUNCIL** (hereinafter "Subrecipient"), a unit of local government is a committed participant in the Program; and,

WHEREAS, the City has agreed to provide equipment acquired through the Program to the Subrecipient as defined in Exhibit "A" "Schedule of Equipment Assets", such equipment to be administered by the Las Vegas Combined Communications Center, a division of the Fire & Rescue Department of the City of Las Vegas (City and Subrecipient hereinafter referenced collectively as "Parties"); and,

WHEREAS, both Parties understand and agree that equipment acquired through the Program is funded by 75% federal funds and the 25% balance is funded by a non-federal cash-match based upon the pro-rated share of each Parties' total equipment costs; and,

WHEREAS, NRS 277.180 permits one or more public agencies to contract with any one or more public agencies to perform any governmental service, activity or undertaking which any of the public agencies entering into the contract is authorized to perform by law.

NOW, THEREFORE, IN CONSIDERATION OF THE FOREGOING AND THE COMMITMENTS CONTAINED HEREIN, IT IS MUTUALLY AGREED AS FOLLOWS:

1. In accordance with the Program guidance, the Parties are committed to establishing interoperable communications systems. All communications systems, including radio equipment, acquired through this grant program will be compatible with the federally recommended suite of standards, ANSI/TIA/EIAA-102 Phase 1 (Project 25).
2. City will provide Subrecipient all equipment assets as defined in Exhibit "A", "Schedule of Equipment Assets", through a permanent, fixed asset transaction from City to Subrecipient.
 - a. As the eligible grantee, City has agreed to conduct all equipment purchases on behalf of all Parties and will be reimbursed 75% of the total cost of Subrecipient's equipment asset order from the Program.
 - b. Subrecipient will reimburse City for the 25% cash-match balance of the total cost of Subrecipient's equipment asset order. "Total Cost", as defined in Exhibit "A" "Schedule of Equipment Assets", will include all costs associated with Subrecipient's equipment asset order, including any applicable taxes, delivery charges, service charges,

installation fees, activation fees, license and/or registration fees. Subrecipient further agrees to all financial assurances described in Exhibit "C," "City of Las Vegas Financial Assurances," attached hereto and incorporated herein as if fully set forth.

- c. All transferred assets shall become the permanent property of Subrecipient. Subrecipient shall assume all fiscal responsibility for the continuing maintenance costs, repair costs, replacement costs and applicable user fees of all transferred assets; and, Subrecipient shall assume audit accountability of all transferred assets.
3. The Subrecipient agrees to use the equipment assets acquired through the Program to facilitate interoperable communications identified within Exhibit "B," "Scope of Work," attached hereto and incorporated herein as if fully set forth.
4. Subrecipient will comply with all applicable Federal assurances and will provide City with documentation supporting any and all audit requests. Subrecipient will provide any additional documentation requested by City that may be required in the administration of the grant program.
5. Regardless of any termination of this Agreement, Subrecipient shall comply with all federal laws and regulations associated with the receipt of equipment through the Program.
6. It is specifically understood and agreed by all Parties that any changes to the equipment and scope of work funded by the Program must be requested, in advance, by the City and such changes are approved or denied by the U.S. Department of Justice Office of Community Oriented Policing Services.
7. This Agreement shall take effect on the date of execution and shall continue in force and effect until terminated as delineated below:
 - a. The terms of this Agreement shall be completed by **August 31, 2004**. An extension after the **August 31, 2004** deadline must be requested the City.
 - b. By any Party, for any reason with written notice of at least 60 days.
8. In the event the City is able to increase the budgeted equipment amounts set forth in Section 2 and Exhibit "A," subject to Subrecipient's consent to provide matching funds, the City, at its sole discretion, will increase the aforesaid budgeted equipment amounts, and Subrecipient agrees that if such augmentation of the budgeted amounts occurs, such new amounts shall be governed by all terms and conditions of this Interlocal Agreement as if such amounts were originally included in Section 2 and in Exhibit "A."
9. Subrecipient may not assign this Agreement in whole or in part, nor any right, duty or obligation provided herein, without the express written consent of the City. The rights and liabilities set forth herein shall inure to the benefit and bind successors and assigns of the parties to this Agreement, but shall not inure to the benefit of any third party or person.
10. Subrecipient agrees to defend, indemnify, protect, save and hold harmless the City and its agents, directors, officers, employees, and its successors and assigns from and against any and all liabilities, obligations, losses, damages, penalties, fines, claims, actions, suits, costs and expenses and disbursements (including legal fees and

expenses) of any kind and nature imposed in, asserted against, incurred or suffered by such indemnified party or its agents, directors, officers or employees or its successors or assigns by reason of damage, loss, or injury (including death) of any kind or nature whatsoever to persons or property caused by or in any way relating to or arising out of the any of the provisions of this Agreement.

11. The Parties have each carefully reviewed this Agreement and have agreed to each term of this Agreement. No ambiguity shall be presumed to be construed against either party.
12. This Agreement embodies the entire agreement of the Parties concerning the subject matter herein described, and no other understanding whether verbal, written or otherwise exists between the parties. This Agreement may be amended solely by means of written amendment signed by both parties.
13. Termination of participation or cancellation of this Agreement pursuant to the provisions set forth above and any other communications required during administration of this Agreement shall be issued in the following manner:

TO SUBRECIPIENT:

James A. Wilson, Manager
Southern Nevada Area Communications Council
575 E. Flamingo Road
Las Vegas, NV 89119

TO CITY:

Chief of Communications
Las Vegas Combined Communications Center
500 N. Casino Center Blvd.
Las Vegas, Nevada 89101-2986

IN WITNESS WHEREOF, the parties have approved this Agreement on this 5th day of May, 2004, and their authorized officers have affixed their names hereto.

CITY OF LAS VEGAS

By:

Oscar B. Goodman, Mayor

5-5-04
Date

ATTEST:

Barbara Jo Ronemus, City Clerk

5-5-04
Date

APPROVED AS TO FORM:

Daniel Still, Deputy City Attorney

Date

SOUTHERN NEVADA AREA COMMUNICATIONS COUNCIL

By:

John M. Staley
John M. Staley, Chairman

3/31/04
Date

ATTEST:

Michael Foley, Deputy District Attorney

Date

APPROVED AS TO FORM:

Michael L. Foley
Michael Foley, Deputy District Attorney

3-31-04
Date

EXHIBIT "A"

**SCHEDULE OF EQUIPMENT ASSETS
FFY-03 INTEROPERABLE COMMUNICATIONS TECHNOLOGY GRANT PROGRAM**

SOUTHERN NEVADA AREA COMMUNICATIONS COUNCIL

QNTY	ITEM DESCRIPTION	UNIT COST	SUBTOTAL
4 EA.	XTS-2500 III MOTOROLA PORTABLE RADIO	\$2,901.75	\$11,607.00
4 EA.	XTS-5000 III MOTOROLA PORTABLE RADIO	\$4,036.95	\$16,147.80
2 EA.	XTL-5000 MOTOROLA MOBILE RADIO	\$3,656.00	\$7,312.00
2 EA.	XTL-5000 MOTOROLA CONTROL STATION**	\$3,974.00	\$7,948.00
	NO SNACC SYSTEM ACTIVATION FEE REQUIRED		
TOTAL COST			\$ 43,014.80
75% FEDERAL REIMBURSEMENT TO CITY			\$32,261.10
25% SUBRECIPIENT REIMBURSEMENT TO CITY			\$ 10,753.70

**** = DOES NOT INCLUDE ANTENNA OR COAX**

EXHIBIT "B"

SCOPE OF WORK

FFY-03 INTEROPERABLE COMMUNICATIONS TECHNOLOGY GRANT PROGRAM

SOUTHERN NEVADA COMMUNICATIONS COUNCIL

Subrecipient agrees to perform the following tasks in order to accomplish the scope of work identified in the grant program:

1. Designate a technical representative to work with the City's project manager to identify subrecipient's specific equipment needs. Inform the City's project manager of any project change requests desired by subrecipient.
2. Receive the transfer of equipment assets acquired for subrecipient through the grant program and maintain internal property records for audit purposes for a period of not less than three (3) years from date of transfer as required by the Federal grant program.
3. Conduct a physical inventory of the equipment and reconcile the results with the property records at least once every two (2) years as required by the Federal grant program. Provide the City any necessary inventory records or reports, as requested, for the City's audit requirements.
4. Install, or coordinate the installation of (as necessary), equipment assets acquired through the grant program in subrecipient's facilities and/or vehicles.
5. Ensure appropriate training is provided to all personnel employed by subrecipient that will use the equipment assets acquired through the grant program.
6. Implement the use the equipment assets acquired through the grant program by the end of the grant performance period, or any extension period(s) requested by the City and authorized by the U.S. Department of Justice.

###

EXHIBIT "C"

CITY OF LAS VEGAS FINANCIAL ASSURANCES

1. As the eligible grantee, City has agreed to conduct all equipment purchases on behalf of all Parties and will be reimbursed 75% of the total cost of Subrecipient's equipment asset order from the FFY-03 Interoperable Communications Technology Grant Program administered by the U.S. Department of Justice Office of Community Oriented Policing Services.
2. Subrecipient will reimburse City for the 25% cash-match balance of the total cost of Subrecipient's equipment asset order.
 - a. "Total Cost", as defined in Exhibit "A", will include all costs associated with Subrecipient's equipment asset order, including any applicable taxes, delivery charges, service charges, installation fees, activation fees, license and/or registration fees.
 - b. City will invoice Subrecipient for the 25% balance of the total cost of Subrecipient's equipment order at the time the order is placed. Subrecipient will issue reimbursement, in full, to City within **net 30 days** from time of invoice.
 - c. Subrecipient shall include with return payment a letter of certification indicating that the source of its 25% cash-match obligation originates from a non-federal source.
3. Subrecipients shall comply with the audit requirements of the Single Audit Act of 1984 and OMB Circular A-133, to include the required submission of a Subrecipient independent audit, as prescribed in sections 310 and 315 and section 320, paragraph f.
4. Subrecipients that are institutions of higher education, hospitals or other non-profit organizations shall comply with the audit requirements of OMB Circular A-110, Attachment F.
5. Required documentation for the performance of audits and quarterly reports must be provided to the City of Las Vegas within 30 days of request. Grant closeout is contingent upon City audit and resolution of any discrepancies.
6. The City retains the right to terminate this Agreement for cause at any time before completion of the program when it has determined that the Subrecipient has failed to comply with the conditions of this agreement.
7. Subrecipients are instructed to send all aforementioned payments and financial correspondence to:

Patty Braganza, Financial Analyst
City of Las Vegas Finance Department, 6th Floor
400 Stewart Street, Las Vegas
Nevada, 89101-2986.

###

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2003

DEPARTMENT: NEIGHBORHOOD SERVICES**DIRECTOR: ORLANDO SANCHEZ**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

Approval of a Contribution Agreement Homeless Management Information System Statistical Analytical Services contract to reimburse Nevada Partnership for Homeless Youth up to \$37,061 for expenses related to the implementation of a Homeless Management Information System (HMIS) - All Wards

Fiscal Impact☐**No Impact****Amount:** Not to exceed \$37,061☒**Budget Funds Available****Dept./Division:** Neigh. Svcs./Neigh. Admin☐**Augmentation Required****Funding Source:** General Fund-Weather Shelter**PURPOSE/BACKGROUND:**

The Homeless Management Information System (HMIS) is a community-wide electronic database mandated by HUD that allows service providers to collect unduplicated information on homeless clients. The Council approved up to \$37,061 for the HMIS on March 3, 2004 as part of a regional funding strategy. Nevada Partnership for Homeless Youth (NPHY) will be the lead agency for the HMIS, with contracting responsibility for program management and procurement. The current contract reimburses NPHY for program management costs associated with the setup and operations of the HMIS.

RECOMMENDATION:

Staff recommends the City Council approve the contract with Nevada Partnership for Homeless Youth to reimburse up to \$37,061 for implementation of a Homeless Management Information System and authorize the Mayor to execute the agreement.

BACKUP DOCUMENTATION:

Contribution Agreement Homeless Management Information System Statistical Analytical Services Contract

MOTION:

REESE – APPROVED Items 3 through 44 as recommended – **UNANIMOUS** with **MACK** abstaining on Item 39 because, even though his term has lapsed, his membership on the Boys and Girls Club Board of Directors remains to be resolved and Ward 2 seat vacant

MINUTES:

There was no related discussion.

(9:46 – 9:48)

1-1390

1 CONTRIBUTION AGREEMENT

2 HOMELESS MANAGEMENT INFORMATION SYSTEM

3 STATISTICAL ANALYTICAL SERVICES

4
5 THIS AGREEMENT, made and entered into this 3rd day
6 of May, 2004, by and between the CITY OF LAS VEGAS, a
7 municipal corporation of the State of Nevada (hereinafter referred to as
8 the "City"), having its principal office at 400 Stewart Avenue, Las
9 Vegas, Nevada 89101 and Nevada Partnership For Homeless Youth, Inc.
10 (hereinafter referred to as "Partnership"), a Nevada Non-Profit
11 Corporation, having its principal office at 931 American Pacific, Ste.
12 102, Henderson, Nevada, 89014.

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

14 WHEREAS, the Partnership is engaged in providing of shelter,
15 counseling and other general care services to homeless youth in the
16 greater Las Vegas Valley; and

17 WHEREAS, the Partnership is in need of, and has requested from the
18 University of Nevada Las Vegas (UNLV) certain services which include
19 statistical analysis, project management, and technical support (the
20 "Services" herein) for the use in initiating a comprehensive Homeless
21 Management Information System (the "System" herein) for the purpose of
22 obtaining, tracking and sharing with other organizations information on
23 those individuals requesting Services; and

1 WHEREAS, the City, a governmental entity, has allocated general
2 funds in the amount of thirty seven thousand and sixty one dollars
3 (\$37,061.00) for the express purpose of establishing a System within the
4 Las Vegas community; and

5 WHEREAS, the City now desires to use these funds to contribute an
6 amount not to exceed for the purchase of UNLV Services by UNLV; and

7 WHEREAS, the Partnership shall be responsible for the evaluation,
8 selection and procurement of all Services; and

9 WHEREAS, the Partnership shall retain all ownership, rights and
10 interests in such Services;

11 NOW, THEREFORE, for and in consideration of the premises and of
12 the mutual promises and agreements which are hereinafter set forth, the
13 parties hereto agree as follows:

14 SECTION I - OBLIGATIONS OF PARTNERSHIP

15 A. Covenant of Purchase and Utilization:

- 16 1. The Partnership hereby agrees to use its best efforts
17 in the evaluation, selection and procurement of all
18 Services and to utilize such Services to their full
19 capability for the benefit of homeless individuals in
20 the greater Las Vegas Valley area. Services shall at
21 all times be in accordance with applicable local, state
22 and federal laws. The Partnership shall purchase the
23 Services at its sole cost and expense, subject to the
24 right of the City to review and audit any purchases for

1 compliance with general industry standards. The City
2 and Partnership agree that all City monies shall be
3 exclusively used as contribution to the Partnership for
4 the costs which the Partnership incurs in the purchase
5 of the Services.

6 2. The Services shall include only that support which is
7 purchased for, and relates specifically to,
8 implementation of the System.

9 B. Basis for Service Contribution:

10 It is acknowledged that the cost for which the Partnership is
11 receiving City contribution for Services provided by UNLV
12 and based upon the Memorandum of Understanding of April 1,
13 2004 (hereinafter referred to as the "Memorandum") by and
14 between the Partnership and UNLV, and as "Attachment A" as
15 attached hereto.

16 C. Progress Reports:

17 The Partnership agrees to submit Progress Reports documenting
18 the Services performed by Partnership and UNLV. The Progress
19 Reports shall be submitted to the City every three (3) months
20 from the Effective Date of this Agreement until the
21 Expiration Date of this Agreement for a total of four (4)
22 Progress Reports.
23
24

1 SECTION II - RIGHT OF CONTRIBUTION

2 It is understood and agreed by the Parties hereto that the
3 Partnership shall be reimbursed by the City the fixed total amount
4 of thirty seven thousand and sixty one dollars (\$37,061.00) ("City
5 Contribution") as contribution for the Partnership's purchase of
6 Services, as further described in "Attachment A".

7 SECTION III - COSTS OF SERVICES AND AMOUNT OF CONTRIBUTION

8 A. It is agreed by the Parties hereto that the costs of the
9 Services which are subject to contribution under the terms of
10 this Agreement have been determined pursuant to the
11 calculations set forth in Attachment "A".

12 B. It is acknowledged that the costs of the Services which are
13 set forth on Attachment "A" are based upon estimates which
14 have been obtained by the Partnership and represent a fair
15 and accurate approximation of actual costs. All other costs
16 and expenses above and beyond the amount of the City
17 Contribution which the Partnership incurs in connection with
18 the System shall be the responsibility of the Partnership.
19 There shall be no adjustment in the fixed amount of the City
20 Contribution amount as set forth herein if the actual costs
21 of the Services vary from any estimated costs thereof.

1 SECTION IV - OBLIGATIONS OF CITY

2 A. The City will make payment to the Partnership, within thirty
3 (30) calendar days after the City's receipt of the required
4 documentation pursuant to Section IVB.

5 B. As a condition precedent to payment for the City's
6 Contribution, the Partnership shall submit to the City a
7 written request for payment, one (1) fully executed copy of
8 the Memorandum and proof of payment made by Partnership to
9 UNLV.

10 SECTION V - TIME OF PERFORMANCE

11 This Agreement shall become effective upon the execution hereof
12 ("Effective Date") and the right of the Partnership to the City
13 Contribution hereunder shall cease and this Agreement shall
14 terminate with respect to the Services when the Partnership has
15 received full amount of the City Contribution which is determined
16 in accordance with Section II above or twelve (12) months from the
17 effective date of this Agreement, whichever occurs first
18 ("Expiration Date").

19 SECTION VI - MARKETING

20 The Partnership may not publish or sell any information from or
21 about this Agreement without the prior written consent of the
22 City. This restriction does not apply to the use of the City's
23 name in a general list of associates, so long as the list does not

1 represent an express or implied endorsement of the Partnership or
2 its services.

3 SECTION VII - INDEMNITY

4 Partnership shall protect, indemnify and hold harmless the City,
5 its officers and employees from any and all claims, damages,
6 losses, expenses, suits, actions, decrees, judgments, attorney
7 fees and court costs which the City, its officer or employees may
8 suffer, or which may be sought against, recovered from or
9 obtainable against the City, its officers or employees as a result
10 of, by reason of, or arising out of the negligent acts or
11 omissions of the Partnership, its subcontractors, or agents or
12 anyone employed by the Partnership or its subcontractors or
13 agents, in fulfillment or performance of the terms, conditions or
14 covenants of this Agreement.

15 SECTION VIII - DISPUTE RESOLUTION

16 For each claim or dispute arising between the parties under this
17 Agreement, the parties shall attempt to resolve the matter through
18 escalating levels of management. In the event the matter cannot
19 be successfully resolved in this manner, regardless of which party
20 is asserting the claim or dispute, arbitration may be used to
21 resolve the claim or dispute. Arbitration shall be final and
22 binding on the parties. In the event that arbitration is
23 originated by the City or Partnership as the forum for further
24 resolution, the claim or dispute shall be filed with the Nevada

1 Arbitration Association or the American Arbitration Association
2 under its then current Commercial Arbitration Rules, Expedited
3 Procedures, regardless of the amount of the claim or dispute. The
4 laws of the State of Nevada shall govern this Agreement and the
5 venue for purposes of such arbitration shall be in the City.

6 SECTION IX - ASSIGNMENT

7 This Agreement shall be binding upon, and shall inure to the
8 benefit of, the Parties hereto and their respective successors,
9 legal representatives and assigns.

10
11
12 [THIS SPACE LEFT INTENTIONALLY BLANK]
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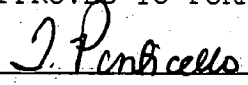
1 IN WITNESS WHEREOF, the Parties hereto have caused this Agreement
2 to be executed by their duly authorized representatives the day and year
3 first above written.

4 CITY OF LAS VEGAS

5 BY: 
6 _____

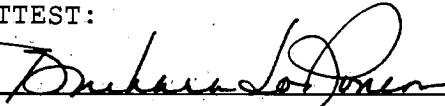
7 "City"

8 APPROVED TO FORM:

9  4/19/04

10 Date

11 ATTEST:

12 

13 BARBARA JO RONEMUS, CITY CLERK

14
15 Nevada Partnership For Homeless Youth, Inc.

16 BY: 
17 Kathleen Bostin

18 "Partnership"

MEMORANDUM OF UNDERSTANDING

**Nevada Partnership for Homeless Youth
and**

**Board of Regents, University and Community College Systems of
Nevada, on behalf of the University of Nevada, Las Vegas Cannon
Center for Survey Research**

April 1, 2004

Beginning April 1, 2004 , the Nevada Partnership for Homeless Youth (NPHY) will provide the Cannon Center with financial support to assist with the management of the HMIS project. The Cannon Center and NPHY will adhere to the following guidelines as relates to this relationship:

- ☛ Cannon Center will provide statistical analysis for the NPHY Homeless Management Information System (HMIS) project.**
- ☛ Cannon Center will provide the physical location for the server.**
- ☛ Cannon Center will act as the administrator for the server.**
- ☛ NPHY will pay two installments in the amount of \$44,507.00 (upon being invoiced) for the services rendered for a period of 12 months upon signing this document.**
- ☛ Invoices will be sent to the NPHY corporate offices at PO Box 20135 L.V., NV 89112**
- ☛ Cannon Center will control the infrastructure for the server.**
- ☛ NPHY will pay for all MetSys charges, including license fees and training related travel costs**


William E. Schulze, Ed.D
Director, Office of Sponsored Programs

4/1/04
Date


Kathleen Boutin, Director
Nevada Partnership for Homeless Youth

4/02/04
Date

UNLV

The Cannon Center for Survey Research
4505 Maryland Pkwy * Box 455008
Las Vegas, NV 89154-5008
Phone (702)895-0273
Fax (702)895-0185

PROPOSAL AND BUDGET

HMIS 2004-2005

March 4, 2004

The attached budget includes:

Personnel:

- A full time IT and project director, responsible for all HMIS related issues including reports
- All necessary reports and statistical analysis, including the annual AHAR reports
- Overall project management and clerical support

Purchases:

- One Server (and related computer purchases)
- Maintenance agreement for a firewall

“ In accordance with Federal Cost Accounting Standards all above rates include burden and fringe if applicable ”
“ Office Automation Charges are charged under a separate heading, if applicable ”

Year 1

Personel (incl ALL UNLV fringe)	
Project Director (1.5 days per month)	\$5,930
IT Director	\$54,000
Clerical (3 days per month)	\$3,024

Cost IT Director Search	\$1,500

Equipment Purchases	
Server	\$10,543
other Computer related purchases	\$850
Printer	\$900
Scanner	\$0
Firewall + Maintance	\$5,500

CCSR Staff Training
Cost for staff training will be provided directly by NPHY

Operations	
Motorpool (client service)	\$0
Phone Charges Prof Staff	\$250
Postage and Misc Office Supplies	\$630
Photocopies/Printing	\$794
Office Automation (Proj. Dir., Clerical)	\$855

Total	\$84,776
Total plus indirect (5%)	\$89,014

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: NEIGHBORHOOD SERVICES

DIRECTOR: ORLANDO SANCHEZ

☒

CONSENT

☐

DISCUSSION

SUBJECT:

Approval of \$170,219.35 Federal HOME funds to Economic Opportunity Board for reimbursement for their Homebuyer Assistance Program - All Wards

Fiscal Impact

☐

No Impact

Amount: \$170,219.35

☒

Budget Funds Available

Dept./Division: Neigh. Svcs./Neigh. Devel.

☐

Augmentation Required

Funding Source: HOME

PURPOSE/BACKGROUND:

Economic Opportunity Board of Clark County has requested additional HOME funding in order to be reimbursed for downpayment assistance for all outstanding income qualified homebuyers that have closed escrow or signed purchase agreements. EOB has suspended its Homebuyer Assistance Program as of February 26, 2004. All payments are reimbursement and are only paid when proper documentation is submitted to support the request.

RECOMMENDATION:

Staff recommends that the City Council approve the funding and authorizes the Mayor to execute the Agreement with the subrecipient after it has been approved by the City Attorney.

BACKUP DOCUMENTATION:

None

MOTION:

REESE – APPROVED Items 3 through 44 as recommended – **UNANIMOUS** with **MACK** abstaining on Item 39 because, even though his term has lapsed, his membership on the Boys and Girls Club Board of Directors remains to be resolved and Ward 2 seat vacant

MINUTES:

There was no related discussion.

(9:46 – 9:48)

1-1390

HOME INVESTMENT PARTNERSHIPS ("HOME") PROGRAM
AGREEMENT TO FUND
ECONOMIC OPPORTUNITY BOARD OF CLARK COUNTY
HOMEBUYER ASSISTANCE PROGRAM

THIS AGREEMENT, made and entered into this 5th day of May, 2004, by and between the CITY OF LAS VEGAS, a municipal corporation of the State of Nevada, with offices located at City Hall, 400 East Stewart, Las Vegas, Nevada 89101 (hereinafter referred to as the "City"), and ECONOMIC OPPORTUNITY BOARD OF CLARK COUNTY, a non-profit corporation organized under the laws of the State of Nevada, with a mailing address of P.O. Box 270880, Las Vegas, NV 89127 (hereinafter referred to as "Subrecipient"), the City and Subrecipient being hereinafter sometimes referred to singly as a "Party" and collectively as the "Parties".

WITNESSETH:

WHEREAS, Clark County, Nevada (hereinafter referred to as "the County"), has entered into a Grant Agreement with the United States Department of Housing and Urban Development, (hereinafter referred to as "HUD"), for participation in the Home Investment Partnerships Program, (hereinafter referred to as the "HOME Program"), under 24 CFR Part 92 as amended; and

WHEREAS, the County has previously entered into an Interlocal Agreement with the State of Nevada whereby the County will administer certain HOME Program and Low-Income Housing Trust Fund (LIHTF) monies allocated to the County by the Housing Division, Department of Business and Industry, State of Nevada (hereinafter referred to as "NHD"); and

WHEREAS, the County, as the Entitlement Grantee for the HOME Program is responsible for planning, administration, implementation, and evaluation of the program; and

WHEREAS, the City has entered into an Interlocal Agreement with the County for the purpose of creating a HOME Program Consortium (hereinafter referred to as the "Consortium") wherein the City is entitled to participate in a pro rata share of all HOME Program and LIHTF funds allocated to and administered by the County; and

WHEREAS, the County, pursuant to the terms and conditions of the Interlocal Agreement with the City shall transfer HOME Program and LIHTF funds to the City; and

WHEREAS, Subrecipient has requested the City's assistance to provide a homebuyer assistance program to assist low income families in purchasing a home; and

WHEREAS, the City desires to assist Subrecipient by providing HOME Program funds to assist with its Homebuyer Assistance Program, (hereinafter referred to as the "Program" or "Project"); and

WHEREAS, the Las Vegas City Council hereby determines that the Program shall provide a substantial benefit to the inhabitants of the City.

NOW THEREFORE, for and in consideration of the premises and of the mutual promises and agreements which are hereinafter contained, the Parties do hereby agree as follows:

I. Scope of Services

- A. Subject to the actual receipt of funds from the County, the City will provide up to \$170,219.35 in federal HOME Program funds to Subrecipient to assist with closing out the City's EOB Homebuyer Assistance Program. Each project (homebuyer applicant) will be set up for the exact amount required at close of escrow, not to exceed \$10,000. Financial assistance will involve zero interest, deferred payment, forgivable loan secured by a Deed of Trust on the property being purchased. The Minimum amount of any loan must be \$1,000. Maximum reimbursement of up to \$10,000 will be for households with incomes 80% or below AML. The Project consists of providing normal down payment and closing cost assistance to low-income families to purchase their first homes. The timing and method of providing HOME funds shall be entirely within the City's discretion. Should the agency not require the full \$170,219.35 to close out the city funded Homebuyer Assistance Program, all unused precedes will revert back to the City of Las Vegas.

Prior to disbursement of any monetary assistance and as a condition thereof, the Subrecipient agrees to ensure that each applicant completes a homebuyer training and counseling course provided by a Homebuyer Counselor certified by HUD. Evidence of the completion of such training and counseling shall be maintained by the Subrecipient in the permanent record of each eligible applicant.

In satisfaction of its obligation herein, the Subrecipient may provide such training and counseling or allow the applicant to enroll in an existing program that addresses the concerns of home ownership, including but not limited to: Preparing for Home Ownership; Budgeting and Financing; Negotiating on a Home; Understanding the Costs of a First and Second Mortgage; Obtaining a Mortgage; Costs of Home Ownership; Closing on a Home; Responsibilities of Home Ownership; and Home Maintenance.

Subrecipients should not commit HOME funds to a homebuyer project until the following has occurred:

1. Prospective Homebuyer has completed the required Homebuyer education course.
2. Household has been approved for a first mortgage loan through an approved lender.
3. Subrecipient has received authorization from city staff that sufficient funds are available.

Commitment of funds will be for a minimum period of 45 days. Subrecipient must have a written policy concerning the procedures to be followed if the homebuyer is unable to close escrow within the time allowed. Homebuyer must sign this policy acknowledging that they have read, understood, and agree to its term.

The City shall require the Subrecipient to solicit participating lenders that shall offer preferred terms to clients participating in the city's Homebuyer Assistance Program through an advertised Request for Proposal. Subrecipients shall provide to applicant lenders a copy of their homebuyers assistance program and a copy of the federal HOME regulations to which they will be required to adhere (24 CFR Part 92) in the RFP package. To protect HOME assisted homebuyers from predatory lending practices, ensure competitive pricing, and promote efficient project administration, all participating Subrecipients must establish written procedures and a process to pre-approve the lenders. Subrecipients should use the following criteria in evaluating potential lenders:

- Capacity of the organization
- Commitment to serving nontraditional markets
- Quality of loan product(s)

Once submissions are received from lenders through the request for proposal process, a formal review process should be undertaken. Once lenders are selected, Subrecipients are responsible for ensuring they receive information and instructions concerning HOME Investment Partnership Program federal regulations as well as their own homebuyer assistance program. Subrecipients will be responsible for monitoring their selected lenders' performance through on-going assessment and review of products (at least yearly). Monitoring reports must be kept on file in the Subrecipients' offices.

The Subrecipient will then provide the list of approved lenders to potential homebuyers. Should a homebuyer desire to use a lender not included on the Subrecipient's list, the lender must apply and receive approval according to the formal process established by the Subrecipient to select lenders for the program. The lenders will be required to follow their stated policies and procedures to determine eligibility of the first mortgage loan. Once a homebuyer has been qualified, the lender may then refer them to the Subrecipient as a potential HOME funds recipient.

The city of Las Vegas reserves the right to limit the duration of participation from successful lender respondents to the Request for Proposal.

- B. Subrecipient understands and agrees that the City shall not release any HOME funds unless and until the required Environmental Reviews are completed by the City per 92 CFR 58.
- C. Subrecipient agrees that any Project costs, unless and until otherwise specified in writing, by the Director, exceeding the \$170,219.35.00 in HOME Program and/or LIHTF funds and/or other funds provided by the City pursuant to City of Las Vegas City Council action of May 5, 2004, will be the responsibility of Subrecipient. Subrecipient further agrees to pay all maintenance and operating costs of the Project, unless otherwise agreed to by the City.
- D. Subrecipient agrees to use the Homebuyer Assistance Deferred Loan Agreement, Exhibit "A", Promissory Note Secured by Deed of Trust, Exhibit "B", and Deed of Trust, Exhibit "C", the forms of which are attached to this document and which Subrecipient shall cause to be executed by the HOME Program recipient.
- E. Subrecipient agrees to abide by the following Program Eligibility Requirements:
 - 1. The property is purchased as the principal residence of the qualified buyer, and is located within the city limits of the City of Las Vegas.
 - 2. The property may be either a single family housing unit, condominium or manufactured housing. Manufactured housing must meet the requirements of 24 CFR §92.254(c).
 - 3. The property is subject to recapture provisions established by the City of Las Vegas at the time of purchase.

4. The property has an initial purchase price and appraised value that does not exceed 95% of the median purchase price for the housing type in the area as determined by U.S. Department of Housing and Urban Development (HUD) as indicated in "Attachment III". This price includes all closing costs and options and/or upgrades.
5. The property may be new or existing construction. If existing, the property must be owner occupied or have been vacant for at least six months. Exceptions to the six month requirement are: 1) the present renter is the homebuyer; 2) the tenant was evicted for cause; and/or 3) the tenant moved voluntarily. The seller will be required to sign an affidavit.
6. The property must have a Housing Quality Standards (HQS) inspection and meet HQS acceptability criteria, as established by HUD, at time of initial occupancy.
7. The deferred loan will have a period of affordability of five years.
8. Subject to the following conditions, reasonable and customary closing costs will be paid with the HOME loan.
 - Assumes HOME eligible buyer
 - Assumes close of mortgage escrow (if the loan does not close, HOME funds cannot be expended)
 - Assumes all costs meet the conditions established for the lender product as determined by the agreement between the Subrecipient and the lender
 - Assumes that all costs have been disclosed to borrower as required by law

Payment will be made for all reasonable closing costs except for the following:

- a. A lender application fee or origination fee more than 1%;
- b. More than 1% loan discount fee;
- c. More than \$75 for HQS inspection;
- d. Property tax other than 2 months reserves in impound;
- e. More than \$300 for an appraisal;
- f. More than a 12 month Residential Warranty (\$350 maximum)
- g. Home Inspection;

- h. More than 2 months Flood Insurance Reserves;
 - i. Sewer fees;
 - j. Sellers property tax;
 - k. More than \$250 processing fee;
 - l. More than 2 months Hazard Insurance Reserves;
 - m. More than 2 months Flood Insurance Reserves;
 - n. More than 2 months MIP;
 - o. More than 2 months PMI Reserves;
 - p. More than 30 days prepaid interest;
 - q. S.I.D. Fee;
 - r. L.I.D. Fee;
 - s. Homeowners Association fees;
 - t. Second appraisal;
 - u. Second HQS inspection.
 - v. Lead-based paint inspection by a certified inspector.
9. The Subrecipient shall offer the assistance to the eligible applicant by means of a deferred loan forgivable in its entirety at the end of the period of affordability provided the terms of the Homebuyer Assistance Deferred Loan Agreement in "Exhibit A" are met. The eligible applicant shall be required to execute a loan agreement, promissory note and second deed of trust as security for performance of the terms and conditions of the loan agreement.
10. Each applicant for assistance must satisfy the following home buyer requirements:
- a. The applicant must make a minimum investment of \$500 to participate in the HOME program.
 - b. The applicant must occupy the property as a principal residence during the term of the second mortgage.
 - c. The applicant must complete a homebuyer training and counseling class offered by a HUD certified Homebuyer Counselor before being determined eligible.
 - d. The applicant must have been a resident of the City of Las Vegas for at least one year or be a Clark County resident opting to move into the City.
 - e. The applicant must accept specific deed restrictions as stated herein.
 - f. Upon sale of the property or transfer of title within the restriction period (5 years), the applicant agrees to repay the HOME funds pursuant to this agreement.
11. Each applicant for assistance must satisfy the following income eligibility requirements:

- a. A low-income household is defined as a household unit having a gross annual income that does not exceed 80% of the median income for Las Vegas when the property is occupied. The income eligibility requirements are set forth in Attachment "II".
 - b. Eligible households may not have total assets exceeding \$10,000 (excluding two vehicles, subject property, furniture and fixtures). Assets include but are not limited to checking accounts, savings accounts, money market accounts, bonds, stocks, mutual funds, pension funds, 401(k)s, IRA's, boats, & motor homes, etc.
 - c. Income eligibility must be certified prior to the approval of financial assistance.
12. If the applicant for assistance satisfies the requirements set forth above, the Subrecipient will provide funds in the form of a non-interest bearing loan to the applicant. As a condition to the funding of the loan, the applicant must agree to the following:
- a. The property cannot be rented or leased while the HOME Program restrictions are in effect.
 - b. The applicant agrees not to cause or allow any liens or encumbrances other than the first mortgage by a primary lender to be placed against the property while the HOME Program restrictions are in effect.
 - c. The applicant may not refinance the mortgage during the period of affordability (5 years) except for specific reasons.
 - d. The City shall require recapture of all HOME funds provided in the event the applicant sells the property or transfers title prior to the end of the period of affordability of the original loan, the house does not continue to be the principal residence of the homebuyer, the property owner has breached the terms of the HOME agreement, or at the death of the last surviving homebuyer of the property during the period of affordability.
13. Project Completions – Once the Subrecipient receives a copy of the recorded Deed of Trust and a final HUD-1, the Subrecipient may submit a HUD Completion Report and request for reimbursement. This must be mailed to the city and include:
- a. HUD Completion Report
 - b. Request for Funds form with original signature
 - c. Funds Applied Worksheet
 - d. Copy of Subrecipient's check to Title Company
 - e. Copy of refund check, if applicable.

- f. Copy of all checks from Title Company or homebuyer to the Subrecipient.
- g. Copy of final settlement statement (final signed HUD 1).
- h. Deed of Trust (NOTE: copy of signed original must be recorded within 30 working days from close of escrow.
- i. Signed Loan Agreement
- j. Signed Promissory Note
- k. Certified file checklist
- l. Proof of homeowners insurance
- m. Copy of certification of lead base paint risk assessor (if applicable).
- n. Signed Request for Notice

14. Subrecipient must obtain and maintain the following records for five years after the conclusion of the affordability period:

- a. Project Set-Up Report;
- b. Contract between buyer and seller;
- c. Disclosure notice from FEMA stating that the home is not in a flood plain;
- d. Appraisal;
- e. Insurance policy rider showing City of Las Vegas on the policy as an additional insured;
- f. Final Settlement Sheet (HUD 1) from the Title Company;
- g. Certification of Completion of Homebuyer Education Program;
- h. Copy of Recorded Deed of Trust after recordation;
- i. Copies of all checks given and received from Title Company;
- j. Copy of passed HQS Inspection;
- k. Funds Applied Worksheet showing breakdown of HOME funds for normal down payment and acceptable closing costs;
- l. Copy of Request for Funds form;
- m. Project Completion Report;
- n. Verification of income and deposit;
- o. Documentation that the applicant has met the requirements of the asset test as stated in section E11b.

F. Foreclosure/Payoff/Refinancing

Should the homeowner's property go into foreclosure proceedings, the Subrecipient will take all precautions necessary to ensure the HOME funds invested in the property are protected. The Subrecipient should also offer counseling to the homebuyer prior to entering into foreclosure. Should the Homebuyer lose possession of the property through foreclosure, the City must be properly notified by a Request for Notice of Default and a written

notice from the Homebuyer submitted in a timely manner in order that the City be included in the division of net proceeds from the foreclosure sale and this amount will satisfy the repayment of the HOME Program funds.

Should the homeowner repay the HOME funds invested in the Property, the Subrecipient shall issue a check to the city of Las Vegas. The city will then execute a Substitution of Trustee and Deed of Reconveyance and submit said documents to the homeowner's title company.

G. Subrecipient Responsibilities

Homebuyer Education – All HOME assisted homebuyers must complete a city approved homebuyer education course conducted by a HUD certified counselor. A copy of each homebuyer's certificate of completion must be maintained in the file by the Subrecipient. Prior to commitment of HOME funds, homebuyers must be informed of all requirements and fees charged to participate in the homebuyer program, including the requirement to sign a Deed of Trust and the requirement of flood insurance if the property is located in a flood plain. In addition, the homebuyer must be educated concerning the hazards of lead based paint and the lead based paint requirements and a signed acknowledgement of this education by the homebuyer indicating that he has received this training and understands the dangers of lead based paint must be obtained and maintained by the Subrecipient in the project file.

H. Lead Base Paint Requirements – If the home that the prospective HOME funded homebuyer has chosen was built prior to 1978, prior to close of escrow, the seller (at their expense) must have the home tested for lead based paint by an Environmental Protection Agency (EPA) State of Nevada certified risk assessor. If it is determined that the chosen home has lead based paint anywhere in the building, the home will be disqualified from the city's Welcome Home Homebuyer Assistance Program.

For properties built after 1978, prior to close of escrow, a visual assessment of all painted surfaces contained in the proposed property to be purchased, must be conducted to identify deteriorated paint and/or paint stabilization of deteriorated paint surfaces. A clearance examination will be required. The Subrecipient must make every effort to provide a prompt visual assessment of the property to ensure that the time limits of the real estate contract are met.

I. Changes in the Scope of Services as outlined herein must be in accordance with HOME Program regulations, made by written amendment to this Agreement and approved by both the Subrecipient and the Mayor if funding amounts over \$24,999 are involved or by the Director of Neighborhood Services or the Director's designee if funding amounts of less than \$25,000 are involved. In addition, the Department Director is authorized to sign amendments which revise the Agreement language without any funding impact. Any such changes must not jeopardize HOME Program and/or LIHTF funding to the City.

II. City General Conditions

A. Subrecipient has requested the financial support of the City that is provided for in this Agreement in order to enable Subrecipient to close out their City assisted Homebuyer Assistance Program. The City shall have no relationship whatsoever with the services provided, except the provision of financial support and the receipt of such reports as are provided for herein. To the extent, if at all, that any relationship to such development on the part of the City may be claimed or found to exist, Subrecipient shall be an independent contractor only.

B. Subrecipient shall obtain any and all federal, state and local permits and licenses required to execute the Project as described in this Agreement's Scope of Services. Subrecipient further agrees to abide by all applicable federal, state, and local codes, regulations, statutes, ordinances, and laws. The City makes no representation nor commitment concerning approval of development-related permits for the Project.

C. Subrecipient will provide the Director with client usage records for HOME-assisted units on a semi-annual basis during the period of this Agreement. These records will contain but are not limited to, the following data:

1. Total clients served;
2. Political entity from which client(s) moved;
3. Racial breakdown of clients served including Black, White, Hispanic, American Indian, Alaskan and Asian/Pacific Islander;
4. Number and percentage of Very Low-, Low- and Moderate-Income clients as defined by HUD HOME Program Income Guidelines;
5. Number of handicapped clients served;
6. Number of senior citizens served;
7. Number of female head-of-households served;
8. Name of each head of household served

9. Number of persons in each household served;
 10. Number of veterans, male and female, served.
- D. If the provisions of this Agreement are not complied with, Subrecipient will, upon the request of the City, repay to the City, without interest, the \$170,219.35 in HOME Program funds or other funds that Subrecipient received from the City hereunder.
- E. Subrecipient may not assign or delegate any of its rights, interests or duties under this Agreement without the written consent of the City. Any such assignment or delegation made without the required consent shall be void, and may, at the option of the City, result in the forfeiture of all financial support provided herein, for reimbursement to the City.
- F. Subrecipient shall ensure the HOME Program recipients of the City HOME funds will carry homeowner's insurance covering the full replacement costs of the Project. The City must be named as an additional insured in all policies of insurance obtained pursuant to this Agreement. The City must be furnished evidence that the foregoing insurance coverages are in effect prior to disbursement of any funds.
- G. Subrecipient shall allow duly authorized representatives of the City to conduct such occasional reviews, audits and on-site monitoring of the Project as the City deems to be appropriate in order to determine:
1. Whether the objectives of the Project are being achieved;
 2. Whether the Project is being conducted in an efficient and effective manner;
 3. Whether management control systems and internal procedures have been established to meet the objectives of the Project;
 4. Whether the financial operations of the Project are being conducted properly;
 5. Whether the periodic reports to the City contain accurate and reliable information; and
 6. Whether all of the activities of the Project are conducted in compliance with the provisions of Federal laws and regulations and this Agreement.

Visits by the City to the Project shall be announced to Subrecipient in advance of those visits and shall occur during normal operating hours. The representatives of the City may request, and, if such a request is made, shall be granted, access to all of the records of Subrecipient which relate to the Project. The representatives of the City may, on occasion, interview residents of the HOME-assisted units of the Project who volunteer to be interviewed.

- H. At any time during normal business hours, Subrecipient's records, with respect to the Project, shall be made available for audit, examination and review by the City, contracted independent auditors, HUD, the Comptroller General of the United States, or any combination thereof.
- I. Subrecipient will protect defend, indemnify and save harmless the City from and against any and all liability, damages, demands, claims, suits, liens, and judgments of whatever nature including, but not limited to, claims for contribution or indemnification for injuries to or death of any person or persons caused by, in connection with, or arising out of any activities undertaken pursuant to this Agreement. Subrecipient's obligation to protect, defend, indemnify, and save harmless as set forth in this paragraph shall include any and all reasonable attorneys' fees incurred by the City in the defense or handling of said suits, demands, judgments, liens and claims and all investigation expenses incurred by the City in enforcing or obtaining compliance with the provisions of this Agreement.
- J. Subrecipient will not use any funds or resources which are supplied by the City in litigation against any person, natural or otherwise, or in its own defense in any such litigation and agrees to notify the City of any legal action which is filed by or against it with respect to the Project.
- K. This Agreement will commence as of the date set forth in the introductory paragraph (which shall be the date of approval by the City Council), however, the HOME Program and/or LIHTF funds will not be made available to Subrecipient until both Parties execute this Agreement.
- L. In the event that Subrecipient and/or the City anticipate the total amount of funds allocated for this Agreement will not be expended in the time and manner prescribed in this Agreement, the City reserves the right to extract that portion for other projects/programs operated under the City's HOME Program.
- M. Subrecipient agrees that no officer or employee of Subrecipient may seek or accept any gifts, service, favor, employment, engagement, emolument or economic opportunity which would tend improperly to influence a

reasonable person in that position to depart from the faithful and impartial discharge of the duties of that position.

- N. Subrecipient shall agree that no officer or employee of Subrecipient may use his or her position to secure or grant any unwarranted privilege, preference exemption or advantage for himself or herself, any member of his or her household, any business entity in which he or she has a financial interest or any other person.
- O. Subrecipient shall agree that no officer or employee of Subrecipient may participate as an agent of Subrecipient in the negotiation or execution of any contract between Subrecipient and any private business in which he or she has financial interest. Pursuant to Resolution R-105-99 adopted by the City Council effective October 1, 1999, Subrecipient warrants that it has disclosed, on the form attached hereto as Attachment I, all principals, including, partners of Subrecipient, as well as all persons and entities holding more than 1% interest in Subrecipient or any principal of Subrecipient. Throughout the term hereof, Subrecipient shall notify City in writing of any material change in the above disclosure within 15 days of any such change.
- P. Subrecipient shall agree that no officer or employee of Subrecipient may suppress any report or other document because it might tend to affect unfavorably his private financial interests.
- Q. Subrecipient shall keep and maintain in effect at all times any and all licenses, permits, notices and certifications which may be required by any Clark County or City of Las Vegas ordinance or State or Federal statute.
- R. Subrecipient shall be bound by all City ordinances and State and Federal statutes, conditions, regulations and assurances which are applicable to the entire HOME Program or are required by HUD, the City, or any combination thereof.
- S. Right to Review and Audit – The Subrecipient agrees to maintain financial records pertaining to all matters relative to this Agreement in accordance with standard accounting principles and procedures and to retain all records and supporting documentation applicable to this Agreement for a period of three years, except those records subject to audit findings shall be retained for three years after such findings have been resolved. In the event the Subrecipient goes out of existence, the Subrecipient shall turn over to the City all of its records relating to this Agreement to be retained by the City for the required period of time.

The Subrecipient agrees to permit the City or the City's designated representatives to inspect and audit its records and books relative to this agreement at any time during normal business hours and under reasonable circumstances and to copy therefrom any information that the City desires concerning Subrecipient's operation hereunder. The Subrecipient further understands and agrees that said inspection and audit would be exercised upon written notice. If the Subrecipient or its records or books are not located within Clark County, Nevada, in the event of an inspection and audit, Subrecipient agrees to deliver the records or books or have the records or books delivered to the City or the City's designated representatives at an address within the City of Las Vegas as designated by the City. If the City or the City's designated representatives find that the records delivered by the Subrecipient are incomplete, the Subrecipient agrees to pay the City or the City's representatives' costs to travel (including travel, lodging, meals, and other related expenses) to the Subrecipient's offices to inspect, audit, and retrieve the complete records. The representatives to inspect and audit, as deemed necessary, all records of this project relating to finances, as well as other records including performance records that may be required by relevant directives of funding sources of the City.

III. Federal General Conditions

A. Subrecipient shall comply with the following laws and directives:

1. The Hatch Act set forth in Title 5, Chapter 15, of the United States Code;
2. The National Environmental Policy Act of 2069 as set forth in P. L. 91-200 and the implementing regulations in 24 CFR, Parts 51 and 58;
3. Title VIII of the Civil Rights Act of 2068, Pub. L. 90-284;
4. Section 109 of the Housing and Community Development Act;
5. Title VI of the Civil Rights Act of 2064, P.L. 88-352, and the regulations of HUD with respect thereto, including 24 CFR, Parts 1 and 2;
6. The Fair Housing Act, as amended;
7. Section 3 of the Housing and Urban Development Act of 2068, as amended, and the regulations of

HUD with respect thereto, including 24 CFR, Part 135;

8. Executive order 11063, as amended;
9. The Age Discrimination Act of 2075;
10. Section 504 of the Rehabilitation Act of 2073;
11. Executive Order 11246, as amended, and the regulations which are issued pursuant thereto;
12. The Fair Labor Standards Act;
13. The Federal Labor Standards Act;
14. Section 202(a) of the Flood Disaster Protection Act of 2073;
15. Sections 302 and 401(b) of the Lead-Based Paint Poisoning Prevention Act and implementing Regulations in 24 CFR, Part 35;
16. The Davis-Bacon Act, as amended, which requires that all laborers and mechanics who are employed to perform work on the Project, or any contractor or construction work which is financed, in whole or in part, with assistance which is received under the Housing and Community Development Act of 2074 shall be paid wages at rates which are not less than those that prevail in the locality for similar construction and shall receive overtime compensation in accordance with the Contract Work Hours and Safety Standards Act. The contractor and its subcontractors shall also comply with all applicable Federal laws and regulations which pertain to labor standards, including the minimum wage law;
17. 24 CFR, Part 576, of the Stewart B. McKinney Homeless Assistance Act;
18. 45 CFR, Part 76, Subpart F of the Drug-Free Workplace Act of 2088;

19. Section 320 of Public Law 101-121, of the Department of the Interior Appropriations Act, which prohibits SUBRECIPIENT from using appropriated Federal funds for lobbying the Executive or Legislative Branches of the Federal Government in connection with a specific contract, grant, or loan, and requires that no Federal appropriated funds have been paid or will be paid, by or on behalf of SUBRECIPIENT, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
 20. Title I of the Housing and Community Development Act of 2074, as amended, which requires that Subrecipient shall:
 - a. not discriminate against any person applying for such public services on the basis of religion and not limit such services or give preference to persons on the basis of religion; and
 - b. provide no religious instruction or counseling, conduct no religious worship or services, engage in no religious proselytizing and exert no other religious influence in the provision of such public services.
- B. No officer, employee or agent of the City shall have any interest, direct or indirect financial or otherwise, in any contract or subcontract or the proceeds thereof for any of the work to be performed pursuant to the Project during the period of service of such officer, employee or agent, for one year thereafter.
- C. None of the personnel employed in the administration of the Project shall be in any way or to any extent engaged in the conduct of political activities in contravention of Chapter 15 Title 5, U. S. Code.

- D. None of the HOME Program funds to be paid under this Agreement shall be used for any partisan political activity, or to support or defeat legislation pending before Congress.
- E. Subrecipient shall carry out its activities in compliance with all Federal laws and regulations described in 24 CFR Part 92, which are applicable to HOME Program except that Subrecipient will not assume the City's environmental responsibilities described in 24 CFR 92.352, nor the intergovernmental review process described in 24 CFR 92.359.
- F. Subrecipient shall comply with applicable uniform administrative requirements as described in 24 CFR 92.505.
- G. Subrecipient shall maintain records in accordance with 24 CFR 92.508.
- H. Subrecipient shall comply with the requirements of Executive Order 11625, which provides for the utilization of minority businesses in all federally assisted contracts.
- I. Program income shall be returned to the City unless the City authorizes in writing that all or a specific portion of such income will be retained by Subrecipient.
- J. Any material breach of the terms of this section shall result in forfeiture of all HOME Program and/or LIHTF funds received by Subrecipient pursuant to this Agreement, or any part thereof as determined by the City.
- K. Upon the expiration or revocation of this Agreement, Subrecipient shall transfer to the City any HOME Program and/or LIHTF funds on hand at the time of expiration or revocation and any accounts receivable attributable to the use of these funds.
- L. The Subrecipient agrees to ensure that the homes purchased with the assistance of the City HOME funds will have all health and safety violations corrected prior to initial occupancy. Furthermore, all HOME-assisted units shall be in compliance with Housing Quality Standards established by HUD for the Section 8 Program, and if applicable, the cost effective energy conservation and effectiveness standards in 24 CFR part 39, and local housing code requirements, within six (6) months from the date of closing.
- M. Subrecipient agrees to undertake an affirmative marketing program in conformance with 24 CFR 92 351 (b)

- N. Subrecipient agrees that this Agreement is in effect for a Period of Affordability of 5 years since the City grant consists solely of HOME funds received directly from HUD, commencing from the initial date of payment of HOME funds, pursuant to 24 CFR 92.252 or 24 CFR 92.254.
- O. A sale, transfer, or other conveyance of the assisted Property is subject to the requirement that the amount of HOME funds previously invested in the Property will be treated in accordance with 24 CFR Part 92.503 and Administrative Guidelines, NRS 320, and NAC 310.
- P. A sale, transfer, or other conveyance of the assisted property is subject to the requirement that the amount of LIHTF funds and/or HOME funds received from the State of Nevada by the City invested in the property be returned to the City's Neighborhood Services Department to be reinvested in other affordable housing units in accordance with Administrative Guidelines, NRS 320, and NAC 320.
- Q. Should tenants be displaced as a result of acquisition of the Property, Subrecipient agrees to assume sole financial responsibility for any liability associated with 49 CFR Part 24.

IV. Financial Management

- A. Subrecipient agrees to comply with the requirements of the United States Office of Management and Budget (OMB) Circular No. A-133.
- B. Subrecipient agrees that all costs of the Project shall be recorded by budget line items and be supported by checks, payrolls, time records, invoices, contracts, vouchers, orders and other accounting documents evidencing in proper detail the nature and propriety of the respective charges, and that all checks, payrolls, time records, invoices, contracts, vouchers, orders or other accounting documents which pertain, in whole or in part, to the Project shall be thoroughly identified and readily accessible to the City.
- C. Subrecipient agrees that excerpts or transcripts of all checks, payrolls, time records, invoices, contracts, vouchers, orders and other accounting documents related to or arguably related to the Project will be provided upon request to the City.
- D. Subrecipient agrees that it may not request disbursement of funds under this Agreement until the funds are needed for payment of eligible costs. The amount of each request must be limited to the amount needed.

V. Modification or Revocation of Agreement.

A. The City and the Subrecipient will amend or otherwise revise this Agreement should such modification be required by HUD, Nevada Housing Division, or any applicable Federal or State of Nevada statutes or regulations. The City and Subrecipient shall be bound by any such amendments or revisions.

B. In the event that any of the HOME and/or LIHTF funds for any reason are terminated or withheld from the City or otherwise not forthcoming, the City may revoke this Agreement.

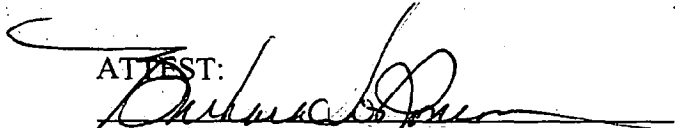
C. If Subrecipient fails to fulfill, in a timely and proper manner, its obligations under this Agreement, the City may suspend or terminate this Agreement in accordance with 24 CFR 85.44

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized representations the day and year first above written.

CITY OF LAS VEGAS


Oscar B. Goodman, Mayor

ATTEST:


Barbara Jo Ronemus, City Clerk

APPROVED AS TO FORM:

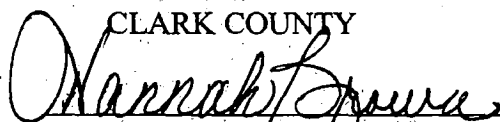
 6/1/04
DATE

Approved by City Council

May 5, 2004

DATE

ECONOMIC OPPORTUNITY BOARD OF
CLARK COUNTY


Hanna Brown, Acting Executive Director

ACCEPTANCE OF GRANT AND AGREEMENT TO
COMPLY WITH GRANT CONDITIONS

I, Hanna Brown, Acting Executive Director of the Economic Opportunity Board of Clark County, a Nevada non-profit corporation, on behalf of that corporation, do hereby accept the grant made and the conditions imposed upon that grant contained in the HOME Investment Partnerships "HOME" Program Agreement to Fund approved by the City Council of the City of Las Vegas, Nevada on the 5th day of May, 2004, a copy of which is attached hereto and incorporated herein.

Executed this 16th day of June, 2004

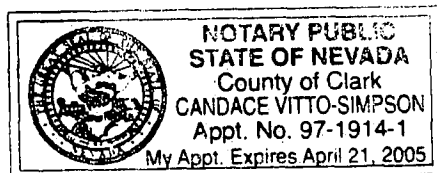
ECONOMIC OPPORTUNITY BOARD OF
CLARK COUNTY

By: Hanna Brown
Hanna Brown, Acting Executive Director

State of Nevada)
County of Clark)

On this 16th day of June, 2004, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Hanna Brown, as Acting Executive Director, known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

Candace Vitto-Simpson
Notary Public



ATTACHMENT "I"

DISCLOSURE OF PRINCIPALS

The principals and partners of Economic Opportunity Board of Clark County and all persons and entities holding more than 1% interest in Economic Opportunity Board of Clark County or any principal of Economic Opportunity Board of Clark County are the following:

	FULL NAME PHONE	BUSINESS ADDRESS	BUSINESS
1.	_____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____
4.	_____	_____	_____
5.	_____	_____	_____
6.	_____	_____	_____

Continue list until full and complete disclosure is made.

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

ECONOMIC OPPORTUNITY BOARD OF
CLARK COUNTY

By: Hanna Brown
Hanna Brown
Title: Acting Executive Director

Subscribed and sworn to before me this

16th day of June, 2004

Candace Vitto-Simpson
Notary Public

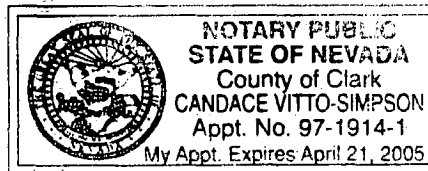


EXHIBIT "A"

HOMEBUYER ASSISTANCE DEFERRED LOAN AGREEMENT

Revised February 2002

This HOMEBUYER ASSISTANCE DEFERRED LOAN AGREEMENT ("AGREEMENT"), is made and entered into this _____ day of _____ 2004 by and between (insert name(s) of borrower), herein called APPLICANT, and ECONOMIC OPPORTUNITY BOARD OF CLARK COUNTY, a not-for-profit corporation existing under and by virtue of the laws of the State of Nevada.

WHEREAS, the City of Las Vegas has made available to ECONOMIC OPPORTUNITY BOARD OF CLARK COUNTY certain funds to be administered as deferred loans to HOME eligible homebuyers; and

WHEREAS, ECONOMIC OPPORTUNITY BOARD OF CLARK COUNTY desires to provide financial assistance and thus make available homeownership opportunities to low and moderate income families; and

WHEREAS, the Applicant has satisfied the criterion established by ECONOMIC OPPORTUNITY BOARD OF CLARK COUNTY and the City of Las Vegas for eligibility for a deferred loan.

NOW THEREFORE, City of Las Vegas agrees to provide a deferred loan to Applicant and Applicant agrees to borrow from ECONOMIC OPPORTUNITY BOARD OF CLARK COUNTY a deferred loan, subject to the following conditions, restrictions and covenants:

I. HOME FUNDS

The funds which are the subject of this Agreement, and which have been or will be provided to the Applicant as financial assistance for the purchase of the Applicant's permanent residence located at (insert street address of property), City of Las Vegas, Clark County, State of Nevada, herein called "Applicant's Residence" are HOME funds made available through the ECONOMIC OPPORTUNITY BOARD OF CLARK COUNTY Homebuyer Assistance Deferred Payment Loan Program. The HOME funds shall provide funding for a deferred loan to the Applicant in the principal amount of \$ _____ executed by Applicant in favor of ECONOMIC OPPORTUNITY BOARD OF CLARK COUNTY. ("Promissory Note"). The deferred loan shall be used to satisfy down payment and eligible closing costs in accordance with the Purchase Agreement dated _____, 2004, as agreed to by the Applicant and by this reference made a part hereof, for the purchase of the Applicant's Residence, the legal description of Applicant's Residence is hereto attached as Exhibit "A" (alternatively referred to as "Property").

II. TERMS OF THE LOAN AND FOR REPAYMENT

The Applicant understands and agrees that the deferred loan is for the benefit of the Applicant only and only as long as the Applicant resides in the Applicant's Residence for a term of five (5) continuous years commencing on _____, 20__ and ending on _____, 20__ (the "Term").

The Applicant further agrees that any funds advanced as a deferred loan for financial assistance in the purchase of the Applicant's Residence shall be for the Applicant's primary housing unit, i.e., that unit in which the Applicant primarily resides.

The Applicant further agrees that throughout the Term, the deferred loan shall be repaid to the City of Las Vegas upon the death of the Applicant, excluding an eligible heir to or beneficiary of the property, or, in the event there are two or more Applicants, the deferred loan shall be repaid upon the death of the last surviving Applicant.

In the event of divorce between two Applicants, the deferred loan shall be repaid upon the divorce of the Applicants, unless one of the Applicants is entitled pursuant to a decree of divorce to continue residing in the primary housing unit, in which event, the sum shall be repaid upon the death of the Applicant who continues to reside in the Applicant's Residence for the Term, or on the sale, transfer, or any other change of ownership of Applicant's Residence during the Term.

The Applicant further agrees that the deferred loan shall be immediately due and payable to the City of Las Vegas if at any time during the Term, the Applicant's Residence is used for other than as the Applicant's primary housing unit, is sold, transferred to another person or entity or otherwise alienated. The deferred loan amount shall also become due and payable to the City of Las Vegas from the date the Applicant's Residence ceases to be the Applicant's primary housing unit, for any reason, including but not limited to, the Applicant selling, renting, abandoning, donating or giving the Applicant's Residence to another person or entity.

Upon verification by ECONOMIC OPPORTUNITY BOARD OF CLARK COUNTY that the Applicant is in breach of any terms of this Agreement, ECONOMIC OPPORTUNITY BOARD OF CLARK COUNTY at its discretion, shall notify the Applicant in writing of said breach and shall mail by certified mail a Notice of Breach to the Applicant and demand immediate repayment of the full amount of the deferred loan. The Applicant shall have a period of ten (10) days from the date the Notice of Breach to contact ECONOMIC OPPORTUNITY BOARD OF CLARK COUNTY of Applicant's ability to repay the loan. In any event, the deferred loan must be repaid in full within ninety (90) days from the date of the Notice of Breach unless agreed otherwise ECONOMIC OPPORTUNITY BOARD OF CLARK COUNTY at its discretion.

However, notwithstanding the above, the ECONOMIC OPPORTUNITY BOARD OF CLARK COUNTY loan shall not be accelerated where to do so would violate applicable federal law. Any failure to execute said option shall not constitute a waiver of the right to exercise the same at any time.

Should the homeowner repay the HOME funds invested in the Property, the ECONOMIC OPPORTUNITY BOARD OF CLARK COUNTY shall issue a check to the City of Las Vegas. The City will then execute a Substitution of Trustee and Deed of Reconveyance and submit said documents to the homeowner's title company.

III. ADEQUATE INSURANCE

The Applicant further agrees to maintain policies of sufficient fire, hazard and flood insurance (where required) on the Applicant's Residence which will adequately cover and secure the property and its contents in the minimum amount of \$ _____ or its fair market value, whichever is higher. The Applicant agrees to have the City of Las, Vegas, State of Nevada listed as an additional insured on the policy and to provide ECONOMIC OPPORTUNITY BOARD OF CLARK COUNTY a Certificate of Insurance which conforms with this provision. Applicant agrees to provide to ECONOMIC OPPORTUNITY BOARD OF CLARK COUNTY at least ten (10) days written notice of cancellation of any insurance, any material change in insurance coverage or an impending lapse of such coverage. Applicant shall annually adjust the amount of insurance required to be maintained by this Article III.

IV. COMPLIANCE WITH LOCAL CODES

The Applicant also agrees to maintain the Applicant's Residence in accordance with all building, fire, health and other applicable codes during the term of the Agreement.

V. DISCLOSURE OF PRINCIPALS

Pursuant to Resolution R-105-99 adopted by the City Council effective October 1, 1999, (insert name(s) of borrower), warrants that it has disclosed, on the form attached hereto as Attachment "I", all principals, including, partners of (insert name(s) of borrower), as well as all persons and entities holding more than 1% interest in (insert name(s) of borrower) or any principal of (insert name(s) of borrower). Throughout the term hereof, (insert name(s) of borrower) shall notify City in writing of any material change in the above disclosure within 15 days of any such change.

VI. DEED RESTRICTIONS

The Applicant further agrees and understands that ECONOMIC OPPORTUNITY BOARD OF CLARK COUNTY Homebuyer Assistance Program requires that units (including the Applicant's Residence) assisted with HOME funds remain affordable until the Applicant's Residence is sold, transferred or otherwise alienated and the subsidy provided by HOME funds is recaptured. Applicant agrees to execute the Promissory Note and a Deed of Trust of even date herewith granting the property of Applicant's Residence in favor of City of Las Vegas, State of Nevada ("Deed of Trust") and to comply with and/or acknowledge the following deed restrictions:

- (1) The term of compliance is five (5) years.
- (2) The Property must be used as the Applicant's principal residence.
- (3) No temporary subleases of Applicant's Residence are allowed.
- (4) HOME funds must be recaptured upon sale, transfer or change of ownership of Applicant's Residence.
- (5) In the event of foreclosure, the city will accept the net proceeds (if any) from the foreclosure sale and this amount will satisfy the repayment of the HOME funds in the property. All deed restrictions contained herein in this Article V and the Deed of Trust will terminate.

VII. ATTORNEY'S FEES AND COURT COSTS

The Applicant agrees that upon any breach of terms, as specified in Article II, III, IV or V of this Agreement, the Promissory Note or Deed of Trust, the Applicant shall pay for any and all legal costs, including attorney's fees and court costs incurred by ECONOMIC OPPORTUNITY BOARD OF CLARK COUNTY in the recovery or collection of the deferred loan amount due pursuant to this Agreement.

VIII. SECURITY

The Applicant agrees that the deferred loan granted herein shall be secured by the Deed of Trust executed by the Applicant, and recorded in the Office of the County Recorder of Clark County, State of Nevada.

ECONOMIC OPPORTUNITY BOARD OF CLARK COUNTY acknowledges that the Property is or will be encumbered by one deed of trust (the "First Deed of Trust") created by Applicant to provide partial purchase money financing for Applicant's acquisition of the Property which will be recorded in the Official Records of Clark County, Nevada prior to recordation of this Security Instrument. ECONOMIC OPPORTUNITY BOARD OF CLARK COUNTY acknowledges and agrees that this Agreement and all rights ECONOMIC OPPORTUNITY BOARD OF CLARK COUNTY hereunder are and will be subject and subordinate to the lien of the First Deed of Trust and to all rights and remedies of the beneficiary and trustee under the First Deed of Trust ("Senior Lien Holder"). The beneficiary under the First Deed of Trust and its successors and assigns, including, without limitation, any purchaser at a trustee's sale under the First Deed of Trust and the heirs, personal representatives, successors and assigns of such

purchaser, shall not be bound by or obligated to perform any of the obligations of the Purchaser under this Agreement. This Agreement will not be subject or subordinate to any replacement of the First Deed of Trust occurring as a result of any prepayment, refinancing, sale or other transaction.

FURTHER, if the Senior Lien Holder acquires title to the Property pursuant to a deed in lieu of foreclosure, the lien of the Security Instrument shall automatically terminate upon the Senior Lien Holder's acquisition of title, provided that (i) the Trustee has been given written notice of default under the First Deed of Trust; and (ii) the Trustee shall not have cured the default under the First Deed of Trust, or diligently pursued curing the default as determined by the Senior Lien Holder, within the 60-day period provided in such notice sent to the trustee.

IX. NO ASSUMPTION

The Applicant agrees that the deferred loan, which is the subject of this Agreement, shall not be assumable by any prospective homebuyer, person or entity during the term of the Agreement.

DATED this _____ day of _____, 20__.

APPLICANT

APPLICANT

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

On this _____ day of _____, in the year 20__, before me, personally appeared _____, personally known to be (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is subscribed to the instrument, and acknowledged that he/she/they executed it.

SUBSCRIBED AND SWORN to before me
this _____ day of _____, 20__.

NOTARY PUBLIC in and for said
County and State

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

On this _____ day of _____, in the year 20__, before me, personally appeared _____, personally known to be (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is subscribed to the instrument, and acknowledged that he/she/they executed it.

SUBSCRIBED AND SWORN to before me
this _____ day of _____, 20__.

NOTARY PUBLIC in and for said
County and State

CLARK COUNTY ECONOMIC OPPORTUNITY BOARD OF

BY: _____
Hanna Brown, Acting Executive Director

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

On this _____ day of _____, in the year 20__, before me, personally appeared _____, personally known to be (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is subscribed to the instrument, and acknowledged that he/she/they executed it.

SUBSCRIBED AND SWORN to before me
this _____ day of _____, 20__.

NOTARY PUBLIC in and for said
County and State

EXHIBIT "B"

**PROMISSORY NOTE
SECURED BY DEED OF TRUST
("NOTE")**

LOAN NO. _____
AMOUNT: _____
PROPERTY ADDRESS: _____

FOR VALUE RECEIVED, the undersigned ("Borrower") promise(s) to pay to ECONOMIC OPPORTUNITY BOARD OF CLARK COUNTY at its office at P.O. Box 270880, Las Vegas, NV 89127, the principal sum of

_____ (\$ _____) ("Loan")
without interest, upon the occurrence of either of the following two conditions:

1. The undersigned ceases to reside on the real property, which is pledged as security for the indebtedness herein by means of a certain Deed of Trust of even date herewith; or
2. All or any part of the aforesaid property, or any interest therein, is sold or transferred.

In the event that either of the aforesaid conditions occur, the holder of the NOTE may without notice at its option, declare an indebtedness at once due and payable, provided, however, notwithstanding the above, the Loan shall not be accelerated if to do so would violate applicable federal law. Any failure to exercise said option shall not constitute a waiver of the right to exercise the same at any time.

Presentment, notice of dishonor and protect are hereby waived.

Should payment thereof not be made when due, the undersigned further promises to pay all cost of collection, including, without limitations, attorney's fees, incurred by the ECONOMIC OPPORTUNITY BOARD OF CLARK COUNTY in connection herewith.

No interest will be charged on this Note. Except as stated above, no regular monthly payments of principal will be due and payable during the terms of this Note. The entire amount of this Note will be forgiven upon maturity. The term of this Note will be for a period of sixty (60) months, commencing on _____ and ending on _____ ("Maturity Date").

Property legally described as:

and more commonly known as (insert street address of property) is the SECURITY FOR INDEBTEDNESS EVIDENCED BY THIS PROMISSORY NOTE. A Deed of Trust of even date herewith secures this Promissory Note, and reference is made to said Deed of Trust for rights as to acceleration of the indebtedness evidenced by this Promissory Note.

Upon satisfactory completion of all terms and conditions of this Note by the Borrower or upon payment of any and all balance due, the Borrower shall be released and the Borrower's obligation under the Note shall be satisfied by a release and satisfaction to be executed by the Lender.

This NOTE shall be governed by and construed in accordance with the laws of the State of Nevada. If the undersigned is more than one, each covenant and obligation contained herein stated by joint and several.

BORROWER

DATE

BORROWER

DATE

EXHIBIT "C"

DEED OF TRUST

(HOMEBUYER ASSISTANCE DEFERRED PAYMENT LOAN)

THIS DEED OF TRUST, made this _____ day of _____, 20__, between (insert name of borrower), herein called TRUSTOR, whose address is (insert address of property), Las Vegas, Nevada (zip code); ECONOMIC OPPORTUNITY BOARD OF CLARK COUNTY herein called TRUSTEE, whose principal office is located P.O. Box 270880, Las Vegas, NV 89127 and the City of Las Vegas, a municipal corporation duly organized in the State of Nevada, whose principal office is located at 400 Stewart Avenue, Las Vegas, Nevada 89101, Attention: Neighborhood Services Department, herein called BENEFICIARY.

WITNESSETH, that TRUSTOR IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST WITH POWER OF SALE, that property located in the City of Las Vegas, Clark County, State of Nevada described as:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF, and commonly known as (insert street address of property).
("Property")

TOGETHER WITH all appurtenances in which TRUSTOR has any interests including water rights benefiting said realty, represented by shares of a company or otherwise; and

TOGETHER WITH the rents, issues and profits thereof, reserving the right to collect and use the same, except during some default hereunder, in which event the TRUSTEE shall collect the same by any lawful means in the name of the BENEFICIARY.

FOR THE PURPOSE OF SECURING (1) performance of the Homebuyer Assistance Deferred Loan Agreement executed by TRUSTOR on the _____ day of _____, 20__ ("Homebuyer Assistance Deferred Loan Agreement") and incorporated by reference herein; and (2) payment of any and all indebtedness evidenced by and accruing under the Promissory Note dated _____, 20__.

In the principal sum of _____
(\$ _____), executed by TRUSTOR in favor of TRUSTEE, or order.

TO PROTECT THE SECURITY OF THE DEED OF TRUST, TRUSTOR AGREES:

By the execution of this Deed of Trust that those provisions included in the Homebuyer Assistance Deferred Loan Agreement and Promissory Note, are hereby incorporated herein by reference and made a part hereof as though fully set forth herein at length; that the TRUSTOR or his successors will observe and perform said provisions; and that the references to property, obligations and parties in said provisions shall be construed to refer to the property obligations and parties set forth in this Deed of Trust.

ECONOMIC OPPORTUNITY BOARD OF CLARK COUNTY acknowledges that the Property is or will be encumbered by one deed of trust (the "First Deed of Trust") created by TRUSTOR to provide partial purchase money financing for TRUSTOR'S acquisition of the Property which will be recorded in the Official Records of Clark County, Nevada prior to recordation of this Deed of Trust. TRUSTEE acknowledges and agrees that this Deed of Trust and all rights of TRUSTEE hereunder are and will be subject and subordinate to the lien of the First Deed of Trust and to all rights and remedies of the BENEFICIARY and TRUSTEE under the First Deed of Trust. The BENEFICIARY under the First Deed of Trust and its successors and assigns, including, without limitation, any purchaser at a trustee's sale under the First Deed of Trust and the heirs, personal representatives, successors and assigns of such purchaser, shall not be bound by or obligated to perform any of the obligations of the Purchaser under this Deed of Trust. This Deed of Trust will not be subject to subordinate to any replacement of the First Deed of Trust occurring as a result of any prepayment, sale or other transaction.

FURTHER, if the Senior Lien Holder acquires title to the Property pursuant to a deed in lieu of foreclosure, the lien of the Deed of Trust shall automatically terminate upon the Senior Lien Holder's acquisition of title, provided that (i) the Trustee has been given written notice of default under the First Deed of Trust and (ii) the Trustee shall not have cured the default under the First Deed of Trust, or diligently pursued curing the default as determined by the Senior Lien Holder, within the 60-day period provided in such notice sent to the TRUSTEE.

THE TRUSTOR AGREES TO COMPLY WITH THE FOLLOWING RESTRICTIONS:

1. The term of compliance shall be sixty (60) months;
2. The Property shall be used as Applicant's principal residence;
3. No temporary subleases of the Property are allowed;
4. Home funds must be recaptured upon the sale, transfer or change of ownership of the Property, and

5. In the event of foreclosure, the City will accept the net proceeds (if any) from the foreclosure sale and this amount will satisfy the repayment of the HOME funds in the property. All deed restrictions contained herein will terminate.

THE UNDERSIGNED TRUSTOR requests that a copy of any Notice of Default, any Notice of Sale, and or any Notice of Lien hereunder be mailed to the address hereinabove set forth:

Trustor:

Trustor:

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

On this _____ day of _____, in the year 20__, before me, personally appeared _____, personally known to be (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is subscribed to the instrument, and acknowledged that he/she/they executed it.

SUBSCRIBED AND SWORN to before me
this _____ day of _____, 20__.

NOTARY PUBLIC in and for said
County and State

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

On this _____ day of _____, in the year 20__, before me, personally appeared _____, personally known to be (or proved to me

on the basis of satisfactory evidence) to be the person(s) whose name(s) is subscribed to the instrument, and acknowledged that he/she/they executed it.

SUBSCRIBED AND SWORN to before me
this ____ day of _____, 20__.

NOTARY PUBLIC in and for said
County and State

ECONOMIC OPPORTUNITY BOARD OF
CLARK COUNTY

BY: _____
Hanna Brown, Executive Director

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

On this ____ day of _____, in the year 20__, before me,
personally appeared _____,
personally known to be (or proved to me on the basis of satisfactory evidence) to
be the person(s) whose name(s) is subscribed to the instrument, and
acknowledged that he/she/they executed it.

SUBSCRIBED AND SWORN to before me
this ____ day of _____, 20__.

NOTARY PUBLIC in and for said
County and State

WHEN RECORDED MAIL TO:

City of Las Vegas
Neighborhood Development Division
400 East Stewart
Las Vegas, NV 89101

Mail Tax Bill To:

EXHIBIT "D"

Legal Description

ATTACHMENT "I"

DISCLOSURE OF PRINCIPALS

The principals and partners of Economic Opportunity Board of Clark County and all persons and entities holding more than 1% interest in Economic Opportunity Board of Clark County or any principal of Economic Opportunity Board of Clark County are the following:

	FULL NAME	BUSINESS ADDRESS	BUSINESS PHONE
1.	_____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____
4.	_____	_____	_____
5.	_____	_____	_____
6.	_____	_____	_____

Continue list until full and complete disclosure is made.

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

Economic Opportunity Board of
Clark County

By: _____

Title: Executive Director

Subscribed and sworn to before me this
_____ day of _____, 20 ____.

Notary Public

ATTACHMENT "II"

HOME/LIHTF PROGRAM INCOME GUIDELINES:
U.S. Department of Housing and Urban Development (HUD) HOME/LIHTF
Program Limits (Effective February, 2004)
Median Family Income \$54,700

<u>FAMILY SIZE</u>	<u>INCOME NOT TO EXCEED</u>	
1	30%	11,850
	50%	19,800 (Very Low-Income)
	80%	31,650 (Low-Income)
2	30%	13,550
	50%	22,600 (Very Low-Income)
	80%	36,150 (Low-Income)
3	30%	15,250
	50%	25,450 (Very Low-Income)
	80%	40,700 (Low-Income)
4	30%	16,950
	50%	28,250 (Very Low-Income)
	80%	45,200 (Low-Income)
5	30%	18,300
	50%	30,500 (Very Low-Income)
	80%	48,800 (Low-Income)
6	30%	19,650
	50%	32,750 (Very Low-Income)
	80%	52,450 (Low-Income)
7	30%	21,000
	50%	35,050 (Very Low-Income)
	80%	56,050 (Low-Income)
8	30%	22,350
	50%	37,300 (Very Low-Income)
	80%	59,650 (Low-Income)

ATTACHMENT "IIP"

FHA Maximum Mortgage Limits for Clark County, Nevada

As of May 4, 2004

1 Living Unit

\$175,085

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☒

CONSENT

☐

DISCUSSION

SUBJECT:

Approval to file an amendment to Right-of-Way Grant N-76116 with the Bureau of Land Management for roadway, sanitary sewer and drainage purposes on portions of land lying within the Southwest Quarter of Section 17, Township 19 South, Range 60 East, Mount Diablo Meridian, generally located on the north side of the Elkhorn Road alignment east of the Fort Apache Road alignment and along the Fort Apache Road alignment north of the Elkhorn Road alignment, APNs 125-17-401-007 and -008 – Ward 6 (Mack)

Fiscal Impact

☒

No Impact

☐

Budget Funds Available

☐

Augmentation Required

Amount:

Dept./Division: Public Works/City Engineer

Funding Source:

PURPOSE/BACKGROUND:

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

None

MOTION:

REESE – APPROVED Items 3 through 44 as recommended – **UNANIMOUS** with **MACK** abstaining on Item 39 because, even though his term has lapsed, his membership on the Boys and Girls Club Board of Directors remains to be resolved and Ward 2 seat vacant

MINUTES:

There was no related discussion.

(9:46 – 9:48)

1-1390

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☒

CONSENT

☐

DISCUSSION

SUBJECT:

Approval to file an amendment to Right-of-Way Grant N-41255 with the Bureau of Land Management for roadway, sanitary sewer and drainage purposes on portions of land lying within the Southeast Quarter of Section 27, Township 20 South, Range 60 East, Mount Diablo Meridian, generally located east of Tenaya Way and north of Westcliff Drive, APNs 138-27-801-004 and -802-006 - Ward 2 (Vacant)

Fiscal Impact

☒

No Impact

☐

Budget Funds Available

☐

Augmentation Required

Amount:

Dept./Division: Public Works/City Engineer

Funding Source:

PURPOSE/BACKGROUND:

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

None

MOTION:

REESE – APPROVED Items 3 through 44 as recommended – UNANIMOUS with MACK abstaining on Item 39 because, even though his term has lapsed, his membership on the Boys and Girls Club Board of Directors remains to be resolved and Ward 2 seat vacant

MINUTES:

There was no related discussion.

(9:46 – 9:48)

1-1390

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☒

CONSENT

☐

DISCUSSION

SUBJECT:

Approval to appraise and purchase or condemn right-of-way parcels for the Lone Mountain Trail along Alexander Road between Buffalo Drive and Tenaya Way (\$25,000 - Bureau of Land Management, Southern Nevada Public Lands Management Act) - Ward 4 (Brown)

Fiscal Impact

☐

No Impact

☒

Budget Funds Available

☐

Augmentation Required

Amount: \$25,000

Dept./Division: Public Works/City Engineer

Funding Source: Bureau of Land Management/Southern Nevada Lands Mgmt Act

PURPOSE/BACKGROUND:

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

None

MOTION:

REESE - APPROVED Items 3 through 44 as recommended - **UNANIMOUS** with **MACK** abstaining on Item 39 because, even though his term has lapsed, his membership on the Boys and Girls Club Board of Directors remains to be resolved and Ward 2 seat vacant

MINUTES:

There was no related discussion.

(9:46 - 9:48)

1-1390

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☒

CONSENT

☐

DISCUSSION

SUBJECT:

Approval of Interlocal Contract #469 between the City of Las Vegas and the Southern Nevada Regional Transportation Commission for construction and construction management of the Elkhorn Road Overpass at US-95 (\$11,740,000 - Southern Nevada Regional Transportation Commission) - Ward 6 (Mack)

Fiscal Impact

☐

No Impact

Amount: \$11,740,000

☒

Budget Funds Available

Dept./Division: PublicWorks/City Engineer

☐

Augmentation Required

Funding Source: RTC

PURPOSE/BACKGROUND:

Interlocal Contract #469 between the City of Las Vegas and the Regional Transportation Commission of Southern Nevada applies to the construction and construction management of the Elkhorn Road Overpass at US-95. The Southern Nevada Regional Transportation Commission approved this contract at their April 8, 2004 meeting. Total cost of this project shall not exceed \$11,740,000.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

Interlocal Contract #469

MOTION:

REESE – APPROVED Items 3 through 44 as recommended – **UNANIMOUS** with **MACK** abstaining on Item 39 because, even though his term has lapsed, his membership on the Boys and Girls Club Board of Directors remains to be resolved and Ward 2 seat vacant

MINUTES:

There was no related discussion.

(9:46 – 9:48)

1-1390

INTERLOCAL CONTRACT

ELKHORN ROAD OVERPASS AT US-95

THIS INTERLOCAL CONTRACT, made and entered into this 5th day of May, 2004 by and between the CITY OF LAS VEGAS, a municipal corporation, hereinafter referred to as the "CITY" and the Regional Transportation Commission of Southern Nevada hereinafter referred to as "RTC".

WITNESSETH

WHEREAS, pursuant to Chapter 373 of the Nevada Revised Statutes, a Project to perform construction inspection and construct roadway improvements for the Elkhorn Road Grade Separation over US-95.

WHEREAS, the CITY is requesting funds to perform construction inspection and construction of the Elkhorn Road Grade Separation over US-95 hereinafter referred to as "Project."

NOW, THEREFORE, in consideration of the covenants, conditions, agreements, and promises of the parties hereto, the RTC authorizes the CITY to proceed with the PROJECT as it is mutually understood and agrees as follows.

SECTION I - SCOPE OF PROJECT

This Interlocal Contract applies to improvements associated with the Elkhorn Road Overpass at US-95. The project will consist of construction of a new 6-lane grade separation (overpass) over US-95 on the Elkhorn Road alignment. Work will include the grade separation structure, esthetic enhancements, paved approach ramps on the east and west sides of US-95, drainage improvements, curb & gutter, sidewalk, barrier rails, new streetlights, new pavement markings, and a new traffic signal at the Elkhorn Road/Grand Montecito parkway intersection. As

part of the Town Center Loop Road system, the roadway design will comply with the Town Center Development Standards in terms of right-of-way width, sidewalk features, and provisions for future landscaped medians and amenity zones.

SECTION II – PROJECT COSTS

The RTC agrees to provide funding for project costs according to Section 6.1 REIMBURSEMENT COSTS of the Policies and Procedures Manual of the RTC within the limits specified below:

1. The total cost for construction and construction management shall not exceed \$11,740,000.
2. “Authorization to Proceed” for construction at a cost not to exceed \$11,688,000 and for construction management in an amount not to exceed \$52,000 at the time written Authorization to Proceed is received from the RTC.
3. A written request must be made to the RTC and an additional supplemental interlocal contract approved to allow exceptions to the adopted policies and procedures of the RTC or the amount noted above prior to payment of any additional funds.

SECTION III - GENERAL

1. The title sheet of both the plans and specifications shall show the RTC as the funding agency.
2. Preliminary engineering, design and right-of-way engineering shall be performed by the CITY or by a consultant employed by the CITY.

3. The design, construction, right-of-way acquisition and contract administration of the Project shall comply with the requirements as set forth in the current "Policies and Procedures" of the RTC.
4. Construction costs shall be paid directly to the contractor based on estimates prepared by the CITY.
5. The CITY's Department of Public Works has a policy which effectively prohibits utility cuts through the pavement for a period of five years after completion of a project.
6. Upon completion of the construction of the Project it shall be maintained by the responsible entity and no funding is provided by this Interlocal Contract for such maintenance.
7. The project must be completed to the satisfaction of the RTC prior to June 19, 2006. The RTC may at any time thereafter grant time extensions or terminate this Contract and require all sums advanced to the CITY be reimbursed.
8. It is understood and agreed that the purpose of this Interlocal Contract is to fund the Project as hereinabove set forth. It is further understood and agreed that the CITY is responsible for the design and construction of the Project and will hold the other parties to this Interlocal Contract and the RTC harmless for any liability therefore except the funding provided by this Interlocal Contract.

....

....

....

....

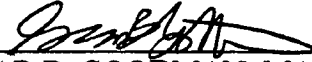
APPROVED AS TO LEGALITY AND FORM:

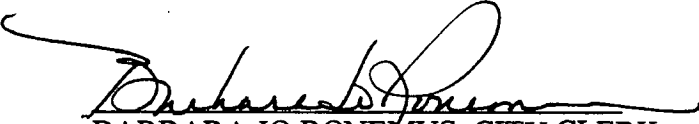

ZEV KAPLAN, GENERAL COUNSEL

DATE OF COUNCIL ACTION:

CITY OF LAS VEGAS

May 5, 2004
ATTEST:

By: 
OSCAR B. GOODMAN, MAYOR


BARBARA JO RONEMUS, CITY CLERK

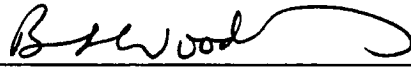
APPROVED AS TO FORM:


Date 4/21/04

DATE OF COMMISSION ACTION

REGIONAL TRANSPORTATION COMMISSION
OF SOUTHERN NEVADA

April 8, 2004
ATTEST

By: 
BRUCE L. WOODBURY, CHAIRMAN


TONI MICHENER
EXECUTIVE ASSISTANT

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☒ **CONSENT** ☐ **DISCUSSION**

SUBJECT:

Approval of an Encroachment Request from Integrity Engineering on behalf of Earl M. Morimoto, owner (southeast corner of Las Vegas Boulevard and Carson Avenue) - Ward 1 (Moncrief)

Fiscal Impact

☒ **No Impact**

☐ **Budget Funds Available**

☐ **Augmentation Required**

Amount:

Dept./Division: Public Works/City Engineer

Funding Source:

PURPOSE/BACKGROUND:

The proposed encroachment shall consist of a landscaped loading dock. The landscaping shall consist of the loading dock, ground cover, shrubs, and an irrigation system for a proposed United States Postal Service office. The encroachment will be located in the alley east of Las Vegas Boulevard, west of Sixth Street, south of Carson Avenue, and north of Bridger Avenue. The City will eventually vacate the alley. If approved, the applicant will be required to sign an Encroachment Agreement which has conditions of maintenance, liability, and removal.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

Copy of Encroachment Exhibit "A" (southeast corner of Las Vegas Boulevard and Carson Avenue)

MOTION:

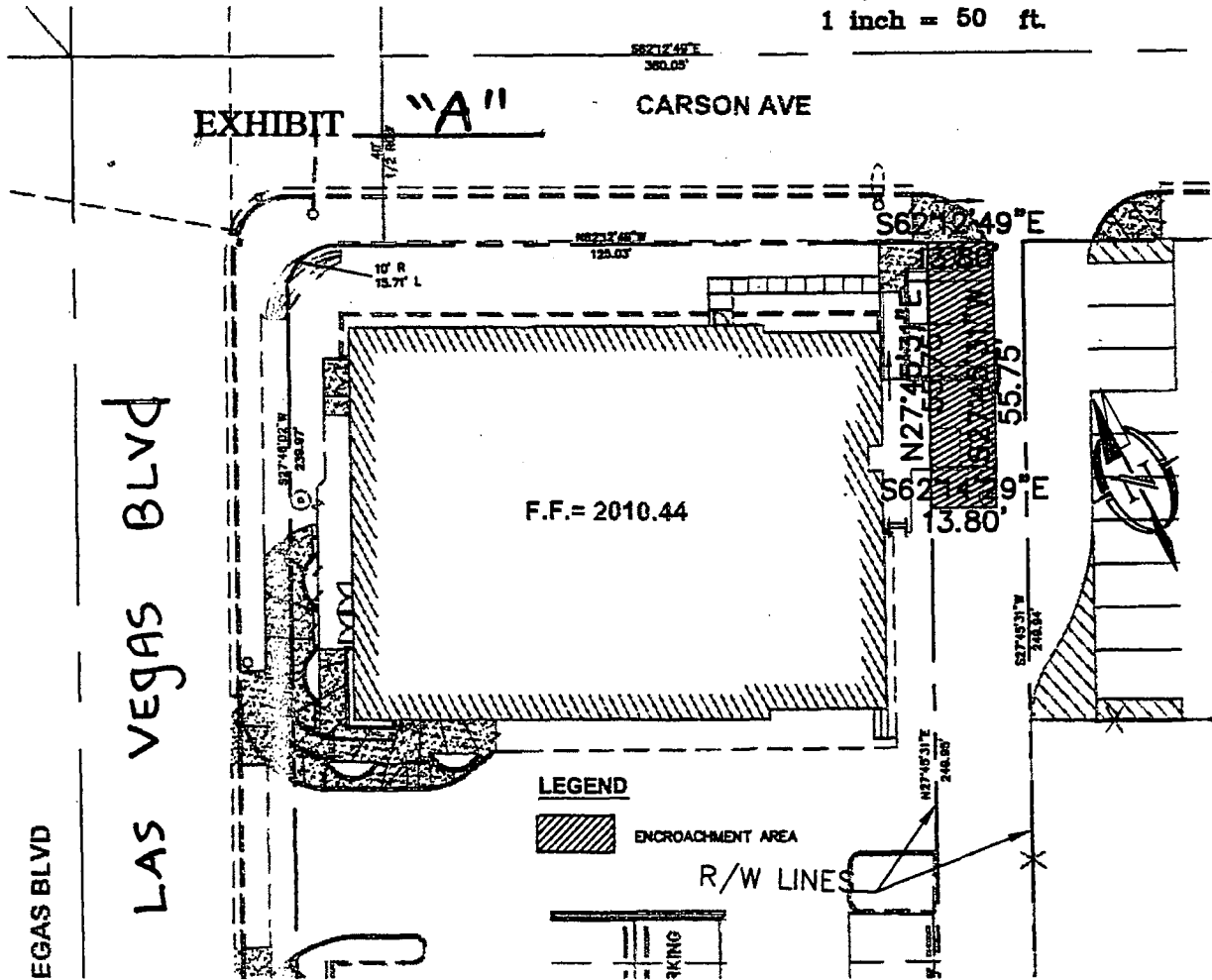
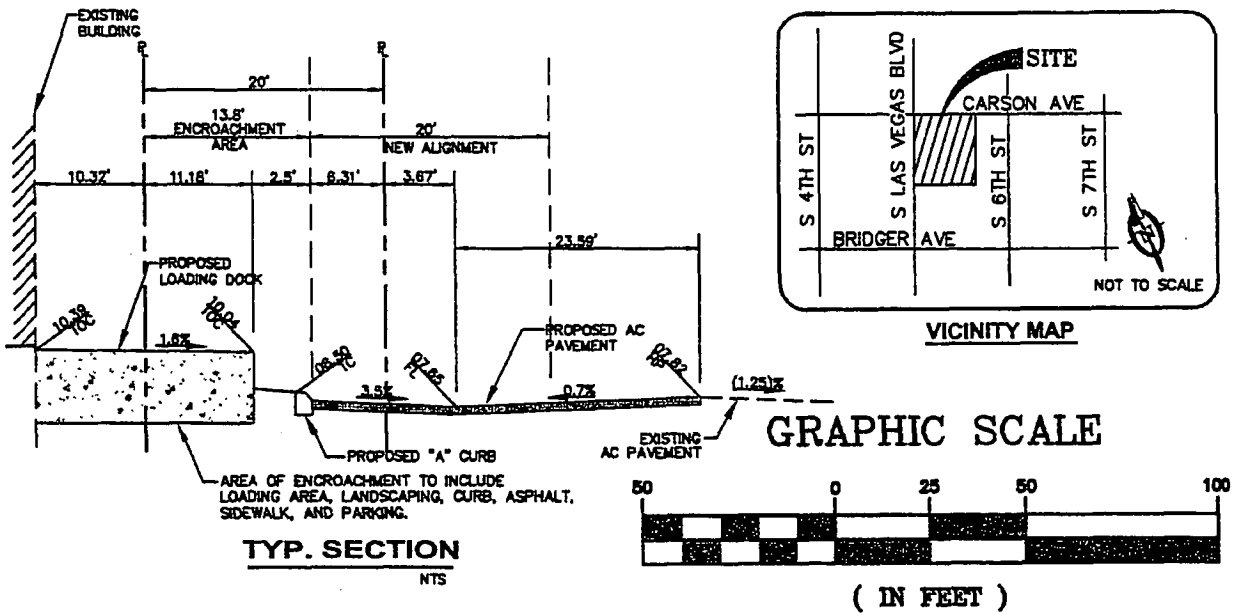
REESE - APPROVED Items 3 through 44 as recommended - **UNANIMOUS** with **MACK** abstaining on Item 39 because, even though his term has lapsed, his membership on the Boys and Girls Club Board of Directors remains to be resolved and Ward 2 seat vacant

MINUTES:

There was no related discussion.

(9:46 - 9:48)

1-1390



AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☒

CONSENT

☐

DISCUSSION

SUBJECT:

Approval of an Encroachment Request from Southeast Engineering on behalf of Southwest Homes, LLC, owner (northwest corner of Campbell Road and Elkhorn Road) - Ward 6 (Mack)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division: Public Works/City Engineer

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The proposed encroachment shall consist of landscaping on the west side of Campbell Road, north side of Elkhorn Road, and the south side of Solar Lane to meet Town Center Landscaping Requirements for the proposed Centennial Park II subdivision. If approved, the applicant will be required to sign an Encroachment Agreement which has conditions of maintenance, liability, and removal.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

Copy of Encroachment Exhibit "A" (northwest corner of Campbell Road and Elkhorn Road)

MOTION:

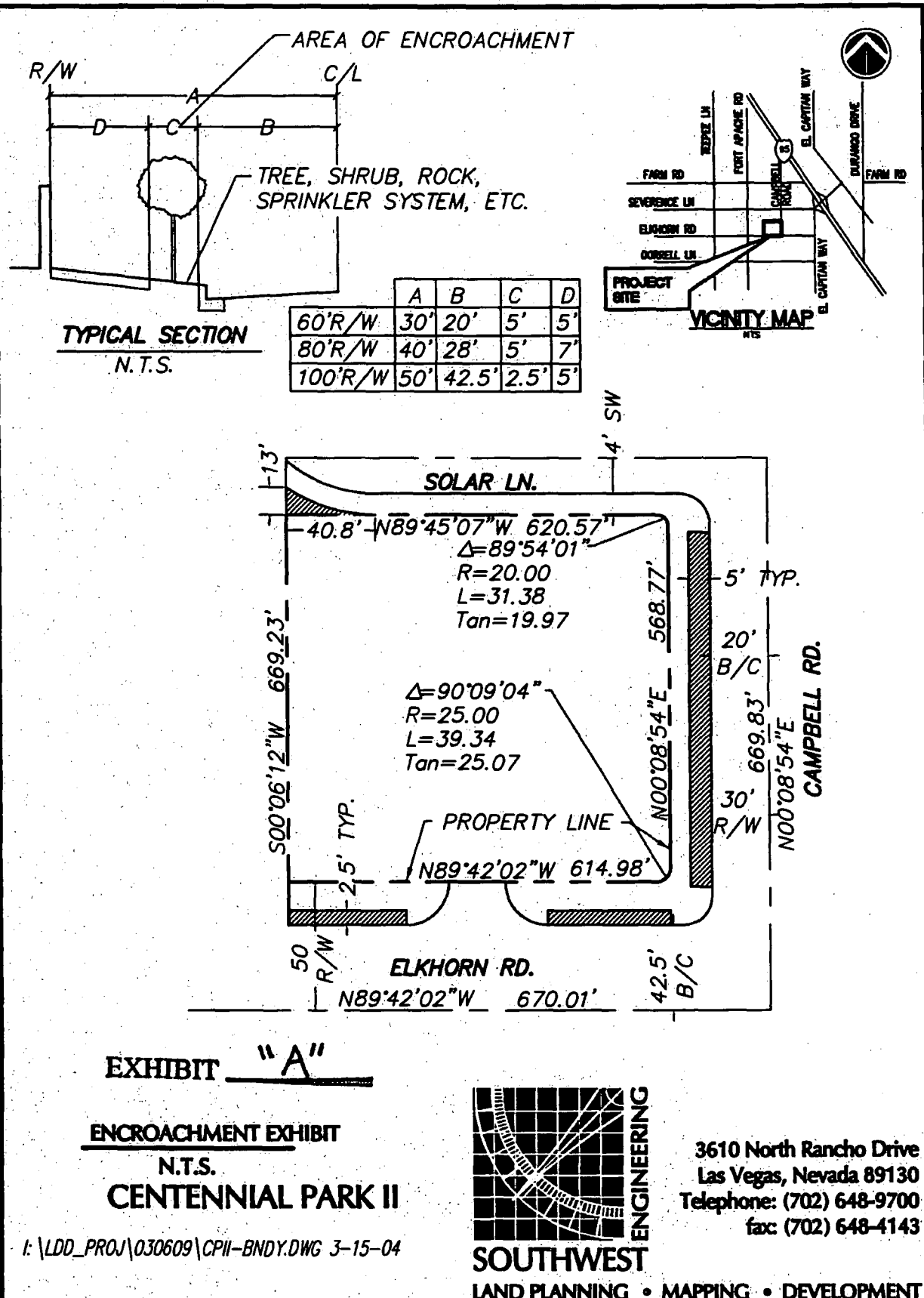
REESE – APPROVED Items 3 through 44 as recommended – **UNANIMOUS** with **MACK** abstaining on Item 39 because, even though his term has lapsed, his membership on the Boys and Girls Club Board of Directors remains to be resolved and Ward 2 seat vacant

MINUTES:

There was no related discussion.

(9:46 – 9:48)

1-1390



AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☒

CONSENT

☐

DISCUSSION

SUBJECT:

Approval of an Engineering Design Services Agreement with Carollo Engineers for engineering and construction services to expand current capacity, increase reliability, and enhance security at the Lone Mountain Sewer Lift Station (\$299,937 - Sanitation Fund) - Ward 6 (Mack)

Fiscal Impact

☐

No Impact

Amount: \$299,937

☒

Budget Funds Available

Dept./Division: Public Works/Environmental

☐

Augmentation Required

Funding Source: Sanitation Fund

PURPOSE/BACKGROUND:

The City desires to approve an Engineering Design Services Agreement with Carollo Engineers for engineering and construction services to expand current capacity, increase reliability and enhance security at the Lone Mountain Lift Station including increasing pumping and wet well capacity, adding debris catchment and a force main, upgrading standby power, providing security elements recommend by the Vulnerability Assessment, and providing Supervisor Control and Data Acquisition system (SCADA) control.

RECOMMENDATION:

The Director of Public Works recommends that the City Council approve this Engineering Design Services Agreement.

BACKUP DOCUMENTATION:

Engineering Design Services Agreement

MOTION:

REESE – APPROVED Items 3 through 44 as recommended – UNANIMOUS with MACK abstaining on Item 39 because, even though his term has lapsed, his membership on the Boys and Girls Club Board of Directors remains to be resolved and Ward 2 seat vacant

MINUTES:

There was no related discussion.

(9:46 – 9:48)

1-1390

**ENGINEERING DESIGN SERVICES AGREEMENT
FOR
LONE MOUNTAIN SEWER LIFT STATION MODIFICATIONS**

THIS AGREEMENT is made and entered into this 5 day of May, 2004, by and between the CITY OF LAS VEGAS, a municipal corporation within the State of Nevada (herein the "City"), and Carollo Engineers (herein the "Consultant").

W I T N E S S E T H:

WHEREAS, the City intends to expand the current capacity, increase reliability and security of the Lone Mountain Lift Station (herein the "Project"); and

WHEREAS, the City desires to retain a qualified engineer who will be responsible for providing the engineering design services hereinafter set forth below; and

WHEREAS, the Consultant is properly licensed and qualified in accordance with the Nevada Revised Statutes as an engineer and has the personnel and facilities necessary to perform the services hereinafter set forth within the time required under this Agreement.

NOW, THEREFORE, in consideration of the above premises, the parties hereto agree to the following terms, conditions and covenants set forth in Sections One through Ten hereof:

**SECTION ONE
CONSULTANT RESPONSIBILITIES**

1.01 Consultant Services. The Consultant hereby agrees to provide the basic services and the additional services set forth in Exhibit "A" (Scope of Services) and Exhibit "B" (Additional Services) attached hereto.

1.02 Performance Standards. In performing the services set forth in this Agreement, the Consultant shall follow practices consistent with generally accepted within the engineering profession.

1.03 Document Review. The Consultant shall be responsible for reviewing each document prepared by the Consultant and its subconsultants including, without limitation, the plans, drawings and specifications for the purpose of ensuring that such documents are technically sound, in conformance with applicable federal, state and local statutes, codes, ordinances and other regulations, and do not violate or infringe upon any patent rights.

1.04 Waiver. The City's approval of any documents or services furnished by the Consultant shall not in any way relieve the Consultant of responsibility for the professional and technical accuracy of its documents or services. The City's review, approval, acceptance or payment for any of the Consultant's services shall not be construed to operate as a waiver of any rights enjoyed by the City under this Agreement or of any cause of action arising out of the performance of this Agreement. The Consultant shall remain liable in accordance with the terms

of this Agreement and applicable law for the damages to the City caused by the Consultant's negligent act or omission committed in the performance of this Agreement.

1.05 Consultant Representative. The Consultant's Representative is hereby designated as Eric Leveque P.E., Partner, who shall be responsible for the services required under this Agreement. All of the services specified by this Agreement shall be performed by the Consultant's Representative, or by the associates and employees identified in the Consultant's proposal provided that such associates and employees perform under the personal supervision of the Consultant's Representative. All employees identified in the Consultant's cost proposal shall be subject to approval by the City's Representative. Should the Consultant's Representative, or any associate or employee, be unable to complete his or her responsibility for any reason, the Consultant will replace the employee with a qualified person approved by the City. If the Consultant fails to make a required replacement within thirty (30) days, the City may terminate this Agreement for default as provided in Section 10.03 of this Agreement.

1.06 Correspondence Review. The Consultant shall furnish the City's Representative copies of each correspondence, if any, sent to the Contractor and to any regulatory agencies for approval and review prior to the mailing such correspondence.

1.08 Cooperation with the City. The Consultant agrees that its officers, associates, employees and subconsultants will cooperate with the City in providing services under this Agreement and will be, with advance notice, available for consultation with the City at such reasonable times as to not conflict with the City's other responsibilities.

SECTION TWO CITY RESPONSIBILITIES

2.01 City Representative. The Director of Public Works or his authorized representative is hereby designated as the City's Representative with respect to this Agreement. The City's Representative shall have complete authority to transmit instructions, receive information, interpret and define the City's policies and decisions with respect to the services of the Consultant.

2.02 Review of Services and Documents. The services to be performed by the Consultant shall be subject to periodic review by the City's Representative. To prevent an unreasonable delay in the Project, the City's Representative will endeavor to examine and comment in writing on the documents including, without limitation, the plans, drawings and specifications furnished by the Consultant within twenty-one (21) days of receipt of such documents.

2.03 Access to Records. The City shall, without charge, furnish a copy to, or make available for examination or use by, the Consultant, as it may request, any documents and data which the City has available including, without limitation, reports, maps, plans, specifications, surveys, records, ordinances, codes, regulations, other documents related to the services required under this Agreement. The City shall assist the Consultant in obtaining data and documents from

public agencies and from private citizens and business firms whenever the City determines that such material is necessary for the completion of the services required by this Agreement.

2.04 Cooperation with Consultant. The City agrees that its officers and employees will cooperate with the Consultant in the performance of this Agreement and will be, with advance notice, available for consultation with the Consultant at such reasonable times as to not conflict with the Consultant's other responsibilities.

SECTION THREE CHANGES TO CONSULTANT'S SERVICES

3.01 Requested Changes. The Director of Public Works or his authorized representative may at any time, by written order, make changes which may result in an increase or decrease in the services to be performed by the Consultant under this Agreement.

3.02 Adjustment of Compensation. If the changes requested by the City cause an increase or decrease in the cost or time required to perform any of the services required hereunder, an equitable adjustment shall be made in the compensation to be paid to the Consultant under Section Seven, or in the time of performance under Section Eight, or both, and this Agreement shall be modified in writing accordingly. Any claim for adjustment under this Section must be asserted in writing within thirty (30) days from the date of receipt by the Consultant of written notification of the changes to the services to be provided by the Consultant unless the City grants in writing a further period of time. Failure to assert such claim within the time limit provided herein shall constitute a waiver of any right to seek any equitable adjustment in compensation with respect to that change.

SECTION FOUR ADDITIONAL SERVICES OF CONSULTANT

4.01 Additional Services. The Consultant shall provide the additional services described in Exhibit "B" attached hereto if, and only if, so requested in writing by the City. Payment for the additional services will be made to the Consultant in accordance with Section Seven of this Agreement.

4.02 Attendance at Meetings or Public Hearings. The Consultant shall notify the City in advance of any additional costs which may be incurred prior to attending any meetings or public hearings as may be necessary to clarify the interpretation of the services performed by the Consultant under this Agreement.

SECTION FIVE SUB-CONSULTANT AGREEMENT

5.01 Sub-consultant Provisions. In the event that the Consultant with the approval of the City as required under Section 10.07 enters into an agreement with a sub-consultant for the performance of any of its obligations hereunder, the following provisions shall be included in each sub-consultant agreement:

(i) The Consultant agrees to pay the sub-consultant when paid by the City for that portion of the services provided to the City and no liability shall arise on the part of the Consultant to the sub-consultant for payment of the sub-consultant services until payment has been made to the Consultant by the City. If the City has paid the Consultant for said sub-consultant services, the subconsultant's only recourse is against the Consultant and not against the City, either through the institution of legal or equitable action or the attachment of any lien,

(ii) The sub-consultant shall have no more rights against the City than that of the Consultant,

(iii) The sub-consultant agrees to be bound by all the terms, conditions and obligation of this Agreement unless the City has approved any deviation, change or modification in writing, and

(iv) Unless otherwise approved by the City's Representative, the subconsultant will obtain and maintain professional liability insurance (Errors and Omissions coverage) in connection with the subconsultant services in an amount equal to that required of the Consultant as provided in subsection C of Section 10.05 of this Agreement.

SECTION SIX TERM OF AGREEMENT

6.01 Term. This Agreement shall commence on the day it is approved by the City Council or other person duly authorized to execute this Agreement (which shall be inserted in the first paragraph set forth above) and shall remain in force and effect until the Project is completed unless the City serves upon the Consultant a thirty (30) day written Notice of Termination pursuant to Section 10.02. The termination of this Agreement shall not release either party from any of its continuing obligations hereunder.

6.02 Disputes. This Section shall not be construed to preclude the filing of any dispute arising out of the performance of this Agreement or in connection with the subject matter hereof, nor shall this Section be construed to change the date or the time on which a cause of action arising out of the performance of this Agreement or in connection with the subject matter hereof, would otherwise accrue under the statutes of limitation or doctrines of law.

SECTION SEVEN COMPENSATION AND TERMS OF PAYMENT

7.01 General. At the time of approval of this Agreement by the City Council, the City agrees to set aside Two Hundred Ninety Nine Thousand Nine Hundred Thirty Seven Dollars, (\$299,937) as the total appropriation for the performance of this Agreement. In no event shall the total payments to the Consultant for the services (basic and additional services) provided under this Agreement exceed the aforementioned amount appropriated without prior approval of the City.

7.02 Compensation: Basic Services (Lump Sum by Task). The City agrees to pay the lump sum amount attributable to each task and, if applicable, each subtask, set forth in Exhibit "A" which is completed by the Consultant. The Consultant agrees to complete each task and, if applicable, each subtask, for the amount of the lump sum set forth in Exhibit "D" regardless of the number of manhours which must be expended to complete the performance of this Agreement. The total payments to the Consultant for the completion of these tasks shall not exceed One Hundred Sixty Three Thousand One Hundred Eighty Dollars, (\$163,180) without prior written approval from the City. Such payment is based upon the individual lump sum amounts that are identified in Exhibit "D", being derived from the manhour estimates (including subconsultants) set forth in Exhibit "C" attached hereto.

7.03 Compensation: Additional Services. For the additional services set forth in Exhibit "B," the City shall pay to the Consultant either a lump sum or an hourly fee based upon the hourly rates set forth in Exhibit "D" attached hereto, whichever is approved in writing by the City's Representative. Such payment shall not exceed One Hundred Thirty Six Thousand Seven Hundred Fifty Seven Dollars, (\$136,757) without the prior written approval of the City.

7.04 Invoice. An invoice shall be submitted to the City each month for the services provided during the previous month. An original invoice and one copy shall be provided to the City's Representative in the format of Exhibit "F" (Invoice Format) attached hereto. Payment shall be due within 45 days after the date of receipt and approval by the City's Representative of the monthly invoice. Failure to pay the Consultant within the 45 day period shall result in a one-half of one percent (1/2%) charge on the unpaid balance unless the City has notified the Consultant within the aforementioned period that it is disputing the amount due and owing under the invoice. Such disputes shall be handled as provided in Section 10.20A of this Agreement.

7.05 Retention. Upon approval, the City shall pay to the Consultant ninety-five percent (95%) of the amount of the monthly invoice with the remaining five percent (5%) being retained for the purpose set forth in Section 7.06 of this Agreement. The percentage of retention may be increased as provided in Section 8.03 of this Agreement.

7.06 Right of Set-Off. The City's Representative may subtract or offset the unpaid invoice from the Consultant any damages, costs and expenses caused by reason of, or as a consequence of, the negligent, or reckless act or omission of the Consultant in the performance of the services under this Agreement including, without limitation, errors or deficiencies in the plans, drawings, specifications and other documents prepared by the Consultant. The City's Representative shall provide a written statement to the Consultant of the damages, costs and expenses which have been subtracted from any payment to the Consultant along with appropriate documentation and receipts, if any, and a description of the errors or deficiencies attributed to the Consultant. If the Consultant disputes the right or amount of the deduction made by the City, the Consultant may file a claim pursuant to Section 10.20 of this Agreement.

7.07 Release of Retention. Upon completion by the Consultant of the basic services required under this Agreement, acceptance of such services by the City (which acceptance will not be unreasonably withheld), and issuance of the Notice to Proceed for construction of the

Project, the Consultant will, within forty-five (45) days, be paid the balance of any money due for such services, including the retained percentages.

7.08 Final Payment. Within thirty (30) days after the completion of construction and close-out of the Project, the City shall make the final payment for any additional services which might have been provided by the Consultant.

SECTION EIGHT PERFORMANCE SCHEDULE

8.01 Performance Schedule. The parties hereto have agreed to a general performance schedule (the "General Performance Schedule") which is set forth in Exhibit "E" attached hereto. Subsequent to the execution of this Agreement, the Consultant shall furnish to the City's Representative for approval a more detailed schedule of performance (herein the "Detailed Performance Schedule") to be attached hereto as Exhibit "E-1" no later than ten (10) days after Consultant receives written notice to proceed from the City's Representative. The Detailed Performance Schedule shall identify the time for each of the tasks set forth in Exhibit "A" attached hereto as the period of time that may reasonably be required to complete the tasks identified. The format of the Detailed Performance Schedule shall be based on a cost-loaded, task-oriented diagram. In preparing the Detailed Performance Schedule, the Consultant will provide (21) days for each document that is to be reviewed by the City.

8.02 Revised Performance Schedule. If the Consultant's performance is delayed or the sequence of tasks changed, the Consultant shall notify the City's Representative in writing of the reasons for the delay or the change. The Consultant shall then prepare a revised General and Detailed Performance Schedule for submission to and approval by the City's Representative.

8.03 Increase in Retention. If the Consultant is delayed by conditions within its control, as determined by the City after consultation with the Consultant, the City shall have the right to increase the amount of the retention up to 10 percent (10%) from the monthly payments under Section 7.05 of this Agreement until such time as the Consultant has complied with the General and Detailed Performance Schedule or presented an acceptable plan for such compliance.

SECTION NINE AUDIT: ACCESS TO RECORDS

9.01 Records. The Consultant shall maintain books, records and other documents directly pertinent to performance of this Agreement in accordance with generally accepted accounting principles and practices for a period of three (3) years after completion of this Agreement except that books, records or other documents which are subject of a pending audit shall be mentioned for three (3) years after the completion of the audit. The Consultant shall also maintain the financial information and data used by the Consultant in the preparation or support of the invoices submitted to the City. Audits conducted pursuant to this provision shall be in accordance with generally accepted auditing standards, procedures and guidelines of the City, or its designated representative. The City, or its duly authorized representatives, shall have access

to such books, records, and documents during normal business hours for the purpose of inspection, audit and copying. The Consultant will provide proper facilities for such access and inspection.

If the books, records or other documents are not located within Clark County, Nevada, then in the event of an audit, Consultant agrees to deliver the same to the address designated by the City. If the books, records or other documents are incomplete, Consultant agrees to pay for the City's designated representative's cost to travel to Consultant's office to retrieve the omitted information needed for purposes of the audit.

9.02 Disclosure. The Consultant agrees to the disclosure of the information and reports resulting from access to records pursuant to Section 9.01 of this Agreement above provided that the Consultant is afforded the opportunity for an audit entrance and exit conference and an opportunity to comment and submit any supporting documentation on the pertinent portions of the draft audit report, and that the final audit report will include written comments, if any, of the Consultant.

9.03 Period of Maintenance. The books, records and other documents under Sections 9.01 and 9.02 of this Agreement shall be maintained for three (3) years after the date of the final payment for the services under this Agreement. In addition, those records and other documents which relate to any arbitration, litigation or the settlement of any claim arising out of this Agreement, or to which an audit exception has been taken, shall be maintained and made available until three (3) years after the date that the arbitration, litigation or exception has been resolved.

9.04 Subcontract Provisions. The Consultant agrees to include Sections 9.01 through 9.03 of this Agreement in all its subcontracts directly related to performance of services specified in this Agreement which are in excess of \$10,000.

SECTION TEN MISCELLANEOUS PROVISIONS

10.01 Suspension. The City may suspend performance by the Consultant under this Agreement for such period of time as the City, in its sole discretion, may prescribe by providing written notice to the Consultant at least ten (10) days prior to the effective date of the suspension. With such suspension, the City shall pay to the Consultant the amount of compensation, based on percentage of completion of the Project, earned until the effective date of suspension less all previous payments. The Consultant shall not provide any further services under this Agreement after the effective date of suspension until otherwise notified in writing by the City. In the event the City suspends performance by the Consultant for any cause other than the error or omission of the Consultant for an aggregate period in excess of thirty (30) days, the Consultant shall be entitled to an equitable adjustment of the compensation payable to the Consultant under this Agreement, including reimbursement to Consultant for additional costs occasioned as a result of such suspension of performance. In no event shall the City be liable to the Consultant for more than the percentage completed at the time of suspension.

10.02 Termination for Convenience. The City reserves the right to terminate this Agreement without cause or default on the part of the Consultant with the service of ten (10) days' prior written notification to the Consultant as provided in Section 10.18. In the event of termination, without cause or default, the City agrees to pay to the Consultant the reasonable value for the services performed as of the date that notification of termination is received by the Consultant.

10.03 Termination for Default. The occurrence of any of the following events shall constitute a default by the Consultant hereunder (herein "Event of Default"):

(i) If the Consultant shall default in the due observance and performance of any term, condition or covenant contained in this Agreement,

(ii) If the Consultant shall (a) voluntarily terminate operations or consent to the appointment of a receiver, trustee or liquidator of the Consultant for all or a substantial portion of its assets, (b) be adjudicated bankrupt or insolvent or file a voluntary petition in bankruptcy, or admit in writing to the inability to pay its debts as they become due, (c) make a general assignment for the benefit of creditors, (d) file a petition or answer seeking reorganization or an arrangement with creditors or take advantage of any insolvency law, or (e) if action shall be taken by the Consultant for the purpose of effecting any of the foregoing,

(iii) If any warrant, execution or other writ shall be issued or levied upon any property or assets of the Consultant and shall continue unvacated and in effect for a period of thirty (30) days, or

(iv) If the Consultant, in the judgment of the City, fails to provide the services hereunder properly and with proper dispatch in accordance with the time schedule set forth in Section Eight of this Agreement, and

(v) If such Event of Default continues for five (5) days after written notice to the Consultant, then the City may, without prejudice to any other remedy it may have at law or in equity, (a) terminate this Agreement, suspend payment of all pending invoices otherwise due to the Consultant hereunder, and finish this Agreement by such means as the City may see fit, reserving the right to deduct from any invoice balance due the Consultant for services rendered, the reasonable and necessary cost of completing the performance of this Agreement with the remaining funds originally set aside and budgeted therefor and paying the excess, if any, to the Consultant and in the event the cost of finishing the Consultant's work exceeds the invoice balance due the Consultant, such deficiency shall be paid by the Consultant to the City within five (5) days of receipt of an invoice from the City, or (b) terminate this Agreement and all the obligations imposed hereunder, including the obligation of any further payment for the services of the Consultant except for the reasonable value for the services performed as of the date of receipt of the notice of termination. The cost and expense of completing this Agreement shall be computed and audited by the City's Representative. The audit shall be made in accordance with generally accepted accounting principles and the Consultant shall pay the costs of such audit.

It is expressly agreed that the City reserves the right to offset any and all claims made by the Consultant for payment of its fees or the reimbursement of additional costs incurred hereunder, with any claims that the City might have against the Consultant for failure to comply with any of the terms, conditions or covenants of this Agreement.

10.04 Ownership of Documents. Any and all plans, drawings, specifications and other documents (including electronic media) prepared or assembled by the Consultant, or any of its subconsultants, which are related to the performance of this Agreement are deemed to be the property of the City. In the event of the completion or termination of this Agreement, the City shall be entitled to the original plans, drawings, specifications and other documents related to this Agreement not in its possession. The plans, drawings, specifications and other documents may be utilized by the City for its own use for which they were prepared, and for use on other projects which may have parts in common with the Project, but not for the construction of any other project.

10.05 Insurance.

A. Coverages. The Consultant shall procure and maintain, at its own expense, during the entire term of the Agreement, the following policies of insurance:

(i) Workman's Compensation Insurance protecting the Consultant and the City from employee claims based on job-related sickness, disease, or accident.

(ii) Comprehensive General Liability Insurance protecting the Consultant, its agents and vehicles used to provide the services required under this Agreement from claims of personal injury (including death) and property damage. Such coverage shall be in a minimum amount of \$1,000,000 for the period of time covered by this Agreement. The policy shall be endorsed to include the City as an additional insured party thereunder.

(iii) Professional Liability Insurance (Errors and Omissions Coverage) protecting the Consultant from claims arising out of performance of professional services caused by a negligent act or omission for which the insured is legally liable. Such coverage shall be in a minimum amount of \$1,000,000 for the period of time covered by this Agreement.

B. Cancellation or Modification of Coverage. The Consultant's Comprehensive General Liability and Professional Liability Insurance Policies shall automatically include or be endorsed to cover the Consultant's contractual liability to the City under this Agreement, to waive subrogation against the City, its officers, agents, servants and employees and to provide that the City will be given thirty (30) days' notice in writing of any cancellation of, or material change in, the policies.

C. Certificates and Endorsements. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer and licensed by the State of Nevada. All deductibles and self-insured retentions shall be fully disclosed in the Certificate of Insurance. No deductible or self-insured retention may exceed \$25,000 without the written

approval of the City. Certificates indicating that such insurance is in effect shall be delivered to the City before any services are provided under this Agreement.

D. *Period of Coverage.* If the insurance coverage is underwritten on a "claims made" basis, the retroactive date shall be prior to or coincident with the date of this Agreement and the Certificate of Insurance shall state such coverage and the retroactive date. Upon availability, the Consultant shall maintain coverage for the duration of this Agreement and for two years following completion of this Agreement. The Consultant shall provide the City annually a Certificate of Insurance as evidence of such insurance.

E. *Self-Depletion Policies Prohibited.* Each policy of insurance required herein shall not be self-depleting in its coverage.

10.06 *Indemnity.* Notwithstanding any of the insurance requirements set forth in Section 10.05, and not in lieu thereof, the Consultant shall protect, indemnify and hold the City, its officers, employees, and agents (herein the "Indemnitees") harmless from any and all claims, damages, losses, expenses, suits, actions, decrees, judgments, arbitration awards, attorney fees and court costs (herein the "Claims") which the Indemnitees, or any of them, may suffer as a result of, by reason of, or as a consequence of, the negligent or reckless act or omission of the Consultant, its subcontractors, agents or anyone employed by the Consultant, its subcontractors or agents, in the performance of this Agreement.

As part of its obligation hereunder, the Consultant shall, at its own expense, defend the Indemnitees against the Claims which may be brought against them, or any of them, as a result of, by reason of, or as a consequence of, the negligent, reckless act or omission of the Consultant, its subcontractors or agents, for and against which the Consultant is obligated to indemnify the Indemnitees unless the Indemnitees, or any of them, elect to conduct their own defense which, in such case, shall not cause a waiver of the obligation of indemnification set forth herein. If the Consultant shall fail to do so, the Indemnitees, and each of them, shall have the right, but not the obligation, to defend the same and charge all direct and incidental costs of such defense (including attorney fees and court costs) against the Consultant.

10.07 *Assignment.* The City and the Consultant each bind itself and its partners, successors, administrators and assigns to the other party of this Agreement and to the partners, successors, executors, administrators and assigns of such other party in respect to all covenants of this Agreement, except the Consultant shall not assign, sublet or transfer any obligation or benefit under this Agreement without the written consent of the City. Nothing contained herein shall be construed as creating any personal liability on the part of any officer or agent of the City.

10.08 *Waiver.* No consent or waiver, express or implied, by either party to this Agreement, or of any breach or default by the other in the performance of any obligations hereunder, shall be deemed or construed to be a consent or waiver of any other breach or default by such party hereunder. Failure on the part of any party hereto to complain of any act, or failure to act of the other party, or to declare that other party in default hereunder, irrespective of how long such failure continues, shall not constitute a waiver of the rights of such party hereunder. Inspection, payment, or tentative approval or acceptance by the City or the failure of the City to

perform any inspection hereunder, shall not constitute a final acceptance of the work or any part thereof and shall not release the Consultant of any of its obligations hereunder.

10.09 Consultant Warranties. The Consultant hereby represents and warrants:

(i) That it is financially solvent, able to pay its debts as they mature, and is possessed of sufficient working capital to complete this Agreement; that it is experienced, qualified and is able to furnish the plant, tools, materials, supplies, equipment, facilities and personnel, and is experienced in and competent to perform the services contemplated by this Agreement, and that it is qualified to provide such services and is authorized to do business in the State of Nevada,

(ii) That it holds a license, permit or other special license to perform the services included in this Agreement, as required by law, or employs or works under the general supervision of the holder of such license, permit or special license, and

(iii) That it has, pursuant to the requirements of Resolution 79-99 adopted by the City Council on August 4, 1999 (effective October 1, 1999) as amended by Resolution 105-99 (adopted by the City Council on November 17, 1999), disclosed on the form attached hereto as Exhibit "G", all of the principals, including partners, of the Consultant, as well as all persons and entities holding more than a one percent (1%) interest in the Consultant or any principals of the Consultant. If the Consultant, or its principals or partners, are required to provide disclosure under federal law (such as Securities and Exchange Commission or the Employee Retirement Income Act) and current copies of such federal disclosures are attached to Exhibit "G", the requirements of this Section shall be deemed satisfied. During the term of this Agreement, the Consultant shall notify the City in writing of any material change in the above disclosure on Exhibit "G" within 15 days of such change.

10.10 Consultant's Employees. The Consultant shall be responsible for maintaining satisfactory standards of employee competency, conduct and integrity, and shall be responsible for taking such disciplinary action with respect to its employees as may be necessary. In the event the Consultant fails to remove any employee from the contract work whom the City deems incompetent, careless or insubordinate, or whose continued employment on the work is deemed by the City to be contrary to the public interest, the City reserves the right to require such removal as a condition for the continuation of this Agreement.

10.11 Independent Contractor. It is hereby expressly agreed and understood that in the performance of the services required herein, the Consultant and any other person employed by him hereunder shall be deemed to be an independent contractor and not an agent or employee of the City.

10.12 Applicable Law. This Agreement shall be construed and interpreted in accordance with the laws of the State of Nevada.

10.13 Compliance with Laws. The Consultant shall in the performance of its obligations hereunder comply with all applicable laws, rules and regulations of all governmental

authorities having jurisdiction over the performance of this Agreement including, without limitation, the Federal Occupational Health and Safety Act and all state and federal laws prohibiting and/or related to discrimination by reason of race, sex, age, religion or national origin.

10.14 Severability. In the event that any provisions of this Agreement shall be held to be invalid or unenforceable, the remaining provisions of this Agreement shall remain valid and binding on the parties hereto.

10.15 Confidentiality. The Consultant shall treat the information relating to the Project, which has been produced by the Consultant or provided by the City as confidential and proprietary information of the City and shall not permit its release to other parties or make any public announcement or publicity release without the City's written authorization. The Consultant shall also require subcontractors to comply with this requirement.

10.16 Site Inspection. The Consultant represents that it has visited the location of the Project and has satisfied itself as to the general condition thereof and that the Consultant's compensation as provided for in the Agreement is just and reasonable compensation for performance hereunder including reasonably foreseen and foreseeable risks, hazards and difficulties in connection therewith based on such above-ground observations.

10.17 Modification. All modification or amendments to this Agreement are null and void unless reduced in writing and signed by the parties hereto.

10.18 Notice. Any notice required to be given hereunder shall be deemed to have been given when the 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 CITY:

David L. Mendenhall
City of Las Vegas
6005 E. Vegas Valley Drive
Las Vegas, Nevada 89142

Fax: (702) 641-9738

TO CONSULTANT:

Eric Leveque
5740 S. Eastern Ave. Ste. 120
Las Vegas, NV 89119

Fax: (702) 792-4533

10.19 Prohibition Against Contingent Fees. The Consultant represents and warrants that no person or entity has been employed or retained to solicit or secure this Agreement with the Agreement or understanding that a commission, percentage, brokerage or contingent fee

would be paid to that person. For breach or violation of this provision, the City shall have the right to annul this Agreement without liability or, in its discretion, to deduct from the compensation to be paid to the Consultant, or otherwise recover, the full amount of such commission, percentage, brokerage or contingent fee.

10.20 *Dispute Resolution.*

A. *Fee Disputes.* Any fee dispute arising under this Agreement which is not disposed of by mutual agreement between the parties shall be decided by the City Manager, whose decision shall be reduced to writing and mailed or otherwise furnish a copy thereof, to the Consultant. The decision of the City Manager shall be final and conclusive unless, within thirty (30) days after the date on which the Consultant receives its copy of such decision, the Consultant mails or otherwise furnishes to the City Manager a written appeal from the decision, addressed to the City Council in care of the Director of Public Works. The decision of the City Council, or its duly authorized representative for the determination of any such appeal, shall be final and conclusive. The Consultant shall be afforded an opportunity to be heard and to offer evidence in support of its appeal. Pending the final decision of a dispute by the City Council, or its duly authorized representative, the Consultant shall proceed diligently with the work to be performed under this Agreement and in accordance with the City Manager's decision.

If, during the performance of this Agreement, a dispute arises between the parties as to whether the services provided by the Consultant are basic services, or services entitled to additional compensation, the Consultant agrees to notify the City prior to providing such services of the Consultant's intent to seek additional compensation as provided in this Section. Such notice shall be for the purpose of affording the City the opportunity to monitor and verify the performance of the additional services and failure to provide the City with such notice prior to providing the services shall constitute forever a bar and a waiver of such claim.

B. *Non-Fee Disputes.* All non-fee claims, disputes and other matters in question between the parties to this Agreement arising out of or relating to the performance of this Agreement, or the breach thereof, shall be decided by arbitration or litigation, whichever manner of resolution is designated by the City. As a prerequisite to the exercise of such right, the party seeking to arbitrate or litigate a claim, dispute or other matter shall notify the other party as required under subsection D of this Section. For each claim asserted by the Consultant, the City shall notify the Consultant within thirty (30) days of receipt of such notice as to the designated forum for resolving the claim, dispute or other matter. Failure of the City to notify the Consultant within the aforementioned thirty (30) days shall be deemed to be an election on the part of the City to arbitrate the claim, dispute or other matter in question between the parties. For each claim asserted by the City, the notice provided to the Consultant under subsection D of this Section shall also state the forum selected by the City for resolving the claim, dispute or other matter in question between the parties.

If the claim, dispute or other matter is to be decided by arbitration, then such determination shall be made according to the current arbitration rules of the American Arbitration Association or the Nevada Arbitration Association, whichever is selected by the City. Any arbitration arising out of or relating to this Agreement may include, by consolidation,

joinder or in any other manner, any additional person not a party to this Agreement if so requested by either party to this Agreement. Any consent to arbitration involving an additional person or persons shall not constitute consent to arbitration of any dispute not described therein. This agreement to arbitrate with an additional person or persons, and any decision resulting therefrom, shall be binding and enforceable under the prevailing arbitration laws of the State of Nevada.

C. Right of Joinder. In the event the City is named as a party to any arbitration action, or commences an arbitration action against a party other than the Consultant, which action arises out of, results from or is connected with the construction of the Project or the performance of the Consultant's services hereunder (such as, without limitation, any arbitration action between the City and the contractor awarded the contract to construct the Project), the Consultant agrees and hereby irrevocably consents to be joined as a party in the arbitration proceeding and to be bound by any decision resulting therefrom. Any joinder of the Consultant hereunder is conditioned upon the handling of such arbitration in accordance with the arbitration rules of the Nevada Arbitration Association or the American Arbitration Association or as otherwise agreed to by the parties. None of the time provisions imposed under Subsection D and E of this Section apply to the joinder rights provided herein in such a way as to preclude the City from joining the Consultant as a party to any arbitration proceeding which the City commences or is named as a party and which arises out of, results from or is connected with the construction of the Project.

If the Consultant is named as an additional party by the City, the Consultant shall not be entitled to any additional compensation from the City as a result of preparing for, and participating in, the arbitration.

D. Notice of Claim. In order to be able to arbitrate or litigate any claim, dispute or other matter in question between the parties under Subsection B of this Section, written notice thereof must be given by the party requesting the arbitration or litigation to the other party within thirty (30) days, in the case of notice to the City, or within sixty (60) days, in the case of notice to the Consultant, after the claim, dispute or other matter arises. The purpose of such notification is to place the notified party on notice so that proper measures can be taken to properly defend against such claim, dispute or other matter, and the failure to give such notice shall preclude the party desiring arbitration or litigation from subsequently arbitrating or litigating that particular claim, dispute or other matter.

E. Notice of Arbitration. The filing of the aforementioned notice of claim shall preserve that party's right to arbitration, but shall not obligate the party to proceed with arbitration. In the event that the party requesting arbitration desires to proceed with the arbitration, a written demand for arbitration shall be filed in writing with the other party and with the American Arbitration Association or the Nevada Arbitration Association within sixty (60) days after the filing of the Certificate of Substantial Completion with respect to the Project or final payment to the Consultant, whichever is the first to occur, and the failure to make such demand shall forever bar such claim, dispute or other matter from being arbitrated or litigated.

F. Discovery. In the event of arbitration, it is agreed by the parties hereto that all means of discovery including, but not limited to, depositions and interrogatories will be afforded to the

parties involved in the arbitration, and the appointed arbitrator shall have all authority to impose sanctions against either party for failing to comply with the rules of discovery provided under the Nevada Rules of Civil Procedure.

G. Award Final. The award rendered by the arbitrator shall be final, and judgment may be entered upon its accordance with applicable law in any court having jurisdiction thereof.

H. Mediation. By mutual written consent, in addition to the remedy of arbitration, the parties may endeavor to settle the claim, dispute or other matter in question between the parties by mediation in accordance with the current mediation rules of the Nevada Arbitration Association, the American Arbitration Association or other mediation service agreed to by the parties. Such mediation may occur at any time, including prior to the date that a hearing may have been scheduled for the arbitration. If a written request for mediation arises prior to the expiration of the sixty (60) day notice requirement set forth in Subsection E of this Section, then such time period shall be tolled (i) for a period of ten (10) days while the request is agreed to or denied, or (ii) if the request for mediation is agreed to, then until completion of the mediation.

10.21 Attorney Fees. The prevailing party in any litigation or arbitration brought to enforce the provisions of this Agreement shall be entitled to reasonable attorney fees and costs.

10.22 Calendar Day. All references in this Agreement to days are to calendar days unless otherwise indicated.

10.23 Exhibits. All exhibits referenced in this Agreement are hereby incorporated as a part of this Agreement.

10.24 Agreements Version. This Agreement utilizes the City's standard form updated as of August 8, 2002.

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...

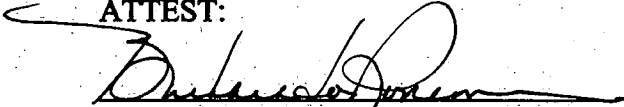
IN WITNESS WHEREOF, the parties have caused this Engineering Design Agreement for the _____ project to be executed the day and year first above written.

CITY OF LAS VEGAS

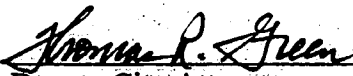
By: 
OSCAR B. GOODMAN, Mayor

"City"

ATTEST:

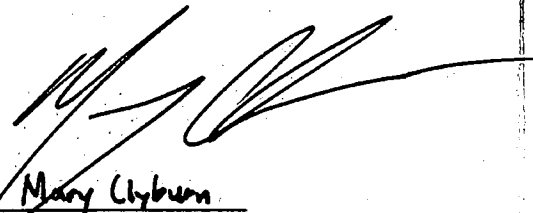

BARBARA JO RONEMUS, City Clerk

APPROVED AS TO FORM:

 3/23/04
Deputy City Attorney Date



Eric Leveque



Mary Chyburn

By: Carollo Engineers, A Professional Corporation

Its: Principal

"Consultant"

EXHIBITS

Exhibit "A"	Scope of Services (Sections 1.01, 7.02, 8.01)
Exhibit "B"	Additional Services (Sections 1.01, 4.01, 7.03)
Exhibit "C"	Manhour Estimates (Section 7.02)
Exhibit "D"	Cost Derivative and Hourly Fee Schedule (Sections 7.02, 7.03)
Exhibit "E"	General Performance Schedule (Section 8.01)
Exhibit "F"	Invoice Format (Section 7.04)
Exhibit "G"	Disclosure of Principals (Section 10.09D)

EXHIBIT A
SCOPE OF SERVICES
LONE MOUNTAIN SEWER LIFT STATION MODIFICATIONS
NORTHWEST WATER RESOURCE CENTER MISCELLANEOUS IMPROVEMENTS

BACKGROUND

The City of Las Vegas (CITY) owns and operates the Lone Mountain Sewer Lift Station located at Lone Mountain Road and Decatur Boulevard. Flows to the pump station have steadily increased due to growth within the pump station's contributory area. The current capacity of the pump station is 2.4 million gallons per day (mgd). The proposed build out of the pump station is 3.1 mgd. Due to increased contributory flow as well as operation and maintenance concerns, the CITY contacted Carollo Engineers (CONSULTANT) to provide engineering services for modifications to the pump station. The Lone Mountain Sewer Lift Station Modifications will generally include the following project elements.

- Increase wet well capacity and provide debris catchment
- Increase pumping capacity from 2.4 to 3.1 mgd
- Provide additional force main
- Provide better access to pump station
- Provide standby generator
- Prepare standard operating procedure (SOP)
- Provide security elements in accordance with CITY's Vulnerability Assessment Report
- Installation of owner-furnished PLC and SCADA controls

In addition to modifications at the Lone Mountain Sewer Lift Station, the CITY requested that the CONSULTANT provide miscellaneous improvements at the Northwest Water Resource Center (NWWRC) located at the corner of Durango Drive and Cheyenne Avenue. CITY will provide electronic files of NWWRC record drawings for use as base drawings for this element. The NWWRC Miscellaneous Improvements will generally include the following project elements.

- Provide manual isolation gate on TDS line in Intermediate Pump Station
- Provide modifications to secondary clarifier influent gates to reduce scum accumulation

PURPOSE

The purpose of this Exhibit A is to establish the Scope of Work for Part 1 -Detailed Design and Part 2 – Bid Period Services for the Lone Mountain Sewer Lift Station Modifications and Northwest Water Resource Center Miscellaneous Improvements project. The preliminary drawing list included at the end of this Exhibit A provides the basis for the Scope of Work.

SCOPE OF WORK

This Scope of Work identifies the tasks to complete Part 1 - Detailed Design and Part 2 – Bid Period Services for the project. The intent of Detailed Design is to prepare a biddable set of plans and technical specifications (Contract Documents) based on design concepts and criteria developed. The deliverables associated with this work will be final contract documents, suitable for obtaining bids from qualified Construction Contractors. The intent of the Bid Period Services is to provide engineering services to the CITY to advertise, obtain bids, and award a contract to a Construction Contractor. Additional services, including services required during construction, are included in Exhibit B.

PART 1 - DETAILED DESIGN

Task 1 - Prepare Plans and Specifications

- A. CONSULTANT will prepare plans and specifications to receive bids and construct the Lone Mountain Sewer Lift Station Modifications and Northwest Water Resource Center Miscellaneous Improvements project elements as recommended in the Preliminary Design Report prepared for the CITY and as directed by the CITY. The design will include project elements as identified above.

- B. CONSULTANT will prepare plans and specifications in accordance with the standard of care for public works construction. The facilities will be designed in accordance with the 1997 Design and Construction Standards for Wastewater Collection Systems, the latest editions of pertinent codes and regulations, as adopted by the CITY, or as agreed to by the CITY and CONSULTANT at the beginning of the Detailed Design effort. Changes in codes and regulations that occur after the design is 50 percent complete may be considered a change in Scope.
- C. CONSULTANT will prepare plans on 22-inch by 34-inch format, using AutoCAD v.2000 software, and the CITY's standard border. A reproducible mylar set and electronic files of the plan sheets will be provided to the CITY on completion of design.
- D. CONSULTANT will submit five (5) half-size sets of progress plans and technical specifications to the CITY for review and comment at the 50, 90, and 100 percent complete stage of design. The intent of these submittals is to obtain review comments from the CITY's staff. The CONSULTANT will respond to all written comments and incorporate comments where appropriate.
- E. Specifications will be prepared using CONSULTANT's standard CSI format and will incorporate CITY's standard legal and administrative special provisions, as required. Specifications will be prepared using Microsoft Word and all specifications will be provided to the CITY in electronic format on completion of the design.

Task 2 - Management of Subconsultants

CONSULTANT will provide for and coordinate the services of the following:

1. VTN Nevada will perform, as needed, topographic and field surveys for horizontal and vertical control for force main alignments, potholing, and other surveying necessary for the design of the work. Engineering services for defining needed right-of-way required for construction of a new force main is not included.
2. Converse Consultants will perform special engineering services to perform a geotechnical investigation and prepare a geotechnical report for design of the new sewer force main.
3. TBE Group will provide special engineering services to excavate, expose, and survey the existing vertical and horizontal locations of underground utilities in the vicinity of the lift station and force main connection points critical to design of the work.
4. Carollo Technologies will convert a portion of the Lone Mountain Sewer Lift Station non-electronic drawing files to a digital format (AutoCAD) to be used as base drawings.

Task 3 - Support Material for Permit Applications

CONSULTANT will provide services to assist the CITY with obtaining permits and approvals from agencies necessary or required for the construction of the work. Services will consist of up to two meetings with each agency and preparation of information that will be provided to the CITY for submittal. Air dispersion modeling and air quality permit application preparation are not included.

Task 4 - Construction Cost Estimate

CONSULTANT will prepare and submit an estimate of the most probable cost for construction at the 50 percent design stage. Upon completion of the plans and specifications, CONSULTANT will update the estimated costs of construction as final details warrant.

Task 5 - Project Meetings

CONSULTANT will conduct focused meetings with CITY staff during the design phase. The focused meetings will be held at critical decision points in the project and will generally be four (4) hours in duration. Meeting agenda and minutes will be prepared for distribution to CITY staff. The following meetings are planned for the project:

- Kickoff Meeting
- 50 Percent Design Review

- 90 Percent Design Review
- 100 Percent Design Review

Task 6 – Prepare Pump Station Standard Operating Procedure (SOP)

CONSULTANT will provide a Standard Operating Procedure (SOP) for the Lone Mountain Sewer Lift Station, including, but not limited to, a system operative narrative, maintenance procedures, list of recommended spare parts, emergency procedures, operating logic and instrument set points, safety, personnel, and records and reports.

PART 2 – BID PERIOD SERVICES

Task 7 – Respond to Bid Period Questions

CONSULTANT will answer questions and provide overall support to the CITY during the bidding period. All questions will be documented and answered in writing on a standard Project Information Request Form. These forms will be forwarded to the CITY for review.

Task 8 – Pre-Bid Conference

CONSULTANT's staff will attend the prebid conference to answer technical questions regarding the Contract Documents.

Task 9 – Addenda

CONSULTANT will prepare addenda to the Contract Documents for issue during bidding period.

DELIVERABLES

- Geotechnical Report (3 copies)
- Progress Plan Sets (half size) and Specifications: Five (5) copies at the 50, 90, and 100 percent design milestones.
- Project Meeting Minutes: One (1) copy to each attendee.
- Project Cost Estimates: One (1) copy each.
- Final Plans and Specifications:
 - One (1) reproducible full-size plan set (mylar)
 - One (1) electronic set of plans
 - Three (3) full-size plan sets for permit review)
 - One (1) half-size (11 x 17) plan set
 - One (1) hard copy and electronic set of specifications
- Support material for permit applications

SERVICES NOT INCLUDED

- Involvement with hazardous waste including detection, evaluation, management, and clean-up
- Plans and legal descriptions for easements and right-of-way
- Permit fees
- Responding to bid protests
- System integration programming

TIME OF PERFORMANCE

CONSULTANT shall commence work immediately following authorization to proceed. CONSULTANT has reviewed the project with the CITY and agrees that the following schedule is a reasonable time frame within which to accomplish the work.

<u>Item</u>	<u>Days Following Authorization to Proceed</u>
1. Authorization to Proceed	0
2. Kickoff Meeting	14
3. Submit 50 percent Progress Documents	75
4. Submit 90 percent Progress Documents	120
5. Submit 100 percent Progress Documents	155
6. Submit Final Contract Documents	30 days after receipt of CITY comments

CONSULTANT/CITY mutually agree that they will work earnestly toward meeting the above schedule. Should the Scope of Work be changed and/or should problems arise during the course of the work effort that could affect the above schedule, it is understood that both the CITY and CONSULTANT will develop a revised schedule and budget limit, if required, to address scope changes, delays, or other problems. It is understood that the CONSULTANT must proceed with the work during the review period in order to complete the work on schedule. Impacts from CITY comments which are received more than 14 days after the submittal or comments which require extensive rework of the plans and specifications may impact the schedule and budget and may be considered a change in scope.

BUDGET ESTIMATE

The man hour estimate, cost derivative, and hourly fee schedule are attached as Exhibits C and D, respectively.

PRELIMINARY DRAWING LIST

A preliminary drawing list for Part 1 – Detailed Design services follows.

Preliminary Drawing List
Lone Mountain Sewer Lift Station Modifications
Northwest Water Resource Center Miscellaneous Improvements

Sheet No.	Dwg	Description
GENERAL		
1	G-1	Title Sheet
2	G-2	Vertical and Horizontal Control, Location Maps, & Sheet Index
3	G-3	City of Las Vegas General Notes
CIVIL		
4	C-1	Overall Site Plan
5	C-2	Plan & Profile - 10" Force Main
6	C-3	Plan & Profile - 10" Force Main
7	C-4	Lone Mountain Sewer Lift Station Wet Well Modifications - Plan, Sections, & Details
8	C-5	Lone Mountain Sewer Lift Station Security - Plan, Sections & Details
STRUCTURAL		
9	S-1	Lone Mountain Sewer Lift Station Demolition - Plan & Section
10	S-2	Lone Mountain Sewer Lift Station Modifications - Plan & Section
11	S-3	Lone Mountain Sewer Lift Station Modifications - Sections & Details
12	S-4	NWWRC Influent Pump Station - Plan & Sections
13	S-5	NWWRC Secondary Clarifiers Demolition - Plan, Sections, & Details
14	S-6	NWWRC Secondary Clarifiers Modifications - Plan, Sections, & Details
MECHANICAL		
15	M-1	Lone Mountain Sewer Lift Station Demolition
16	M-2	Lone Mountain Sewer Lift Station Modifications - Plan & Section
17	M-3	Lone Mountain Sewer Lift Station Modifications - Sections & Details
ELECTRICAL		
18	E-1	Electrical Site Plan
19	E-2	Single Line Diagrams & Schematics
20	E-3	Lone Mountain Sewer Lift Station Demolition
21	E-4	Lone Mountain Sewer Lift Station - Power, Grounding, & Lighting
INSTRUMENTATION		
22	N-1	Lone Mountain Sewer Lift Station P&ID

EXHIBIT B
ADDITIONAL SERVICES
LONE MOUNTAIN SEWER LIFT STATION MODIFICATIONS
NORTHWEST WATER RESOURCE CENTER MISCELLANEOUS IMPROVEMENTS

SERVICES DURING CONSTRUCTION

The intent of the Engineering Services During Construction phase of this project is to provide overview of design intent, interpretation of the plans and specifications, and support of the CITY's construction management staff.

Task 1 - Project Management

This task includes management activities and meetings, submittal of progress reports, and overall coordination and assistance. Monthly progress meetings will be held with the CITY, at which time a written summary of project status will be presented. The monthly project status report will indicate percentages of engineering services completed, summary of the work completed, work planned for the following month, and status of the engineering services budget.

Task 2 - Preconstruction Conference

CONSULTANT will attend a Preconstruction Conference. The purpose of the conference will be to review procedures for the processing of CONTRACTOR's Request For Information (RFIs), Change Order Requests (CORs), Change Order Proposals (COPs), overall Change Order policy, submittals, monthly progress payments, field quality control procedures, protocol for resolution of field discrepancies, inspection reports, job site safety, and other specification requirements. CONSULTANT will prepare notes and distribute them to all parties attending the meeting.

Task 3 - Design Clarifications and Request For Information (RFI)

CONSULTANT will respond to Design Clarifications and Request For Information (RFIs). CONTRACTOR will submit all requests in writing to the CONSULTANT. All responses will be submitted in writing to the CONTRACTOR and copies to the CITY.

Task 4 - Technical Meetings

CONSULTANT will attend technical meetings, as requested by the CITY, to discuss and assist in resolving issues as they occur during construction.

Task 5 - Bi-Monthly Progress Meetings

CONSULTANT will attend bi-monthly construction progress meetings at the job site. For budgeting purposes, meetings are anticipated to last 2 hours in length.

Task 6 - Design Overview

Key members of the design team will visit the job site at the request of the CITY to provide overview during construction. The design team will observe the work for compliance with structural, mechanical, and electrical components of the project.

Task 7 - Review Change Order Proposals

At the request of the CITY, CONSULTANT will review Change Order Proposals including:

- Evaluate impacts of Change Orders on design intent.

- Evaluate impacts of Change Orders on schedule and budget.
- Provide engineering services, including calculations and sketches as required to facilitate performance of recommended Change Orders.
- Provide independent cost estimate.

Task 8 - Review Shop Drawings

CONSULTANT will review shop drawings and other submittals as required in the Contract Documents. Review procedures will be as specified in the Contract Documents and as directed by the CITY. CONSULTANT will review shop drawings for conformance with the design documents. This review does not relieve the CONTRACTOR from specification requirements. CONTRACTOR is expected to provide complete submittals. CONSULTANT will provide two submittal reviews. Additional reviews will be considered an extra scope item. CONSULTANT will track the budget expended for submittal review beyond two submittals for reimbursement by the CITY and/or CONTRACTOR. All submittals will be reviewed and returned within 21 calendar days, unless additional time is specifically requested. Some special submittals may require additional time.

Task 9 - Substantial Completion Review (Punch List)

CONSULTANT will participate in the development of a punch list. The punch list will identify remaining work to complete the project.

Task 10 - Record Documents

CONTRACTOR will keep up-to-date record drawings of Contract changes as the job progresses. At completion of the project, CONSULTANT will prepare final record drawings, based on CONTRACTOR "as-builts", RFIs, change orders, and other project changes. Changes will be made on project mylars. The electronic files will be modified to show the final format of the work and will not reflect the mechanism for the changes (change order numbers and other project changes).

Task 11 - Field Engineer

CONSULTANT will provide field engineering (inspection) at the direction of the CITY. The CONSULTANT will make site visits of the project to check the various stages of construction. Site visits will be to observe the progress of the executed work of the CONTRACTOR and to determine, in general, if such work is proceeding in accordance with the design intent. Where discrepancies with Contract Documents are observed, they will be noted to the CITY in writing. For budgeting purposes, it is anticipated that CONSULTANT will provide for a field engineer one day per week.

April-04

EXHIBIT C
MANHOUR ESTIMATES
LONE MOUNTAIN SEWER LIFT STATION MODIFICATIONS
NORTHWEST WATER RESOURCE CENTER MISCELLANEOUS IMPROVEMENTS

Task No. Description		Category (1)								Total Hours
		P	PM	SPE	PE	SE	ST	T	SS	
Detailed Design Services										
1	Prepare Plans & Specifications	16	32	200	200	0	40	360	40	888
2	Management of Subconsultants	2	4	4	8	0	0	0	4	22
3	Support Material for Permit Applications	2	4	8	24	0	0	0	8	46
4	Construction Cost Estimate	4	4	8	16	0	0	0	4	36
5	Project Meetings	4	16	4	16	0	0	0	16	56
6	Prepare Standard Operating Procedure (SOP)	<u>4</u>	<u>8</u>	<u>12</u>	<u>40</u>	<u>0</u>	<u>0</u>	<u>12</u>	<u>16</u>	<u>92</u>
	Subtotal	32	68	236	304	0	40	372	88	1140
Bid Period Services										
7	Respond to Bid Period Questions	2	4	8	32	0	0	0	4	50
8	Attend Prebid Conference	0	4	0	4	0	0	0	0	8
9	Addenda	<u>2</u>	<u>4</u>	<u>8</u>	<u>32</u>	<u>0</u>	<u>0</u>	<u>32</u>	<u>12</u>	<u>90</u>
	Subtotal	4	12	16	68	0	0	32	16	148
Additional Services										
1	Project Management	30	16	12	12	0	0	0	24	94
2	Preconstruction Conference	2	4	4	0	0	0	0	4	14
3	Design Clarifications and Requests for Information	4	8	24	40	0	0	16	16	108
4	Technical Meetings	4	8	16	8	0	0	0	12	48
5	Bi-Monthly Progress Meetings	4	12	40	12	0	0	0	0	68
6	Design Overview	4	8	24	12	0	0	0	12	60
7	Review Change Order Proposals	4	16	20	0	0	0	8	16	64
8	Review Shop Drawings	4	8	16	160	0	0	0	40	228
9	Substantial Completion Review (Punch List)	0	4	8	16	0	0	0	8	36
10	Record Documents	0	0	0	40	0	0	100	0	140
11	Field Engineer	<u>0</u>	<u>0</u>	<u>0</u>	<u>250</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>250</u>
	Subtotal	56	84	164	550	0	0	124	132	1110
Total Hours per Category		92	164	416	922	0	40	528	236	2,398

(1) Category:

P = Partner, PM = Project Manager, SPE = Senior Project Engineer, PE = Project Engineer,
SE = Staff Engineer, ST = Senior Technician, T = Technician, SS = Support Staff

EXHIBIT D
COST DERIVATIVE AND HOURLY FEE SCHEDULE
LONE MOUNTAIN SEWER LIFT STATION MODIFICATIONS
NORTHWEST WATER RESOURCE CENTER MISCELLANEOUS IMPROVEMENTS

Task No. Description		Category (1)								Total Hours	Cost per Task
		P	PM	SPE	PE	SE	ST	T	SS		
Detailed Design Services											
1	Prepare Plans & Specifications	16	32	200	200	0	40	360	40	888	\$89,840
2	Management of Subconsultants	2	4	4	8	0	0	0	4	22	\$2,662
3	Support Material for Permit Applications	2	4	8	24	0	0	0	8	46	\$5,454
4	Construction Cost Estimate	4	4	8	16	0	0	0	4	36	\$4,492
5	Project Meetings	4	16	4	16	0	0	0	16	56	\$6,468
6	Prepare Standard Operating Procedure (SOP)	4	8	12	40	0	0	12	16	92	\$10,216
Subtotal Hours per Category		32	68	236	304	0	40	372	88	1140	\$119,132
Fee Schedule Rate		\$155	\$140	\$130	\$125	\$96	\$108	\$69	\$68		
Total Labor Cost											\$119,132
Other Direct Costs											\$26,910
Project Equipment & Communication Charges @ \$6.50 per Labor Hour										\$7,410	
Reproduction										\$3,500	
Subconsultants										\$16,000	
VTN Nevada										\$6,000	
Converse Consultants										\$4,500	
TBE Group										\$4,000	
Carollo Technologies										\$1,500	
Total Cost - Detailed Design Services											\$146,042
Bid Period Services											
7	Respond to Bid Period Questions	2	4	8	32	0	0	0	4	50	\$6,182
8	Attend Prebid Conference	0	4	0	4	0	0	0	0	8	\$1,060
9	Addenda	2	4	8	32	0	0	32	12	90	\$8,934
Subtotal Hours per Category		4	12	16	68	0	0	32	16	148	\$16,176
Fee Schedule Rate		\$155	\$140	\$130	\$125	\$96	\$108	\$69	\$68		
Total Labor Cost											\$16,176
Other Direct Costs											\$962
Project Equipment & Communication Charges @ \$6.50 per Labor Hour										\$962	
Total Cost - Bid Period Services											\$17,138
Additional Services											
1	Project Management	30	16	12	12	0	0	0	24	94	\$11,582
2	Preconstruction Conference	2	4	4	0	0	0	0	4	14	\$1,662
3	Design Clarifications and Requests for Information	4	8	24	40	0	0	16	16	108	\$12,052
4	Technical Meetings	4	8	16	8	0	0	0	12	48	\$5,636
5	Bi-Monthly Progress Meetings	4	12	40	12	0	0	0	0	68	\$9,000
6	Design Overview	4	8	24	12	0	0	0	12	60	\$7,176
7	Review Change Order Proposals	4	16	20	0	0	0	8	16	64	\$7,100
8	Review Shop Drawings	4	8	16	160	0	0	0	40	228	\$26,540
9	Substantial Completion Review (Punch List)	0	4	8	16	0	0	0	8	36	\$4,144
10	Record Documents	0	0	0	40	0	0	100	0	140	\$11,900
11	Field Engineer	0	0	0	250	0	0	0	0	250	\$31,250
Subtotal Hours per Category		56	84	164	550	0	0	124	132	1110	\$128,042
Fee Schedule Rate		\$155	\$140	\$130	\$125	\$96	\$108	\$69	\$68		
Total Labor Cost											\$128,042
Other Direct Costs											\$8,715
Project Equipment & Communication Charges @ \$6.50 per Labor Hour										\$7,215	
Reproduction										\$1,500	
Total Cost - Additional Services											\$136,757

(1) Category:

P = Partner, PM = Project Manager, SPE = Senior Project Engineer, PE = Project Engineer,
SE = Staff Engineer, ST = Senior Technician, T = Technician, SS = Support Staff

City of Las Vegas, Nevada
Lone Mountain Sewer Lift Station Modifications
Northwest Water Resource Center Miscellaneous Improvements
Exhibit E - Preliminary Project Schedule

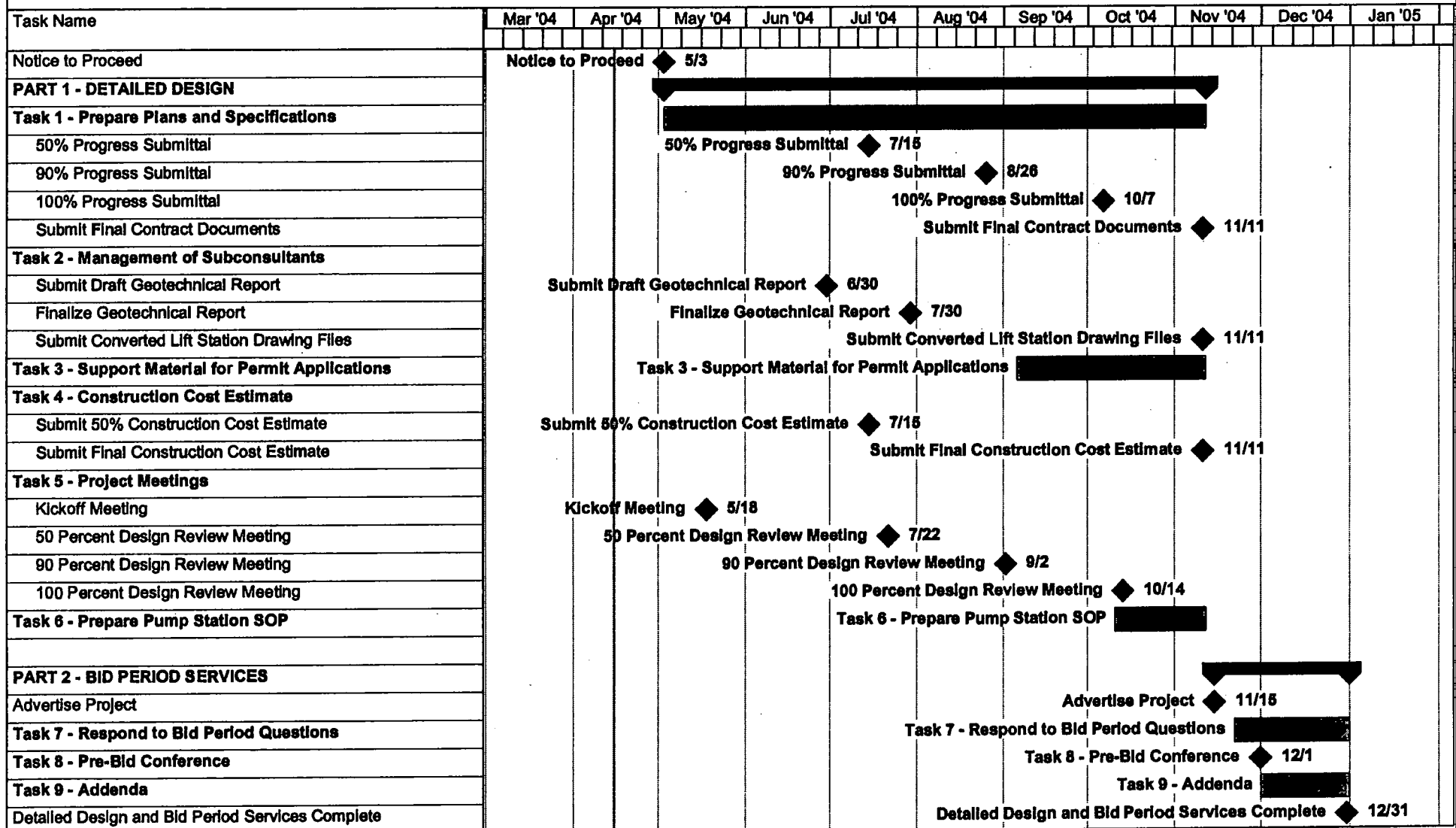


EXHIBIT F - INVOICE FORMAT
LONE MOUNTAIN SEWER LIFT STATION MODIFICATIONS
NNWRC MISCELLANEOUS IMPROVEMENTS

April 2004

TO: CITY OF LAS VEGAS
 400 East Stewart Avenue
 Las Vegas, Nevada 89101

FROM: Carollo Engineers
 5740 S. Eastern Avenue Suite 120
 Las Vegas, Nevada 89119

Project Name: Lone Mountain Sewer Lift Station Mods/NNWRC Misc. Improvements
Attention: CLV Project Manager

Invoice #: _____
JOB #: _____ **Date:** _____

Item	Proj. Principal (\$155/hr)			Proj. Manager (\$140/hr)			Sr. Proj. Engineer (\$130/hr)*			Proj. Engineer (\$125/hr)			Staff. Engineer (\$96/hr)			Sr. CADD Tech. (\$108/hr)			CADD Tech. (\$69/hr)			Support Staff (\$68/hr)			Totals	
Contract Task #	Hours Used This Period	Hours Used To Date	Hours Left In Budget	Hours Used This Period	Hours Used To Date	Hours Left In Budget	Hours Used This Period	Hours Used To Date	Hours Left In Budget	Hours Used This Period	Hours Used To Date	Hours Left In Budget	Hours Used This Period	Hours Used To Date	Hours Left In Budget	Hours Used This Period	Hours Used To Date	Hours Left In Budget	Hours Used This Period	Hours Used To Date	Hours Left In Budget	Hours Used This Period	Hours Used To Date	Hours Left In Budget	Hours Used This Period	Costs this Period
1.0	0			0			0			0			0			0			0			0			0	\$ -
2.0	0			0			0			0			0			0			0			0			0	\$ -
3.0	0			0			0			0			0			0			0			0			0	\$ -
4.0	0			0			0			0			0			0			0			0			0	\$ -
5.0	0			0			0			0			0			0			0			0			0	\$ -
6.0	0			0			0			0			0			0			0			0			0	\$ -
7.0	0			0			0			0			0			0			0			0			0	\$ -
8.0	0			0			0			0			0			0			0			0			0	\$ -
9.0	0			0			0			0			0			0			0			0			0	\$ -
10.0	0			0			0			0			0			0			0			0			0	\$ -
11.0	0			0			0			0			0			0			0			0			0	\$ -
Subtotal	0			0			0			0			0			0			0			0			0	\$ -
Subtotal (\$)	0			0			0			0			0			0			0			0			0	\$ -
Hourly Rate=	\$ 155.00			\$ 140.00			\$ 130.00			\$ 125.00			\$ 96.00			\$ 108.00			\$ 69.00			\$ 68.00				

Expenses:

Project Equipment and Communication Charges
 Reproduction
 Subtotal

SubConsultants:

VTN Nevada
 Converse Consultants
 TBE Group
 Carollo Technologies
 Subtotal

Subtotal All Services

<5% Retention>

TOTAL AMOUNT DUE THIS INVOICE

Total Billed to Date

Total Amount of Contract (Not to Exceed)

Total Amount Remaining in Contract

Exhibit G

CERTIFICATE

DISCLOSURE OF OWNERSHIP/PRINCIPALS

1. Definitions

"City" means the City of Las Vegas.

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

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

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

2. Policy

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

3. Instructions

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

4. Incorporation

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

Block 1	Contracting Entity
Name	Carollo Engineers, P.C.
Address	5740 S. Eastern Ave., Ste. 120 Las Vegas, NV 89119
Telephone	702-792-3711
EIN or DUNS	88-0899222

Block 2	Description
Subject Matter of Contract/Agreement:	Lone Mountain Sewer Lift Station Modifications and NWWRC Miscellaneous Improvements

Block 3**Type of Business**

Individual

Partnership

Limited Liability Company

X

Corporation

**CERTIFICATE – DISCLOSURE OF OWNERSHIP/PRINCIPALS
(CONTINUED)****Block 4****Disclosure of Ownership and Principals**

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

	<u>FULL NAME/TITLE</u>	<u>BUSINESS ADDRESS</u>	<u>BUSINESS PHONE</u>
1.	Clark Clement, Partner	6210 U.S. Highway 290 East, Ste. 110 Austin, TX 78723	512-453-0101
2.	John C. Cutright, Partner	5440 Harvest Hill Rd., Ste. 260 Dallas, TX 75230	972-239-9949
3.	Glen D. Middleton, Partner	5440 Harvest Hill Rd., Ste. 260 Dallas, TX 75230	972-239-9949
4.	Robert A. Ardizzone, Partner	3033 N. 44th St., #101 Phoenix, AZ 85018	602-263-9500
5.	John D. Doller, Partner	3033 N. 44th St., #101 Phoenix, AZ 85018	602-263-9500
6.	C.B. Hager, Partner	3033 N. 44th St., #101 Phoenix, AZ 85018	602-263-9500
7.	John S. Heckler, Partner	3033 N. 44th St., #101 Phoenix, AZ 85018	602-263-9500
8.	Ronald D. Joost, Partner	3033 N. 44th St., #101 Phoenix, AZ 85018	602-263-9500
9.	John S. Puzauskas, Jr., Partner	3033 N. 44th St., #101 Phoenix, AZ 85018	602-263-9500
10.	Jerry S. Russell, Partner	3033 N. 44th St., #101 Phoenix, AZ 85018	602-263-9500

The Contracting Entity shall continue the above list on a sheet of paper entitled "Disclosure of Principals – Continuation" until full and complete disclosure is made. If continuation sheets are attached, please indicate the number of sheets: 2

Block 5**Disclosure of Ownership and Principals – Alternate**

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

Name of Attached Document: _____**Date of Attached Document:** _____**Number of Pages:** _____

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

Firm

Carollo Engineers

Subscribed and sworn to before me this 13th day ofApril, 2004.

Notary Public

[June 2000]

Disclosure of Principals - Continuation

Carollo Engineers, P.C.

	FULL NAME/TITLE	BUSINESS ADDRESS	BUSINESS PHONE
11.	George A. Beliew, Partner	225 W. Hospitality Lane, Ste. 212 San Bernardino, CA 92408	909-884-2228
12.	Dennis K. Wood, Partner	5575 Ruffin Road, Ste. 200 San Diego, CA 92123	858-505-1020
13.	Mary E. Clyburn, Partner	3100 S. Harbor Blvd., Ste. 200 Santa Ana, CA 92704	714-540-4300
14.	Stephen G. Hough, Partner	3100 S. Harbor Blvd., Ste. 200 Santa Ana, CA 92704	714-540-4300
15.	Graham Juby, Partner	3100 S. Harbor Blvd., Ste. 200 Santa Ana, CA 92704	714-540-4300
16.	Allen C. Todd, Partner	3100 S. Harbor Blvd., Ste. 200 Santa Ana, CA 92704	714-540-4300
17.	Ashwani K. Wason, Partner	3100 S. Harbor Blvd., Ste. 200 Santa Ana, CA 92704	714-540-4300
18.	Robert S. Cushing, Partner	401 N. Cattlemen Rd., Ste. 306 Sarasota, FL 34232	941-371-9832
19.	Gil F. Crozes, Partner	12592 W. Explorer Drive, Ste. 200 Boise, ID 83713	208-376-2251
20.	Patrick C. White, Partner	12592 W. Explorer Drive, Ste. 200 Boise, ID 83713	208-376-2251
21.	John S. Fraser, Partner	380 Interlocken Crescent Dr., Ste. 780 Broomfield, CO 80021	303-635-1373
22.	Anthony L. Morroni, Partner	2750 S. Wadsworth Blvd., Ste. D-200 Denver, CO 80227	303-980-8260
23.	Robert A. Morroni, Partner	2750 S. Wadsworth Blvd., Ste. D-200 Denver, CO 80227	303-980-8260
24.	David L. Stringfield, Partner	7580 N. Ingram Ave., Ste. 112 Fresno, CA 93711	559-436-6616
25.	Larry E. Elliott, Partner	901 E. 104th Street, Ste. 660 Kansas City, MO 64131-4509	816-942-5027
26.	Patrick C. McCole, Partner	901 E. 104th Street, Ste. 660 Kansas City, MO 64131-4509	816-942-5027
27.	Robert B. Eimstad, Partner	4380 SW McAdam Ave., Ste. 350 Portland, OR 97239-6406	503-227-1885
28.	Craig T. Ashcroft, Partner	1265 Fort Union Blvd., Ste. 200 Salt Lake City, UT 84047-1815	801-233-2500
29.	Rick D. Wheadon, Partner	1265 Fort Union Blvd., Ste. 200 Salt Lake City, UT 84047-1815	801-233-2500
30.	James P. Hagstrom, Partner	1218 Third Avenue, Ste. 1600 Seattle, WA 98101	206-684-6532
31.	Michael J. Britten, Partner	2700 Ygnacio Valley Rd., Ste. 300 Walnut Creek, CA 94598	925-932-1710
32.	Gary C. Deis, Partner	2700 Ygnacio Valley Rd., Ste. 300 Walnut Creek, CA 94598	925-932-1710
33.	Jamel Demir, Partner	2700 Ygnacio Valley Rd., Ste. 300 Walnut Creek, CA 94598	925-932-1710
34.	Robert J. Hoffman, Partner	2700 Ygnacio Valley Rd., Ste. 300 Walnut Creek, CA 94598	925-932-1710

Disclosure of Principals - Continuation

Carollo Engineers, P.C.

	FULL NAME/TITLE	BUSINESS ADDRESS	BUSINESS PHONE
35.	Thomas S. Kalkman, Partner	2700 Ygnacio Valley Rd., Ste. 300 Walnut Creek, CA 94598	925-932-1710
36.	G. William Knopf, Partner	2700 Ygnacio Valley Rd., Ste. 300 Walnut Creek, CA 94598	925-932-1710
37.	David J. Kraska, Partner	2700 Ygnacio Valley Rd., Ste. 300 Walnut Creek, CA 94598	925-932-1710
38.	H. Stephen McDonald, Partner	2700 Ygnacio Valley Rd., Ste. 300 Walnut Creek, CA 94598	925-932-1710
39.	B. Narayanan, Partner	2700 Ygnacio Valley Rd., Ste. 300 Walnut Creek, CA 94598	925-932-1710
40.	Thomas P. Patten, Partner	2700 Ygnacio Valley Rd., Ste. 300 Walnut Creek, CA 94598	925-932-1710
41.	Susan Stutz-McDonald, Partner	2700 Ygnacio Valley Rd., Ste. 300 Walnut Creek, CA 94598	925-932-1710
42.	Sarwan K. Wason, Partner	2700 Ygnacio Valley Rd., Ste. 300 Walnut Creek, CA 94598	925-932-1710
43.	Kenneth A. Wilkins, Partner	2700 Ygnacio Valley Rd., Ste. 300 Walnut Creek, CA 94598	925-932-1710
44.	Robert A. Gillette, Partner	2500 Venture Oaks Way, Ste. 320 Sacramento, CA 95833	916-565-4888
45.	Eric G. Leveque, Partner	5740 S. Eastern Avenue, Ste. 120 Las Vegas, NV 89119	702-792-3711

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

☒

CONSENT

☐

DISCUSSION

SUBJECT:

RESOLUTIONS:

R-77-2004 - Approval of a Resolution directing the City Treasurer to prepare the Sixtieth Assessment Lien Apportionment Report for Special Improvement District No. 808 - Summerlin Area (Levy Assessments) - Ward 2 (Vacant)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Acquisition, construction and installation of streets, sanitary sewer, storm sewers, and water main projects. Parcel is located in Serrano Unit 1.

RECOMMENDATION:

It is recommended that the City Council adopt this Resolution.

BACKUP DOCUMENTATION:

Resolution No. R-77-2004

MOTION:

REESE – APPROVED Items 3 through 44 as recommended – **UNANIMOUS** with **MACK** abstaining on Item 39 because, even though his term has lapsed, his membership on the Boys and Girls Club Board of Directors remains to be resolved and Ward 2 seat vacant

MINUTES:

There was no related discussion.

(9:46 – 9:48)

1-1390

1 RESOLUTION NO. R-77-2004

2 A RESOLUTION DIRECTING THE CITY TREASURER OF THE CITY OF
3 LAS VEGAS TO APPORTION THE UNCOLLECTED AMOUNT OF THE
4 SPECIAL ASSESSMENT AGAINST ANY LOT OR PARCEL OF
5 PROPERTY WITHIN CITY OF LAS VEGAS, NEVADA, SPECIAL
6 IMPROVEMENT DISTRICT NO. 808 (SUMMERLIN AREA) THAT HAS
7 BEEN DIVIDED SINCE SUCH SPECIAL ASSESSMENT WAS LEVIED
8 THEREAGAINST AMONG THE SEVERAL PARTS INTO WHICH SUCH
9 LOT OR PARCEL HAS BEEN DIVIDED AND TO PREPARE, SUBMIT
10 AND FILE WITH THE CITY CLERK OF SAID CITY A REPORT OF SUCH
11 APPORTIONMENT.

12 WHEREAS, the City of Las Vegas (hereinafter the "City"), in the County of Clark
13 and State of Nevada, is organized and operating pursuant to the provisions of Chapter
14 517, Statutes of Nevada 1983, as the same have been amended to the date hereof, and
15 the general laws of the State; and

16 WHEREAS, by Ordinance No. 5291 and Amended Ordinance No. 5591 that were
17 duly passed, adopted and approved by the City Council of the City (hereinafter the "City
18 Council") on the 7th day of February, 2001, and the 16th day of April, 2003, respectively,
19 the City Council created and amended "City of Las Vegas, Nevada, Special Improvement
20 District No. 808 (Summerlin Area)" (hereinafter the "District") for the purposes of providing
21 for the acquisition, construction and installation of street, road, sanitary sewer, storm
22 sewer/drainage improvements, and water main projects (hereinafter the "Project"), by
23 defraying the entire cost and expense of the Project by special assessments, against the
24 assessable lots and parcels of property within the District according to the benefits that
would be derived from the Project by the respective lots and parcels that were to be so
assessed, all in accordance with the provisions of Chapter 271, et seq., of the Nevada
Revised Statutes (hereinafter "NRS") that provide therefor; and

///

1 WHEREAS, by Ordinance No. 5293 that was duly passed, adopted and approved
2 by the City Council on the 7th day of February, 2001, the City Council assessed all of
3 the cost and expense of acquiring, constructing, and installing the Project against the
4 assessable lots and parcels of property within the District that were benefited by the
5 Project; and

6 WHEREAS, NRS 271.425 provides that if any lot or parcel of property within a
7 special improvement district, which has been created by a municipality in the State, is
8 divided after a special assessment thereupon has been levied and divided into
9 installments and before the collection of all of the installments, the governing body of the
10 municipality may require the municipal treasurer to apportion the uncollected amount of
11 such special assessment among the several parts into which such lot or parcel has been
12 divided; and

13 WHEREAS, that certain lot or parcel of property, identified by the Clark County,
14 Nevada, County Assessor's parcel number as Parcel 137-34-714-001, and is situate
15 within the District, has been divided after the special assessments were levied and
16 divided into installments, and not all of those installments have been collected or
17 apportioned among other lots and parcels that may have been created out of said Parcel
18 after the assessments were levied; and

19 WHEREAS, the City Council desires, by this Resolution, to direct the City
20 Treasurer of the City (hereinafter the "City Treasurer") to apportion the uncollected and
21 heretofore unapportioned amounts of the special assessments that have been levied
22 upon the above-described Parcel among the several parts into which said Parcel has
23 been divided;

24 ///

1 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Las
2 Vegas, Nevada, at this regular meeting thereof being held on this 5th day of May, 2004,
3 as follows:

4 SECTION 1. That the City Treasurer be, and he hereby is, authorized,
5 empowered and directed to apportion, on an equitable basis, the uncollected and
6 unapportioned amounts of the special assessments that were, by virtue of the adoption
7 by the City Council of Ordinance No. 5293, levied upon that certain lot or parcel of
8 property and is situate within the District and is identified by the Clark County, Nevada,
9 County Assessor's parcel number as Parcel 137-34-714-001, among the several parts
10 into which said Parcel has been divided.

11 SECTION 2. That the City Treasurer be, and he hereby is, further
12 authorized, empowered and directed to prepare, submit and file with the City Clerk of the
13 City (hereinafter the "City Clerk") a Report of the apportionment that is required by
14 Section 1 of this Resolution.

15 SECTION 3. That the City Clerk be, and she hereby is, authorized,
16 empowered and directed to furnish a copy of this Resolution to the City Treasurer.

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PASSED, ADOPTED AND APPROVED this 5th day of May, 2004.


OSCAR B. GOODMAN, Mayor

Approved as to form:

4-21-04 Madeline L. Dickman - DeCico
Date Deputy City Attorney

ATTEST:


BARBARA JO RONEMUS, City Clerk

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

☒

CONSENT

☐

DISCUSSION

SUBJECT:

RESOLUTIONS:

R-78-2004 - Approval of a Resolution approving the Sixtieth Assessment Lien Apportionment Report for Special Improvement District No. 808 - Summerlin Area (Levy Assessments) - Ward 2 (Vacant)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Acquisition, construction and installation of streets, sanitary sewer, storm sewers, and water main projects. Parcel is located in Serrano Unit 1.

RECOMMENDATION:

It is recommended that the City Council adopt this Resolution.

BACKUP DOCUMENTATION:

Resolution No. R-78-2004

MOTION:

REESE – APPROVED Items 3 through 44 as recommended – **UNANIMOUS** with **MACK** abstaining on Item 39 because, even though his term has lapsed, his membership on the Boys and Girls Club Board of Directors remains to be resolved and Ward 2 seat vacant

MINUTES:

There was no related discussion.

(9:46 – 9:48)

1-1390

1 RESOLUTION NO. R-78-2004

2 A RESOLUTION RELATING TO CITY OF LAS VEGAS, NEVADA,
3 SPECIAL IMPROVEMENT DISTRICT NO. 808 (SUMMERLIN AREA);
4 APPROVING THE SIXTIETH ASSESSMENT LIEN APPORTIONMENT
5 REPORT WITH RESPECT TO CERTAIN LOTS AND PARCELS OF
6 PROPERTY WITHIN SAID DISTRICT; AND DIRECTING THE
7 RECORDATION OF SAID REPORT.

8 WHEREAS, the City Council of the City of Las Vegas (hereinafter the "City
9 Council" and the "City", respectively), in the County of Clark and State of Nevada, has
10 taken the requisite legal action that is preliminary to, and in the creation of, "City of Las
11 Vegas, Nevada, Special Improvement District No. 808 (Summerlin Area)" (hereinafter
12 the "District"), for the purposes of providing for the acquisition, construction and
13 installation of street, road, sanitary sewer, storm sewer/drainage improvements, and
14 water main projects (hereinafter the "Project"), and of defraying the entire cost and
15 expense of the Project, by special assessments, against the assessable lots and parcels
16 of property within the District according to the benefits that would be derived from the
17 Project by the respective lots and parcels that were to be so assessed, all in accordance
18 with the provisions of Chapter 271, et seq., of the Nevada Revised Statutes (hereinafter
19 "NRS") that provide therefor; and

20 WHEREAS, the City Council, pursuant to NRS 271.425, has directed the City
21 Treasurer of the City (hereinafter the "City Treasurer") to apportion, on an equitable basis,
22 the uncollected and heretofore unapportioned amounts of the special assessments that
23 were levied upon that certain lot or parcel of property situate within the District and
24 identified by the Clark County, Nevada, County Assessor's parcel number as Parcel
137-34-714-001, among the several parts into which said Parcel has been divided, and to

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1 prepare, submit and file with the City Clerk of the City (hereinafter the "City Clerk") a
2 report of such apportionment; and

3 WHEREAS, the City Treasurer, on the 5th day of May, 2004, filed with the City
4 Clerk a copy of his report of such apportionment that is entitled "Sixtieth Assessment Lien
5 Apportionment Report for City of Las Vegas, Nevada, Special Improvement District
6 No. 808 (Summerlin Area)"; and

7 WHEREAS, the City Council has reviewed that Report and has found the same, in
8 all respects, to be satisfactory;

9 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Las
10 Vegas, Nevada, at this regular meeting thereof being held on this 5th day of May, 2004,
11 as follows:

12 SECTION 1. That certain document entitled "Sixtieth Assessment Lien
13 Apportionment Report for City of Las Vegas, Nevada, Special Improvement District
14 No. 808 (Summerlin Area)", a copy of which is attached as Exhibit "A" hereto, is hereby
15 approved and adopted, as and for the City's plan for the apportionment of the uncollected
16 and heretofore unapportioned amounts of the special assessments that were levied upon
17 that certain lot and parcel of property that is situate within the District and is identified by
18 the Clark County, Nevada, County Assessor's parcel number as Parcel 137-34-714-001,
19 among the several parts into which said Parcel has been divided.

20 SECTION 2. That the City Clerk is hereby authorized, empowered and
21 directed to record in the Office of the County Recorder of Clark County, Nevada, a copy
22 of the above-referenced Report, together with a statement that the current payment
23 status of any of the assessments that are shown thereon may be obtained from the City
24 Treasurer.

SECTION 3. That all resolutions, or parts thereof, that are in conflict with the provisions of this Resolution be, and they hereby are, repealed.

PASSED, ADOPTED AND APPROVED this 5th day of May, 2004.


OSCAR B. GOODMAN, Mayor

Approved as to form:

4-21-04 *Madeline T. Riefman-Dilicco*
Date Deputy City Attorney

ATTEST:

BARBARA JO RONEMUS, City Clerk

APN: 137-34-714-001

City of Las Vegas, Nevada
Special Improvement District No. 808
(Summerlin Area)

SIXTIETH ASSESSMENT LIEN APPORTIONMENT REPORT
(May 5, 2004)

RETURN TO:

City of Las Vegas
Department of Public Works
Special Improvement District - 4th Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

RECEIVED
CITY OF LAS VEGAS
MAY -5 10 11:53

SIXTIETH ASSESSMENT LIEN APPORTIONMENT REPORT

The assessment that has heretofore been levied against that certain parcel of property that is identified by the Clark County, Nevada, County Assessor's parcel number as Parcel 137-34-714-001, in the amount of \$516,473.38, is hereby apportioned among the lots or parcels into which said parcel has been divided, as follows:

LEGAL DESCRIPTION			PER PARCEL ASSESSMENT
APN	BLOCK	LOT	
137-34-720-001	A	1 ¹	\$ 8,753.79
137-34-720-002	A	2 ¹	\$ 8,753.79
137-34-720-003	A	3 ¹	\$ 8,753.79
137-34-720-004	A	4 ¹	\$ 8,753.79
137-34-720-005	A	5 ¹	\$ 8,753.79
137-34-720-006	A	6 ¹	\$ 8,753.79
137-34-720-007	A	7 ¹	\$ 8,753.79
137-34-720-008	A	8 ¹	\$ 8,753.79
137-34-720-009	A	9 ¹	\$ 8,753.79
137-34-720-010	D	23 ¹	\$ 8,753.79
137-34-720-011	D	24 ¹	\$ 8,753.79
137-34-720-012	D	25 ¹	\$ 8,753.79
137-34-720-013	D	26 ¹	\$ 8,753.79
137-34-720-014	D	27 ¹	\$ 8,753.79
137-34-720-015	D	28 ¹	\$ 8,753.79
137-34-720-016	D	29 ¹	\$ 8,753.79
137-34-720-017	B	30 ¹	\$ 8,753.79
137-34-720-018	B	31 ¹	\$ 8,753.79
137-34-720-019	C	42 ¹	\$ 8,753.79
137-34-720-020	C	43 ¹	\$ 8,753.79
137-34-720-021	C	44 ¹	\$ 8,753.79
137-34-720-022	B	53 ¹	\$ 8,753.79
137-34-720-023	B	54 ¹	\$ 8,753.79
137-34-720-024	B	55 ¹	\$ 8,753.79
137-34-720-025	B	56 ¹	\$ 8,753.79
137-34-720-026	B	57 ¹	\$ 8,753.79
137-34-720-027	B	58 ¹	\$ 8,753.79

LEGAL DESCRIPTION			PER PARCEL ASSESSMENT
APN	BLOCK	LOT	
137-34-720-028	B	59 ¹	\$ 8,753.79
SUB-TOTAL			\$ 245,106.12
REMAINDER ²			\$ 271,367.26
TOTAL			\$ 516,473.38

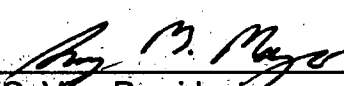
¹ of Serrano Unit 1 as recorded in Book 115 of Plats, Page 87 in the Office of the County Recorder, Clark County, Nevada

² Being all of Lot 11 in Block C of Summerlin Village 23A, Unit No. 1 recorded in Book 108 of Plats, Page 29 in the Office of the County Recorder, Clark County, Nevada, excepting therefrom the following described parcel:

All of Serrano Unit 1 as recorded in Book 115 of Plats, Page 87 in the Office of the County Recorder, Clark County, Nevada.

DATED this 5th day of May 2004.

I concur with the apportionments as stated above.


 GARY MAYO, Vice President
 Coleman-Toll Limited Partnership, a Nevada Limited Partnership

Respectfully submitted,


 MICHAEL K. OLSON, City Treasurer

THE CURRENT PAYMENT STATUS OF ANY OF THE FOREGOING ASSESSMENTS MAY BE OBTAINED FROM THE OFFICE OF THE CITY TREASURER OF LAS VEGAS, NEVADA.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

☒

CONSENT

☐

DISCUSSION

SUBJECT:

RESOLUTIONS:

R-79-2004 - Approval of a Resolution directing the City Treasurer to prepare the Eleventh Assessment Lien Apportionment Report for Special Improvement District No. 809 - Summerlin Area (Levy Assessments) - Ward 2 (Vacant)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Acquisition, construction and installation of streets, sanitary sewer, storm sewers, and water main projects. Parcel is located in Serrano Unit 1.

RECOMMENDATION:

It is recommended that the City Council adopt this Resolution.

BACKUP DOCUMENTATION:

Resolution No. R-79-2004

MOTION:

REESE – APPROVED Items 3 through 44 as recommended – **UNANIMOUS** with **MACK** abstaining on Item 39 because, even though his term has lapsed, his membership on the Boys and Girls Club Board of Directors remains to be resolved and Ward 2 seat vacant

MINUTES:

There was no related discussion.

(9:46 – 9:48)

1-1390

1 RESOLUTION NO. R-79-2004

2 A RESOLUTION DIRECTING THE CITY TREASURER OF THE CITY OF
3 LAS VEGAS TO APPORTION THE UNCOLLECTED AMOUNT OF THE
4 SPECIAL ASSESSMENT AGAINST ANY LOT OR PARCEL OF
5 PROPERTY WITHIN CITY OF LAS VEGAS, NEVADA, SPECIAL
6 IMPROVEMENT DISTRICT NO. 809 (SUMMERLIN AREA) THAT HAS
7 BEEN DIVIDED SINCE SUCH SPECIAL ASSESSMENT WAS LEVIED
8 THEREAGAINST AMONG THE SEVERAL PARTS INTO WHICH SUCH
9 LOT OR PARCEL HAS BEEN DIVIDED AND TO PREPARE, SUBMIT
10 AND FILE WITH THE CITY CLERK OF SAID CITY A REPORT OF SUCH
11 APPORTIONMENT.

12 WHEREAS, the City of Las Vegas (hereinafter the "City"), in the County of Clark
13 and State of Nevada, is organized and operating pursuant to the provisions of Chapter
14 517, Statutes of Nevada 1983, as the same have been amended to the date hereof, and
15 the general laws of the State; and

16 WHEREAS, by Ordinance No. 5597 that was duly passed, adopted and approved
17 by the City Council of the City (hereinafter the "City Council") on the 7th day of May, 2003,
18 the City Council created "City of Las Vegas, Nevada, Special Improvement District
19 No. 809 (Summerlin Area)" (hereinafter the "District") for the purposes of providing for the
20 acquisition, construction and installation of street, road, sanitary sewer, storm
21 sewer/drainage improvements, and water main projects (hereinafter the "Project"), by
22 defraying the entire cost and expense of the Project by special assessments, against the
23 assessable lots and parcels of property within the District according to the benefits that
24 would be derived from the Project by the respective lots and parcels that were to be so
assessed, all in accordance with the provisions of Chapter 271, et seq., of the Nevada
Revised Statutes (hereinafter "NRS") that provide therefor; and

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1 WHEREAS, by Ordinance No. 5598 that was duly passed, adopted and approved
2 by the City Council on the 7th day of May, 2003, the City Council assessed all of the
3 cost and expense of acquiring, constructing, and installing the Project against the
4 assessable lots and parcels of property within the District that were benefited by the
5 Project; and

6 WHEREAS, NRS 271.425 provides that if any lot or parcel of property within a
7 special improvement district, which has been created by a municipality in the State, is
8 divided after a special assessment thereupon has been levied and divided into
9 installments and before the collection of all of the installments, the governing body of the
10 municipality may require the municipal treasurer to apportion the uncollected amount of
11 such special assessment among the several parts into which such lot or parcel has been
12 divided; and

13 WHEREAS, that certain lot or parcel of property, identified by the Clark County,
14 Nevada, County Assessor's parcel number as Parcel 137-34-714-001, and is situate
15 within the District, has been divided after the special assessments were levied and
16 divided into installments, and not all of those installments have been collected or
17 apportioned among other lots and parcels that may have been created out of said Parcel
18 after the assessments were levied; and

19 WHEREAS, the City Council desires, by this Resolution, to direct the City
20 Treasurer of the City (hereinafter the "City Treasurer") to apportion the uncollected and
21 heretofore unapportioned amounts of the special assessments that have been levied
22 upon the above-described Parcel among the several parts into which said Parcel has
23 been divided;

24 ///

1 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Las
2 Vegas, Nevada, at this regular meeting thereof being held on this 5th day of May, 2004,
3 as follows:

4 SECTION 1. That the City Treasurer be, and he hereby is, authorized,
5 empowered and directed to apportion, on an equitable basis, the uncollected and
6 unapportioned amounts of the special assessments that were, by virtue of the adoption
7 by the City Council of Ordinance No. 5598, levied upon that certain lot or parcel of
8 property and is situate within the District and is identified by the Clark County, Nevada,
9 County Assessor's parcel number as Parcel 137-34-714-001, among the several parts
10 into which said Parcel has been divided.

11 SECTION 2. That the City Treasurer be, and he hereby is, further
12 authorized, empowered and directed to prepare, submit and file with the City Clerk of the
13 City (hereinafter the "City Clerk") a report of the apportionment that is required by Section
14 1 of this Resolution.

15 SECTION 3. That the City Clerk be, and she hereby is, authorized,
16 empowered and directed to furnish a copy of this Resolution to the City Treasurer.

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SECTION 4. That all resolutions, or parts thereof, that are in conflict with the provisions of this Resolution be, and they hereby are, repealed.

PASSED, ADOPTED AND APPROVED this 5th day of May, 2004.


OSCAR B. GOODMAN, Mayor

Approved as to form:

4-21-04 *Madeleine P. Dickman-DiCicco*
Date Deputy City Attorney

ATTEST:


BARBARA JO RONEMUS, City Clerk

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

☒

CONSENT

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DISCUSSION

SUBJECT:

RESOLUTIONS:

R-80-2004 - Approval of a Resolution approving the Eleventh Assessment Lien Apportionment Report for Special Improvement District No. 809 - Summerlin Area (Levy Assessments) - Ward 2 (Vacant)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Acquisition, construction and installation of streets, sanitary sewer, storm sewers, and water main projects. Parcel is located in Serrano Unit 1.

RECOMMENDATION:

It is recommended that the City Council adopt this Resolution.

BACKUP DOCUMENTATION:

Resolution No. R-80-2004

MOTION:

REESE – APPROVED Items 3 through 44 as recommended – **UNANIMOUS** with **MACK** abstaining on Item 39 because, even though his term has lapsed, his membership on the Boys and Girls Club Board of Directors remains to be resolved and Ward 2 seat vacant

MINUTES:

There was no related discussion.

(9:46 – 9:48)

1-1390

RESOLUTION NO. R-80-2004

A RESOLUTION RELATING TO CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 809 (SUMMERLIN AREA); APPROVING THE ELEVENTH ASSESSMENT LIEN APPORTIONMENT REPORT WITH RESPECT TO CERTAIN LOTS AND PARCELS OF PROPERTY WITHIN SAID DISTRICT; AND DIRECTING THE RECORDATION OF SAID REPORT.

WHEREAS, the City Council of the City of Las Vegas (hereinafter the "City Council" and the "City", respectively), in the County of Clark and State of Nevada, has taken the requisite legal action that is preliminary to, and in the creation of, "City of Las Vegas, Nevada, Special Improvement District No. 809 (Summerlin Area)" (hereinafter the "District"), for the purposes of providing for the acquisition, construction and installation of street, road, sanitary sewer, storm sewer/drainage improvements, and water main projects (hereinafter the "Project"), and of defraying the entire cost and expense of the Project, by special assessments, against the assessable lots and parcels of property within the District according to the benefits that would be derived from the Project by the respective lots and parcels that were to be so assessed, all in accordance with the provisions of Chapter 271, et seq., of the Nevada Revised Statutes (hereinafter "NRS") that provide therefor; and

WHEREAS, the City Council, pursuant to NRS 271.425, has directed the City Treasurer of the City (hereinafter the "City Treasurer") to apportion, on an equitable basis, the uncollected and heretofore unapportioned amounts of the special assessments that were levied upon that certain lot or parcel of property situate within the District and identified by the Clark County, Nevada, County Assessor's parcel number as Parcel 137-34-714-001, among the several parts into which said Parcel has been divided, and to

///

1 prepare, submit and file with the City Clerk of the City (hereinafter the "City Clerk") a
2 report of such apportionment; and

3 WHEREAS, the City Treasurer, on the 5th day of May, 2004, filed with the City
4 Clerk a copy of his report of such apportionment that is entitled "Eleventh Assessment
5 Lien Apportionment Report for City of Las Vegas, Nevada, Special Improvement District
6 No. 809 (Summerlin Area)"; and

7 WHEREAS, the City Council has reviewed that Report and has found the same, in
8 all respects, to be satisfactory;

9 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Las
10 Vegas, Nevada, at this regular meeting thereof being held on this 5th day of May, 2004,
11 as follows:

12 SECTION 1. That certain document entitled "Eleventh Assessment Lien
13 Apportionment Report for City of Las Vegas, Nevada, Special Improvement District
14 No. 809 (Summerlin Area)", a copy of which is attached as Exhibit "A" hereto, is hereby
15 approved and adopted, as and for the City's plan for the apportionment of the uncollected
16 and heretofore unapportioned amounts of the special assessments that were levied upon
17 that certain lot and parcel of property that is situate within the District and is identified by
18 the Clark County, Nevada, County Assessor's parcel number as Parcel 137-34-714-001,
19 among the several parts into which said Parcel has been divided.

20 SECTION 2. That the City Clerk is hereby authorized, empowered and
21 directed to record in the Office of the County Recorder of Clark County, Nevada, a copy
22 of the above-referenced Report, together with a statement that the current payment
23 status of any of the assessments that are shown thereon may be obtained from the City
24 Treasurer.

SECTION 3. That all resolutions, or parts thereof, that are in conflict with the provisions of this Resolution be, and they hereby are, repealed.

PASSED, ADOPTED AND APPROVED this 5th day of May, 2004.


OSCAR B. GOODMAN, Mayor

Approved as to form:

4-21-04 *Madeline L. DiPuma-DiCico*
Date Deputy City Attorney

ATTEST:


BARBARA JO RONEMUS, City Clerk

APN: 137-34-714-001

City of Las Vegas, Nevada
Special Improvement District No. 809
(Summerlin Area)

ELEVENTH ASSESSMENT LIEN APPORTIONMENT REPORT
(May 5, 2004)

RETURN TO:

City of Las Vegas
Department of Public Works
Special Improvement District - 4th Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

RECEIVED
CITY CLERK
JUN 11 2004 11:43

ELEVENTH ASSESSMENT LIEN APPORTIONMENT REPORT

The assessment that has heretofore been levied against that certain parcel of property that is identified by the Clark County, Nevada, County Assessor's parcel number as Parcel 137-34-714-001, in the amount of \$669,659.23, is hereby apportioned among the lots or parcels into which said parcel has been divided, as follows:

LEGAL DESCRIPTION			PER PARCEL ASSESSMENT
APN	BLOCK	LOT	
137-34-720-001	A	1 ¹	\$ 11,350.16
137-34-720-002	A	2 ¹	\$ 11,350.16
137-34-720-003	A	3 ¹	\$ 11,350.16
137-34-720-004	A	4 ¹	\$ 11,350.16
137-34-720-005	A	5 ¹	\$ 11,350.16
137-34-720-006	A	6 ¹	\$ 11,350.16
137-34-720-007	A	7 ¹	\$ 11,350.16
137-34-720-008	A	8 ¹	\$ 11,350.16
137-34-720-009	A	9 ¹	\$ 11,350.16
137-34-720-010	D	23 ¹	\$ 11,350.16
137-34-720-011	D	24 ¹	\$ 11,350.16
137-34-720-012	D	25 ¹	\$ 11,350.16
137-34-720-013	D	26 ¹	\$ 11,350.16
137-34-720-014	D	27 ¹	\$ 11,350.16
137-34-720-015	D	28 ¹	\$ 11,350.16
137-34-720-016	D	29 ¹	\$ 11,350.16
137-34-720-017	B	30 ¹	\$ 11,350.16
137-34-720-018	B	31 ¹	\$ 11,350.16
137-34-720-019	C	42 ¹	\$ 11,350.16
137-34-720-020	C	43 ¹	\$ 11,350.16
137-34-720-021	C	44 ¹	\$ 11,350.16
137-34-720-022	B	53 ¹	\$ 11,350.16
137-34-720-023	B	54 ¹	\$ 11,350.16
137-34-720-024	B	55 ¹	\$ 11,350.16
137-34-720-025	B	56 ¹	\$ 11,350.16
137-34-720-026	B	57 ¹	\$ 11,350.16
137-34-720-027	B	58 ¹	\$ 11,350.16

LEGAL DESCRIPTION			PER PARCEL ASSESSMENT
APN	BLOCK	LOT	
137-34-720-028	B	59 ¹	\$ 11,350.16
SUB-TOTAL			\$ 317,804.48
REMAINDER ²			\$ 351,854.75
TOTAL			\$ 669,659.23

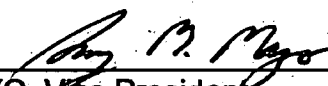
¹ of Serrano Unit 1 as recorded in Book 115 of Plats, Page 87 in the Office of the County Recorder, Clark County, Nevada

² Being all of Lot 11 in Block C of Summerlin Village 23A, Unit No. 1 recorded in Book 108 of Plats, Page 29 in the Office of the County Recorder, Clark County, Nevada, excepting therefrom the following described parcel:

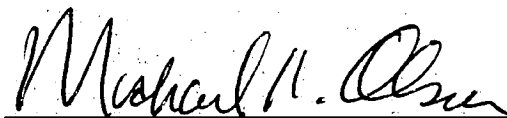
All of Serrano Unit 1 as recorded in Book 115 of Plats, Page 87 in the Office of the County Recorder, Clark County, Nevada.

DATED this 5th day of May 2004.

I concur with the apportionments as stated above.


 GARY MAYO, Vice President
 Coleman-Toll Limited Partnership, a Nevada Limited Partnership

Respectfully submitted,


 MICHAEL K. OLSON, City Treasurer

THE CURRENT PAYMENT STATUS OF ANY OF THE FOREGOING ASSESSMENTS MAY BE OBTAINED FROM THE OFFICE OF THE CITY TREASURER OF LAS VEGAS, NEVADA.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: FINANCE AND BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

☒

CONSENT

☐

DISCUSSION

SUBJECT:

RESOLUTIONS:

R-81-2004 - Approval of a Resolution directing the City Treasurer to give notice of the sale of properties subject to the lien of a delinquent assessment District 505 and in certain other districts; and providing other matters properly relating thereto - District 505 in Ward 6 (Mack) and the other districts in various wards

Fiscal Impact

☒

No Impact

Amount: N/A

☐

Budget Funds Available

Dept./Division: Finance/Treasury

☐

Augmentation Required

Funding Source: N/A

PURPOSE/BACKGROUND:

NRS 271.545 states that when an assessment or installment becomes delinquent, the City shall direct the City Treasurer to give notice of the sale of the property or properties subject to the lien of a delinquent installment or the entire assessment if the governing body has exercised its option to cause the whole amount of the unpaid principal to become due and payable.

RECOMMENDATION:

It is recommended that the City Council adopt this resolution.

BACKUP DOCUMENTATION:

Resolution No. R-81-2004

MOTION:

REESE – APPROVED Items 3 through 44 as recommended – **UNANIMOUS** with **MACK** abstaining on Item 39 because, even though his term has lapsed, his membership on the Boys and Girls Club Board of Directors remains to be resolved and Ward 2 seat vacant

MINUTES:

There was no related discussion.

(9:46 – 9:48)

1-1390

RESOLUTION NO. R-81-2004

A RESOLUTION DIRECTING THE CITY TREASURER TO GIVE NOTICE OF THE SALE OF PROPERTIES SUBJECT TO THE LIEN OF A DELINQUENT ASSESSMENT IN CERTAIN DISTRICTS; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO.

WHEREAS, the City has heretofore created the Special Improvement Districts identified in the Notice below (the "Districts"); and

WHEREAS, the City Council has directed and hereby reaffirms its direction to the City Treasurer to collect and enforce the assessments in the Districts in the manner provided by the Consolidated Local Improvements Law; and

WHEREAS, the assessment installments on certain properties in the Districts have not been made and are delinquent; and

WHEREAS, the City Council desires that the City Treasurer proceed with a notice of sale of the delinquent property as provided in Nevada Revised Statutes ("NRS") ' 271.545.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAS VEGAS, NEVADA:

Section 1. The City Council hereby directs the City Treasurer to give notice of the sale of the properties subject to the lien of delinquent assessments in the Districts. The City Council hereby exercises its option to cause the whole amount of the unpaid principal of the assessments to become due and payable as provided in NRS ' 271.410 to the extent provided in the notice as set forth in Section 2. The sale shall take place at 2:00 p.m. on June 29, 2004 in the City Council Chambers, Las Vegas City Hall Complex, 400 Stewart Avenue, Las Vegas, Nevada, which the Council hereby finds is a convenient location.

Section 2. The notice of sale shall be substantially as follows:

(Form of Notice of Sale)

Notice is hereby given that the City Treasurer of the City of Las Vegas will at the hour of 2:00 pm. on June 29, 2004, at the City Council Chambers, Las Vegas City Hall Complex, 400 Stewart Avenue, Las Vegas, Nevada, sell the following parcels which are delinquent in the payment of assessments to the City of Las Vegas in the following Special Assessment Districts:

<u>Name of Owner</u>	<u>Description of Property</u>	<u>District No.</u>	<u>Total Amount Due to Date of Sale</u>

[insert in notice as published as mailed a list containing the information described in the above table headings for each delinquent parcel.]

*(Applicable to parcels with a single * in District 505 only): Includes amount of unpaid delinquent assessment installment, accrued and delinquent interest to June 29, 2004, penalties and collection costs, including attorney fees.

** (Applicable to all parcels in District 505 that do not have a single * above and all other parcels in Districts other than District No. 505): Includes full amount of unpaid assessment, accrued and delinquent interest to June 29, 2004, penalties and collection costs, including attorney fees.

Each property described above will be sold to satisfy the total amount due thereon as is stated above, to the first person at the sale offering to pay the amount due on that property as is listed above. The sale shall be held, and purchasers at the sale shall receive certificates of sale, as provided in NRS § 271.555 to NRS § 271.575. The sale shall be continued from day to day as provided in NRS § 271.555. The property sold is subject to redemption as provided in NRS § 271.595. If not redeemed as provided in that Section, after expiration of the period of redemption, the City Treasurer will issue a deed to the property on demand of the certificate holder in the manner provided in NRS § 271.595.

As provided in NRS § 271.410, the City Council has exercised its option to have the whole amount of the unpaid principal of the assessment be due and payable immediately with respect to all of the above parcels except those parcels in District No. 505 designated with a single * above. As provided in NRS § 271.410, at any time prior to the date of sale the owner may pay the amount of delinquent installments with accrued interest, all penalties and costs of collection accrued including but not necessarily limited to any attorneys fees, and shall thereupon be restored the right to thereafter pay in installments in the same manner as if default had not been made. A property owner may obtain from the Las Vegas City Treasurer the amount that he is required to pay to the City in order to be restored to the right to pay his/her assessments in installments pursuant to NRS § 271.410(2).

+Please take Notice that according to records available to the City of Las Vegas, you are the owner of or have an interest in a mortgage, deed of trust, or other lien or other interest in one of the properties listed above. The City intends to conduct a sale of these properties in accordance with the provisions of the above notice and Nevada Revised Statutes. The sale is being held because the special assessments levied against the subject property have not been paid. Your ownership of or mortgage, deed of trust, other lien or other interest in the property could be adversely affected by the sale. Under Nevada law, deeds to property sold, which are issued after the period of redemption specified in NRS § 271.595, convey the entire fee simple title to the property described, stripped of all liens and claims except the liens of other special assessments and general taxes. See NRS § 271.600.+

IN WITNESS WHEREOF, I have affixed my signature as of May 5, 2004.

/s/ Michael K. Olson
City Treasurer

*Insert in mailed notice only.

(End of Form of Notice of Sale)

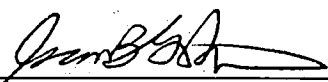
Section 3. The notice provided in Section 2 above shall be published once a week for 3 consecutive weeks prior to the date of sale and shall be mailed by first class mail, postage prepaid, at least 20 days before the sale to each owner of a parcel which is subject to sale as provided in the notice, and to each person who has a property interest in any of that property that is recorded, if that property interest could be adversely affected by the sale. The City Clerk is directed to make such publication and mailing. An affidavit of publication is hereby required to be filed with the City Clerk. The City Clerk shall also make out an affidavit that the mailing as described above has been made and file that affidavit in his/her records.

Section 4. The City Treasurer is directed to obtain the names and addresses of the property for which there is a delinquent assessment from the records of the County Assessor or such other source or sources as the City Clerk deems reliable. The list of names and addresses must have been revised within 12 months prior to the date of sale.

Section 5. The officers of the City are hereby authorized to take all action necessary to effectuate the provisions of this resolution.

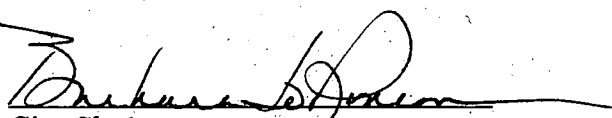
Section 6. This resolution is effective on passage and approval.

PASSED, ADOPTED AND APPROVED May 5, 2004.



Mayor

(SEAL)



City Clerk

Approved as to form:



Deputy City Attorney

4-19-04

Date

STATE OF NEVADA)
):ss
CITY OF LAS VEGAS)

I, Barbara Jo Ronemus, the duly chosen, qualified and acting City Clerk of Las Vegas (the "City"), in the State of Nevada, do hereby certify:

1. The foregoing pages are a true and correct copy of a resolution (the "Resolution") passed and adopted by the Council at a meeting of the Council held on May 5, 2004.

2. The adoption of the Resolution was duly moved and seconded and the Resolution was adopted by an affirmative vote of a majority of the members of the Council as follows:

Those Voting Aye:	Oscar Goodman Gary Reese Larry Brown Lawrence Weekly Michael Mack Janet Moncrief
Those Voting Nay:	NONE

Those Absent:	NONE

3. The members of the Council were present at such meeting and voted on the passage of such resolution as set forth in such minutes.

4. The Resolution was approved and authenticated by the signature of the Mayor, sealed with the City seal, attested by the City Clerk and recorded in the minutes of the Council.

5. All members of the Council were given due and proper notice of the meeting. Pursuant to NRS ' 241.020, Nevada Revised Statutes, written notice of the meeting was given no later than 9:00 a.m. on the third working day before the meeting including the notice the time, place, location, and agenda of the meeting:

(a) By posting a copy of the notice not later than 9:00 a.m. on the third working day 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:

(a) Court Clerk's Office Bulletin Board

City Hall Plaza
Las Vegas, Nevada

- (b) City Hall Plaza
Special Outside Posting Bulletin Board
Las Vegas, Nevada
- (c) Las Vegas-Clark County Library
833 Las Vegas Boulevard North
Las Vegas, Nevada
- (d) Clark County Government Center
500 S. Grand Central Parkway
Las Vegas, Nevada
- (e) Grant Sawyer Building
555 E. Washington Avenue
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.

6. A copy of the notice of each meeting was posted on the City's website no later than 9:00 a.m. on the third working day prior to each meeting.

7. Upon request, the Council provides at no charge, at least one copy of the agenda for its public meetings, any proposed resolution 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.

8. A copy of the notice so given of the meeting of the Council held on May 5, 2004 is attached to this certificate as Exhibit A.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the City this
May 5, 2004.

(SEAL)

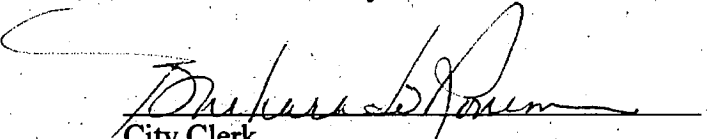

City Clerk

EXHIBIT A

(Attach Notice and Agenda of Meeting)

CITY COUNCIL AGENDA

MAY 5, 2004

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Neighborhood Services Department	Pg 3	Finance & Business Services	Pg 6
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		Recommending Committee Reports <i>(Bills eligible for adoption at a later meeting)</i>	Pg 7
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CITY COUNCIL AGENDA

COUNCIL CHAMBERS • 400 STEWART AVENUE • PHONE 229-6011

CITY OF LAS VEGAS INTERNET ADDRESS: <http://www.lasvegasnevada.gov>

OSCAR B. GOODMAN, MAYOR (At-Large) • COUNCILMAN GARY REESE, MAYOR PRO TEM (Ward 3)

COUNCILMEMBERS: LARRY BROWN (Ward 4), VACANT (Ward 2),

LAWRENCE WEEKLY (Ward 5), MICHAEL MACK (Ward 6), JANET MONCRIEF (Ward 1)

Facilities are provided throughout City Hall for the convenience of persons with disabilities. For meetings held in the Council Chambers, sound equipment is available for persons with hearing impairments. If you need an accommodation to attend and participate in this meeting, please call the City Clerk's office at 229-6311 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is 386-9108.

MAY 5, 2004

Morning Session begins at 9:00 a.m.

Afternoon Session begins at 1:00 p.m.

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE COUNCIL MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

DUPLICATE AUDIO TAPES MAY BE AVAILABLE AT A COST OF \$3.00 PER TAPE AND DUPLICATE VIDEO TAPES MAY BE AVAILABLE AT A COST OF \$5.00 PER TAPE THROUGH THE CITY CLERK'S OFFICE.

NOTE: CELLULAR PHONES ARE TO BE TURNED OFF DURING THE COUNCIL MEETING.

CEREMONIAL MATTERS

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW
- INVOCATION - REVEREND MARY BREDLAU - BUNKER MORTUARY
- PLEDGE OF ALLEGIANCE
- RECOGNITION OF THE CITIZEN OF THE MONTH
- RECOGNITION OF THE NATIONAL ASSOCIATION OF LETTER CARRIERS FOOD DRIVE DAY
- RECOGNITION OF NATIONAL HISTORIC PRESERVATION WEEK
- RECOGNITION OF AMERICAN RED CROSS POOL SAFETY MONTH
- RECOGNITION OF NATIONAL TENNIS MONTH
- RECOGNITION OF SALVATION ARMY WEEK
- RECOGNITION OF NATIONAL ALS AWARENESS MONTH

BUSINESS ITEMS

1. Any items from the morning session that the Council, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time
2. ABEYANCE ITEM - Discussion and possible action to appoint a City Council member for Ward 2

CONSENT AGENDA

MATTERS LISTED ON THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE AND HAVE BEEN RECOMMENDED FOR APPROVAL BY THE SUBMITTING DEPARTMENTS. ALL ITEMS ON THE CONSENT AGENDA MAY BE APPROVED IN A SINGLE MOTION. HOWEVER, IF A COUNCIL MEMBER SO REQUESTS, ANY CONSENT ITEM MAY BE MOVED TO THE DISCUSSION PORTION OF THE AGENDA AND OTHER ACTION, INCLUDING POSTPONEMENT OR DENIAL OF THE ITEM, MAY TAKE PLACE.

ADMINISTRATIVE - CONSENT

3. Approval to authorize the president of City Parkway V to execute Modification No. 2 to the amended Designated Services Agreement for City Parkway Center Project with Design Workshop, Inc. to include the development of Lighting Design, Site Electrical, Developer Coordination and Marketing for the Union Park Development (61-acres site) (not to exceed \$208,377 - Industrial Development Special Revenue Fund) - Ward 5 (Weekly)

FINANCE & BUSINESS SERVICES DEPARTMENT - CONSENT

4. Approval of Service and Material Checks/Payroll Checks/Wires Transfers/Other Checks and Investments
5. Approval of a Special Event License for Harris Law Firm, Location: Harris Law Center Parking Lot, 801 South 4th Street, Date: May 5, 2004, Type: Special Event Beer/Wine, Event: Annual Open House and Cinco de Mayo Party, Responsible Person in Charge: Amber Holmes - Ward 5 (Weekly)
6. Approval of Special Event Licenses for City of Las Vegas Leisure Services - Cultural Division: Location: Arts District, 1228 South Casino Center Boulevard, Date: May 7, 2004, Type: Special Event Beer/Wine, Event: First Friday May Fun Fest, Responsible Person in Charge: Enrique Tinoco; Location: Arts District, 100 Boulder Avenue, Date: May 7, 2004, Type: Special Event Beer/Wine, Event: First Friday May Fun Fest, Responsible Person in Charge: Matt Marino; Location: Lewis Street Corridor, 399 South 4th Street, Dates: May 13 and 27, 2004, Type: Special Event Beer/Wine, Event: Written in Stone - Lewis Avenue Poetry Under the Stars; Responsible Person in Charge: Troy Warren - Ward 1 (Moncrief)
7. Approval of a Special Event License for Mexican Patriotic Committee, Location: Freedom Park, 850 North Mojave Road, Date: May 9, 2004, Type: Special Event Beer/Wine, Event: Family Picnic-Health Fair, Responsible Person in Charge: Eddie Escobedo - Ward 3 (Reese)
8. Approval of Change of Ownership and Business Name for a Beer/Wine/Cooler Off-sale License and a new Restricted Gaming License for 7 slots subject to the provisions of the fire codes, Health Dept. regulations and confirmation of approval by the Nevada Gaming Commission, From: Sarah Investments, Inc., dba Las Vegas Grocery III, Tallat Ahmad, Dir, Pres, Secy, Treas, 100%, To: Sun City Express, Inc., dba Sun City Express, 6050 Smoke Ranch Road, Renu Taneja, Dir, Pres, Secy, Treas, 100% - Ward 5 (Weekly)
9. Approval of a new Slot Operator Space Lease Location Restricted Gaming License for 12 slots subject to confirmation of approval by the Nevada Gaming Commission, Golden Route Operations, LLC, db at Golden Steer Steak House, 308 West Sahara Avenue - Ward 1 (Moncrief)

FINANCE & BUSINESS SERVICES DEPARTMENT - CONSENT

10. Approval of Change of Location for an Astrology and Psychic Arts and Science License subject to the provisions of the planning and fire codes, Annie Phillips, dba Annie Phillips, From: 2101 South Decatur Boulevard, Suite 16, To: 2801 South Valley View Boulevard, Suite 1, Annie Phillips, 100% - Ward 1 (Moncrief)
11. Approval of a new Burglar Alarm Service License, Crime Busters of Nevada, Inc., dba All Secure Alarm Protection, 4625 Wynn Road, Suite 101, David S. Gross, Dir, Pres, 50%, John C. Perdichizzi, Dir, Secy, Treas, 50% - Clark County
12. Approval of Change of Name for a Martial Arts Instruction Business License, Reylson Gracie, Inc., dba From: Reylson Gracie Jiu-Jitsu, To: Reylson Gracie Jiu-Jitsu Health & Wellness Center, Reylson Gracie, 100% - Ward 4 (Brown)
13. Approval of award of Bid No. 04.1730.18-LED, Gowan North Channel, Phase 3, Durango Drive to Lone Mountain Road and the construction conflicts and contingency reserve set by Finance and Business Services - Department of Public Works - Award recommended to: TAB CONTRACTORS, INC. (\$6,748,806.77 - Road and Flood Capital Projects Fund) - Ward 4 (Brown)
14. Approval of issuance of a purchase order for an Andros F-6A robot (including spare parts and extended warranty) plus spare parts and extended warranty for an existing Andros Mark V-A1 robot - Department of Fire and Rescue - Award recommended to: REMOTEC (\$194,162 - Multipurpose Special Revenue Fund)
15. Approval of award of Bid No. 040231-DAR, Annual Requirements Contract for Playground Equipment - Department of Field Operations - Award recommended to: MIRACLE PLAYGROUND SALES SOUTHWEST (Estimated annual amount \$150,000 - General Fund)
16. Approval of award of Contract No. 040267-LED, Primavera Expedition Software Development - Department of Public Works - Award recommended to: PBS CONSULTING (\$50,000 - General Fund)
17. Approval of award of Bid No. 040238-LED, Asbestos Abatement of Four (4) Condominium Buildings located at 1501 through 1513 Laurelhurst Drive and the construction conflicts and contingency reserve set by Finance and Business Services - Department of Public Works - Award recommended to: CST ENVIRONMENTAL, INC. (\$40,741 - Housing Program Special Revenue Fund) - Ward 1 (Moncrief)
18. Approval of award of Bid No. 03.15341.15-LED, Rescue Relief Vents, Fire Stations No. 2, 900 South Durango Blvd.; Fire Station No. 7, 10101 West Banbury Cross Drive; and Fire Station No. 9, 4747 North Rainbow Blvd. and the construction conflicts and contingency reserve set by Finance and Business Services - Department of Public Works - Award recommended to: TRADE WEST CONSTRUCTION, INC. (\$34,700 - Fire Services Capital Projects Fund) - Wards 2 and 6 (Vacant and Mack)

FIRE AND RESCUE DEPARTMENT - CONSENT

19. Approval of an Interlocal Agreement between the City of Las Vegas and the Southern Nevada Area Communication Council for the transfer of interoperable radio equipment for public safety communications - All Wards

NEIGHBORHOOD SERVICES DEPARTMENT - CONSENT

20. Approval of a Contribution Agreement Homeless Management Information System Statistical Analytical Services contract to reimburse Nevada Partnership for Homeless Youth up to \$37,061 for expenses related to the implementation of a Homeless Management Information System (HMIS) - All Wards
21. Approval of \$170,219.35 Federal HOME funds to Economic Opportunity Board for reimbursement for their Homebuyer Assistance Program - All Wards

PUBLIC WORKS DEPARTMENT - CONSENT

22. Approval to file an amendment to Right-of-Way Grant N-76116 with the Bureau of Land Management for roadway, sanitary sewer and drainage purposes on portions of land lying within the Southwest Quarter of Section 17, Township 19 South, Range 60 East, Mount Diablo Meridian, generally located on the north side of the Elkhorn Road alignment east of the Fort Apache Road alignment and along the Fort Apache Road alignment north of the Elkhorn Road alignment, APNs 125-17-401-007 and -008 - Ward 6 (Mack)
23. Approval to file an amendment to Right-of-Way Grant N-41255 with the Bureau of Land Management for roadway, sanitary sewer and drainage purposes on portions of land lying within the Southeast Quarter of Section 27, Township 20 South, Range 60 East, Mount Diablo Meridian, generally located east of Tenaya Way and north of Westcliff Drive, APNs 138-27-801-004 and -802-006 - Ward 2 (Vacant)
24. Approval to appraise and purchase or condemn right-of-way parcels for the Lone Mountain Trail along Alexander Road between Buffalo Drive and Tenaya Way (\$25,000 - Bureau of Land Management, Southern Nevada Public Lands Management Act) - Ward 4 (Brown)
25. Approval of Interlocal Contract #469 between the City of Las Vegas and the Southern Nevada Regional Transportation Commission for construction and construction management of the Elkhorn Road Overpass at US-95 (\$11,740,000 - Southern Nevada Regional Transportation Commission) - Ward 6 (Mack)
26. Approval of an Encroachment Request from Integrity Engineering on behalf of Earl M. Morimoto, owner (southeast corner of Las Vegas Boulevard and Carson Avenue) - Ward 1 (Moncrief)
27. Approval of an Encroachment Request from Southeast Engineering on behalf of Southwest Homes, LLC, owner (northwest corner of Campbell Road and Elkhorn Road) - Ward 6 (Mack)
28. Approval of an Engineering Design Services Agreement with Carollo Engineers for engineering and construction services to expand current capacity, increase reliability, and enhance security at the Lone Mountain Sewer Lift Station (\$299,937 - Sanitation Fund) - Ward 6 (Mack)

RESOLUTIONS - CONSENT

29. R-77-2004 - Approval of a Resolution directing the City Treasurer to prepare the Sixtieth Assessment Lien Apportionment Report for Special Improvement District No. 808 - Summerlin Area (Levy Assessments) - Ward 2 (Vacant)
30. R-78-2004 - Approval of a Resolution approving the Sixtieth Assessment Lien Apportionment Report for Special Improvement District No. 808 - Summerlin Area (Levy Assessments) - Ward 2 (Vacant)
31. R-79-2004 - Approval of a Resolution directing the City Treasurer to prepare the Eleventh Assessment Lien Apportionment Report for Special Improvement District No. 809 - Summerlin Area (Levy Assessments) - Ward 2 (Vacant)
32. R-80-2004 - Approval of a Resolution approving the Eleventh Assessment Lien Apportionment Report for Special Improvement District No. 809 - Summerlin Area (Levy Assessments) - Ward 2 (Vacant)
33. R-81-2004 - Approval of a Resolution directing the City Treasurer to give notice of the sale of properties subject to the lien of a delinquent assessment District 505 and in certain other districts; and providing other matters properly relating thereto - District 505 in Ward 6 (Mack) and the other districts in various wards
34. R-82-2004 - Approval of a Resolution directing the City Treasurer to give notice of the sale of properties subject to the lien of a delinquent assessment in Special Improvement Districts 404, 707, 808 and 809 and providing other matters properly relating thereto - Wards 2 and 4 (Vacant and Brown)
35. R-83-2004 - Approval of a resolution authorizing the City Director of Finance and Business Services to arrange for the sale of Local Improvement Bonds in conjunction with the Bond Ordinances for the City of Las Vegas, Nevada Special Improvement Districts 1474, 1481, and 1486 - Ward 6 (Mack)

RESOLUTIONS - CONSENT

36. R-84-2004 - A resolution reducing the interest rate on the assessments in the City of Las Vegas, Nevada Special Improvement District No. 707 (Summerlin Area)
37. R-85-2004 - Approval of a Resolution creating the Centennial Celebration 2005 Five Fifteen Club to honor citizens who share the birthday of Las Vegas

REAL ESTATE COMMITTEE - CONSENT

38. Approval of a Second Amendment to the Municipal Court Traffic School Lease located at 2917 West Washington Avenue renewing the Lease until June 30, 2005, with a six-month renewal option (\$11,220 a month - Municipal Court/Rental of Land) - Ward 5 (Weekly)
39. Approval authorizing staff to enter into negotiations with the Boys & Girls Clubs of Las Vegas for a Lease Agreement on vacant land located on a portion of APN 139-25-303-014 at the northwest corner of Harris Avenue and Mojave Road - Ward 3 (Reese)
40. Approval of a Lease Agreement with Barrick GSG L.L.C. dba GOLDSPIKE for the lease of 25 parking spaces located on the third floor of the Stewart Avenue Parking Garage located on the southwest corner of Stewart Avenue and Las Vegas Boulevard (\$1,250 monthly revenue - Park Enterprise Fund) - Ward 5 (Weekly)
41. Approval of a Lease Agreement to lease 5 parking spaces on the surface parking lot located at the southeast corner of Clark Avenue and Las Vegas Boulevard South to the Boulevard Hotel (\$350 monthly revenue - Park Enterprise Fund) - Ward 5 (Weekly)
42. Approval of a Lease Agreement lease 2 parking spaces on the surface parking lot located at the southeast corner of Clark Avenue and Las Vegas Boulevard South to Fredrickson, Mazeika & Grant, LLP (\$150 monthly revenue - Park Enterprise Fund) - Ward 5 (Weekly)
43. Approval of utilizing a maximum of \$95,000 of Redevelopment Set Aside Funds to purchase the residential property located at 807 Lawry Avenue from Wells Fargo Bank prior to a foreclosure sale - Ward 5 (Weekly)
44. Approval of using 18% Set Aside Funds to repay \$500,000 of Community Development Block Grant funding used to purchase property located at Madison Avenue and M Street to facilitate the construction of ten single-family homes - Ward 5 (Weekly)

DISCUSSION / ACTION ITEMS

ADMINISTRATIVE - DISCUSSION

45. ABEYANCE ITEM - Discussion and possible action to establish an employment policy for state legislators and other elected or appointed government officials
46. Report and possible action on the disposition of the Downtown Post Office located at Stewart Avenue and 4th Street - Ward 5 (Weekly)
47. Report on the status of the 61-acre design and development - Ward 5 (Weekly)
48. Discussion and possible action regarding City Parkway IV and City Parkway V executing a Memorandum of Understanding with the Board of Regents of the University and Community College System of Nevada (UCCSN) for the development of an academic medical center on 8 acres of the 61 acres, APN 139-34-110-003 - Ward 5 (Weekly)

BUSINESS DEVELOPMENT - DISCUSSION

49. Report on the status of current Office of Business Development Projects – All Wards

CITY ATTORNEY - DISCUSSION

50. Discussion and possible action on Appeal of Work Card Denial: Held in Abeyance from April 21, 2004. Charles H. Lloyd, 301 Orland Street #25, Las Vegas, Nevada 89108
51. Discussion and possible action on Appeal of Work Card Denial: Approved 11/5/2003 subject to six-month review: Melinda (Mindy) Lou George, 6409 1/2 Alisha Circle, Las Vegas, Nevada 89130
52. Discussion and possible action on Appeal of Work Card Denial: Tamara Carrera, 555 East Silverado Ranch, Building #1062, Las Vegas, Nevada 89123
53. Discussion and possible action on Appeal of Work Card Denial: Tina P. Morton, 305 Bonanza Way, Las Vegas, NV 89101
54. Discussion and possible action on Appeal of Work Card Denial: Caren Lynn Lopez, 4421 W. Washington Avenue, Las Vegas, NV 89107
55. Discussion and possible action on Appeal of Work Card Denial: Keith L. Brooks, 825 Camden Lane Court, North Las Vegas, NV 89030

FINANCE & BUSINESS SERVICES DEPARTMENT - DISCUSSION

56. Discussion and possible action on project funding requests for fiscal year 2005 Capital Improvement Plan
57. ABEYANCE ITEM - Discussion and possible action regarding Temporary Approval of Change of Ownership for a Beer/Wine/Cooler Off-sale License subject to Health Dept. regulations, From: Bells Market Partnership, Caroline Yousif, Ptnr, 50%, Jamal Jeberaeel, Ptnr, 50%, To: Sabah Shoshani, dba Bells Market, 720 West Owens Avenue, Sabah H. Shoshani, 100% - Ward 5 (Weekly)
58. Discussion and possible action regarding Temporary Approval of a new Martial Arts Instruction Business License subject to the provisions of the fire codes, C.R.I. - Counter Terrorism Training, LLC, dba C.R.I. - Counter Terrorism Training, 3214 West Desert Inn Road, Doron S. Benbenisty, Mgr, 85%, Christine M. Benbenisty, Mgr, 15% - Ward 1 (Moncrief)
59. Discussion and possible action regarding a new Massage Establishment License subject to the provisions of the planning codes, Jason Samuel Aguirre, dba Myo Works, 2701 North Tenaya Way, #100, Jason S. Aguirre, 100% (NOTE: Item to be heard in the afternoon session in conjunction with Item #101 - SUP-3947) - Ward 4 (Brown)
60. Discussion and possible action to reconsider the City Council's Action of March 17, 2004, denying the application for Young Il Kong dba Grand Master Kong Taekwon-do, 1780 North Buffalo Drive, Suite 105, Young Il Kong, 100% - Ward 4 (Brown)
61. Discussion and possible action regarding a new Martial Arts Instruction Business License subject to the provisions of the fire code, Young Il Kong, dba Grand Master Kong Taekwon-do, 1780 North Buffalo Drive, Suite 105, Young Il Kong, 100% - Ward 4 (Brown)

PUBLIC WORKS DEPARTMENT - DISCUSSION

62. Discussion and possible action regarding the award or delay of a construction contract for Special Improvement District 1502 - Grand Montecito Parkway (between Elkhorn Road and Centennial Parkway) - Ward 6 (Mack)

BOARDS & COMMISSIONS - DISCUSSION

- 63. ABEYANCE ITEM - CHILD CARE LICENSING BOARD – Lolanda Bunch, Term Expiration 6-2007 (Resigned)
- 64. CLARK COUNTY DISTRICT BOARD OF HEALTH – Sherry Colquitt, Term Expiration 5-15-2004

RECOMMENDING COMMITTEE REPORTS - DISCUSSION

BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING

- 65. Bill No. 2004-23 – Annexation No. ANX-3835 – Property location: On the northeast corner of Cartier Avenue and Maverick Street; Petitioned by: Saint Mary Coptic Orthodox Church; Acreage: 2.42 acres; Zoned: R-E (County zoning), R-E (City equivalent). Sponsored by: Councilman Lawrence Weekly
- 66. Bill No. 2004-24 – Annexation No. ANX-3871 – Property location: On the southwest corner of Buffalo Drive and Iron Mountain Road; Petitioned by: CCM Trust; Acreage: 10.75 acres; Zoned: R-E (County zoning), U (R-E) (City equivalent). Sponsored by: Councilman Michael Mack
- 67. Bill No. 2004-26 – Establishes the “Las Vegas Boulevard Scenic Byway Overlay District,” together with related regulations governing signage. Proposed by: Robert S. Genzer, Director of Planning and Development

BILLS ELIGIBLE FOR ADOPTION AT A LATER MEETING

THERE IS NO PUBLIC COMMENT ON THESE ITEMS AND NO ACTION WILL BE TAKEN BY THE COUNCIL AT THIS MEETING, EXCEPT THOSE ITEMS WHICH MAY BE STRICKEN OR TABLED. PUBLIC TESTIMONY TAKES PLACE AT THE RECOMMENDING COMMITTEE MEETING HELD FOR THAT PURPOSE.

- 68. Bill No. 2004-30 – Requires merchants to make certain disclosures in connection with the sale of motorized scooters and motorized skateboards. Sponsored by: Councilman Michael Mack
- 69. Bill No. 2004-31 – Prohibits the breeding or training of animals for the purpose of using them in an animal fighting venture. Sponsored by: Councilman Michael Mack
- 70. Bill No. 2004-32 – Ordinance Creating Special Improvement District No. 607 - Cliff's Edge. Sponsored By: Step Requirement
- 71. Bill No. 2004-33 – Levies Assessments for Special Improvement District No. 607 - Cliff's Edge. Sponsored By: Step Requirement
- 72. Bill No. 2004-34 – Levies Assessment for Special Improvement District No. 1485 - Alta Drive (Landscape Maintenance FY2005). Sponsored by: Step Requirement
- 73. Bill No. 2004-35 – Authorizing the issuance of Local Improvement Bonds, Series 2004 for the City of Las Vegas, Nevada Special Improvement District No. 607 Cliff's Edge not to exceed \$51,185,000. - Ward 6 (Mack)

NEW BILLS

THERE IS NO PUBLIC COMMENT ON THESE ITEMS. NEW BILLS ARE READ INTO THE RECORD AND REFERRED TO RECOMMENDING COMMITTEE FOR A SEPARATE HEARING TO RECEIVE PUBLIC TESTIMONY BEFORE ACTION BY THE COUNCIL AT A LATER MEETING. EXCEPTION: EMERGENCY BILLS OR THOSE ITEMS TO BE STRICKEN OR TABLED.

- 74. Bill No. 2004-36 – An ordinance amending Ordinance No. 5533 authorizing the issuance by the City of Las Vegas of its General Obligation (Limited Tax) Parking Bonds (Additionally Secured by Pledged Revenues), Series 2002A, and providing other matters relating thereto - Ward 5 (Weekly)

NEW BILLS

THERE IS NO PUBLIC COMMENT ON THESE ITEMS. NEW BILLS ARE READ INTO THE RECORD AND REFERRED TO RECOMMENDING COMMITTEE FOR A SEPARATE HEARING TO RECEIVE PUBLIC TESTIMONY BEFORE ACTION BY THE COUNCIL AT A LATER MEETING. EXCEPTION: EMERGENCY BILLS OR THOSE ITEMS TO BE STRICKEN OR TABLED.

75. Bill No. 2004-37 – Prohibits the sale of new vehicles (cars and trucks) on Sundays. Sponsored by: Councilman Michael Mack
76. Bill No. 2004-38 – Bond Ordinance providing for the issuance by the City of Las Vegas of its Registered Local Improvement District Bonds Series 2004B, for Special Improvement Districts (SID) numbers 1474 and 1486 in an amount not to exceed \$750,000 - Ward 6 (Mack)
77. Bill No. 2004-39 – Bond Ordinance providing for the issuance by the City of Las Vegas of its Registered Local Improvement District Bonds Series 2004A, for Special Improvement District (SID) number 1481 in an amount not to exceed \$2,800,000 - Ward 6 (Mack)

1:00 P.M. - AFTERNOON SESSION

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

HEARINGS - DISCUSSION

79. Public hearing and possible action on the submittal of the Clark County and City of Las Vegas Housing and Urban Development (HUD) 2004 Action Plan of the HUD Consolidated Plan for allocation of \$11,909,700 - All Wards

PLANNING & DEVELOPMENT DEPARTMENT

The items listed below, where appropriate, have been reviewed by the various City departments relative to requirements for storm drainage and flood control, connection to sanitary sewer, traffic circulation, and building and fire regulations. Their comments and/or recommendations and requirements have been incorporated into the action.

PLANNING & DEVELOPMENT DEPARTMENT - CONSENT

PM SESSION - ALL ITEMS LISTED ON THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE AND HAVE BEEN RECOMMENDED FOR APPROVAL. ALL ITEMS ON THE CONSENT AGENDA MAY BE APPROVED IN A SINGLE MOTION. HOWEVER, IF A COUNCIL MEMBER SO REQUESTS, ANY CONSENT ITEM MAY BE MOVED TO THE DISCUSSION PORTION OF THE AGENDA AND OTHER ACTION, INCLUDING POSTPONEMENT OR DENIAL OF THE ITEM, MAY TAKE PLACE.

80. EXTENSION OF TIME - SPECIAL USE PERMIT - EOT-4166 - APPLICANT/OWNER: CITYSTOP VI, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Special Use Permit (U-0032-02) FOR A MINOR AUTO REPAIR FACILITY at 3220 North Durango Drive (APN: 138-09-422-003, 004 and 005), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown). Staff recommends APPROVAL
81. EXTENSION OF TIME - REZONING - EOT-4181 - OWNER/APPLICANT: GOLDEN RULE, INC. - Request for an Extension of Time on an approved Rezoning (Z-0092-01) FROM: R-E (Residence Estates) TO: R-3 (Medium Density Residential) on 2.99 acres at 832 North Eastern Avenue (APN: 139-25-301-001), Ward 3 (Reese). Staff recommends APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – CONSENT

82. EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - EOT-4191 - OWNER/APPLICANT: GOLDEN RULE, INC. - Request for an Extension of Time on an approved Site Development Plan Review [Z-0092-01(1)] and a Reduction in the amount of Required Parking Lot Landscaping FOR A PROPOSED 3,948 SQUARE FOOT DAYCARE/PRESCHOOL FACILITY, A 14,000 SQUARE FOOT RECREATIONAL FACILITY, AND A 5,594 SQUARE FOOT CHURCH BUILDING on 2.99 acres at 832 North Eastern Avenue (APN: 139-25-301-001), R-3 (Medium Density Residential) Zone, Ward 3 (Reese). Staff recommends APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

83. REVIEW OF CONDITION - PUBLIC HEARING - ROC-4170 - APPLICANT: ASTORIA HOMES - OWNER: ASTORIA NORTHWEST 40, LIMITED LIABILITY COMPANY - Request for a Review of Condition Number 5 of an approved Site Development Plan Review (SDR-3482), which required that a General Plan Amendment to MLA-TC (Medium-Low Attached Residential - Town Center) be approved by City Council prior to the submittal of a Tentative Map for a 751-lot single-family residential development adjacent to the northeast corner of Farm Road and Fort Apache Road (APN: 125-17-201-001 and a portion of 125-17-201-002), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Land Use Designation], Ward 6 (Mack). Staff recommends APPROVAL
84. SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3996 - APPLICANT: FIRST STREET VENTURES, LIMITED LIABILITY COMPANY - OWNER: EQUILON ENTERPRISES, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and Waivers for a reduction of perimeter, parking lot, and sidewalk landscaping FOR A PROPOSED 2,762 SQUARE-FOOT GENERAL RETAIL BUILDING AND A 408 SQUARE-FOOT DRIVE THROUGH COFFEE KIOSK on 0.49 acres at 1509 West Charleston Boulevard (APN: 162-04-501-001 & 002) C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL
85. MASTER DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - MDR-3867 - APPLICANT/OWNER: HOWARD HUGHES PROPERTIES - Request for a Master Development Plan Review FOR SUMMERLIN VILLAGE 24 on 502.2 acres adjacent to the west side of Sky Vista Drive, between Alta Drive and Charleston Boulevard (a portion of APN: 137-22-000-010 and a portion of 164-04-000-011), P-C (Planned Community) Zone, Ward 2 (Vacant). The Planning Commission (7-0 vote) and staff recommend APPROVAL
86. MAJOR MODIFICATION - PUBLIC HEARING - MOD-3955 - APPLICANT: CLIFFS EDGE, LIMITED LIABILITY COMPANY - OWNER: CLIFFS EDGE, LIMITED LIABILITY COMPANY, ET AL - Request for a Major Modification to the Cliff's Edge Master Development Plan TO CHANGE LAND USE DESIGNATIONS FROM: VILLAGE COMMERCIAL TO: MEDIUM LOW DENSITY RESIDENTIAL AND MEDIUM DENSITY RESIDENTIAL; FROM: MEDIUM DENSITY RESIDENTIAL TO: RESIDENTIAL SMALL LOT; AND FROM: MEDIUM LOW DENSITY RESIDENTIAL TO: PUBLIC FACILITIES; TO MODIFY SECTION 6.2.3 REGARDING RETAINING WALLS; AND TO MODIFY TABLE 1 (SECTION 2.2) TO REFLECT CHANGES TO THE LAND USE CATEGORIES on 40 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road (APN: 126-13-401-014; 126-13-701-002, 003, 004, and 008; 126-24-501-004; 126-24-601-002 and 003), PD (Planned Development) Zone, Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
87. VACATION - PUBLIC HEARING - VAC-3861 - APPLICANT: CITY OF LAS VEGAS - Petition to Vacate a 20-foot wide public trail easement known as the "Pioneer Way Trail," generally located on the west side of Pioneer Way, from Deer Springs Way to Severance Lane; thence northerly to Farm Road; thence westerly along the north side of Farm Road to Buffalo Drive; thence northerly along the east side of Buffalo Drive to Whispering Sands Drive, Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
88. VACATION - PUBLIC HEARING - VAC-3926 - APPLICANT: HENRY BRENT COMPANY - OWNER: STEADFAST AMX I, LIMITED LIABILITY COMPANY AND STEADFAST AMX II, LIMITED LIABILITY COMPANY, ET AL - Petition to Vacate Third Street between Ogden Avenue and Stewart Avenue, Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

89. VACATION - PUBLIC HEARING - VAC-3932 - APPLICANT: PACIFIC COAST DEVELOPMENT - OWNER: DARK, LIMITED LIABILITY COMPANY - Petition to Vacate portions of Rebecca Road between Ann Road and El Campo Grande Avenue, Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
90. ABEYANCE ITEM - VARIANCE - PUBLIC HEARING - VAR-3880 - APPLICANT/OWNER: ASIE JAH - Request for a Variance TO ALLOW FIVE PARKING SPACES WHERE SIX ARE REQUIRED FOR A PROPOSED OFFICE on 0.18 acres at 2413 Maroney Avenue (APN: 162-02-410-096) R-2 (Medium-Low Density Residential) under Resolution of Intent to N-S (Neighborhood Service) Zone, Ward 3 (Reese). The Planning Commission (6-0 vote) and staff recommend APPROVAL
91. ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-3880 - PUBLIC HEARING - SDR-3710 - APPLICANT/OWNER: ASIE JAH - Request for a Site Development Review FOR A PROPOSED LAW OFFICE AND FOR A WAIVER OF THE PERIMETER PARKING LOT LANDSCAPING REQUIREMENTS on 0.18 acres at 2413 Maroney Avenue (APN: 162-02-410-096) R-2 (Medium-Low Density Residential) under Resolution of Intent to N-S (Neighborhood Service) Zone, Ward 3 (Reese). The Planning Commission (6-0 vote) and staff recommend APPROVAL
92. VARIANCE - PUBLIC HEARING - VAR-4001 - APPLICANT/OWNER: JOSEPH & LONNIE NOBLE - Request for a VARIANCE TO ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) DISTRICT ON 2.19 ACRES WHERE A MINIMUM OF FIVE ACRES IS REQUIRED adjacent to the south side of Lone Mountain Road, approximately 1020 feet east of Torrey Pines Drive (APN: 138-02-501-008), R-E (Residence Estates) Zone [Proposed: R-PD2 (Residential Planned Development – 2 Units per Acre)], Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
93. REZONING RELATED TO VAR-4001 - PUBLIC HEARING - ZON-3998 - APPLICANT/OWNER: JOSEPH & LONNIE NOBLE - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD2 (Residential Planned Development - 2 Units per Acre) on 2.19 acres adjacent to the south side of Lone Mountain Road, approximately 1,020 feet east of Torrey Pines Drive (APN: 138-02-501-008), Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
94. WAIVER RELATED TO VAR-4001 AND ZON-3998 - PUBLIC HEARING - WVR-4002 - APPLICANT/OWNER: JOSEPH & LONNIE NOBLE - Request for TITLE 18 WAIVERS TO ALLOW A 625-FOOT LONG PRIVATE DRIVE WHERE 200 FEET IS THE MAXIMUM ALLOWED, AND TO ALLOW A MODIFIED TURN-AROUND WHERE A CIRCULAR TURN-AROUND OR EMERGENCY ACCESS GATE IS REQUIRED adjacent to the south side of Lone Mountain Road, approximately 1,020 feet east of Torrey Pines Drive (APN: 138-02-501-008), R-E (Residence Estates) Zone [Proposed: R-PD2 (Residential Planned Development – 2 Units per Acre)], Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
95. SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-4001, ZON-3998 AND WVR-4002 - PUBLIC HEARING - SDR-3999 - APPLICANT/OWNER: JOSEPH & LONNIE NOBLE - Request for a Site Development Plan Review and a Waiver of perimeter landscaping standards FOR A FOUR-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 2.19 acres adjacent to the south side of Lone Mountain Road, approximately 1,020 feet east of Torrey Pines Drive (APN: 138-02-501-008), R-E (Residence Estates) Zone [Proposed: R-PD2 (Residential Planned Development - 2 Units per Acre)], Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
96. ABEYANCE ITEM - VARIANCE - PUBLIC HEARING - VAR-3288 - APPLICANT: PAUL AND SANDY BROSSEAU - Request for a Variance to ALLOW A 5 FOOT SIDE SETBACK WHERE 10 FEET IS REQUIRED FOR an addition to an existing single family dwelling at 304 Canyon Drive (APN: 139-32-211-031), R-E (Residence Estates) Zone, Ward 1 (Moncrief). Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

97. VARIANCE - PUBLIC HEARING - VAR-4232 - APPLICANT: TANEY ENGINEERING - OWNER: CITATION HOMES - Request for a Variance TO ALLOW A 50 FOOT SETBACK FOR A PROPOSED MULTI-FAMILY BUILDING FROM A SINGLE FAMILY RESIDENTIAL PROPERTY WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE AN 82 FOOT SETBACK AND FOR A WAIVER TO ALLOW THE VARIANCE TO GO DIRECTLY TO CITY COUNCIL WITHOUT ACTION BY THE PLANNING COMMISSION on 1.04 acres adjacent to the south side of Van Buren Avenue approximately 350 feet East of Lamb Boulevard (APN: 140-29-101-009), R-2 (Medium-Low Density Residential) Zone under Resolution of Intent to R-3 (Medium Density Residential) Zone, Ward 3 (Reese). Staff recommends APPROVAL
98. SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-4232 - PUBLIC HEARING - SDR-4139 - APPLICANT: TANEY ENGINEERING - OWNER: CITATION HOMES - Request for a Site Development Plan Review FOR A 12-UNIT MULTI-FAMILY DEVELOPMENT on 1.04 acres adjacent to the south side of Van Buren Avenue approximately 350 feet East of Lamb Boulevard (APN: 140-29-101-009), R-2 (Medium-Low Density Residential) Zone under Resolution of Intent to R-3 (Medium Density Residential) Zone, Ward 3 (Reese). Staff recommends APPROVAL
99. REQUIRED ONE-YEAR REVIEW - PUBLIC HEARING - SPECIAL USE PERMIT - RQR-4177 - APPLICANT: JACKPOT BAIL BONDS - OWNER: KRISHNA, INC. - Request for a Required One-Year Review on an approved Special Use Permit (SUP-1841) FOR A PROPOSED BAILBOND SERVICE at 124 South Sixth Street, Suite 150 (APN: 139-34-611-051), C-2 (General Commercial) Zone, Ward 5 (Weekly). Staff recommends APPROVAL
100. ABEYANCE ITEM - SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3152 - REAGAN NATIONAL ADVERTISING ON BEHALF OF NORIKO TAKADA OBA QUALIFIED TRUST - Appeal filed the applicant from the Denial by the Planning Commission of a request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 5300 West Sahara Avenue (APN: 163-01-804-006), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (5-0 vote) and staff recommend DENIAL
101. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3947 - APPLICANT: JASON AGUIRRE - OWNER: THL, LIMITED LIABILITY COMPANY - Request for a Special Use Permit and Waivers from the 400-foot distance separation requirement from an existing City Park and the 1,000-foot distance separation requirement from an existing massage establishment FOR A PROPOSED MASSAGE ESTABLISHMENT at 2701 Tenaya Way, Suite #100 (APN: 138-15-710-009), C-PB (Planned Business Park) Zone, Ward 4 (Brown). (NOTE: Item be heard in conjunction with Morning Session Item # 59) The Planning Commission (7-0 vote) and staff recommend APPROVAL
102. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3961 - APPLICANT: NAMEER KALANDOS - OWNER: MEHRAN DAVID KOHANBASH - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION) IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE at 5000 West Charleston Boulevard, Suite 7 (APN: 138-36-804-002), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL
103. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3969 - APPLICANT: ADVANCE AMERICA, CASH ADVANCE CENTERS OF NEVADA, INC. - OWNER: ROGER ANDERSON - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED at 5950 West Charleston Boulevard, Suite 110 (APN: 138-36-406-006), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
104. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3972 - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: RITA QUAM FAMILY TRUST - Appeal filed by the applicant from the Denial by the Planning Commission of a request for a Special Use Permit FOR A PROPOSED OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 6750 West Sahara Avenue (APN: 163-02-415-012), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (5-2 vote) recommends DENIAL. Staff recommends APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

105. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3973 - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: J.G. SAHARA, LIMITED LIABILITY COMPANY - Appeal filed by the applicant from the Denial by the Planning Commission of a request for a Special Use Permit FOR A PROPOSED OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1000 East Sahara Avenue (APN: 162-03-801-116), C-1 (Limited Commercial) Zone, Ward 3 (Reese). The Planning Commission (6-1 vote) recommends DENIAL. Staff recommends APPROVAL
106. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3983 - APPLICANT: SCOTT STROMWALL - OWNER: RAY ST. CLAIR - Request for a Special Use Permit FOR PROPOSED MOTOR VEHICLE SALES (USED) ON A PARCEL LESS THAN 25,000 SQUARE FEET IN AREA IN CONJUNCTION WITH AN EXISTING MINOR AUTO REPAIR GARAGE at 210 West Wyoming Avenue (APN: 162-04-608-015), M (Industrial) Zone, Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL
107. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3984 - APPLICANT: ISLAND RESTAURANT - OWNER: HOWARD HUGHES CANYON POINTE Q4 - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB located adjacent to the northwest corner of Charleston Boulevard and Pavilion Center Drive (APN: 137-36-414-004), P-C (Planned Community) Zone, Ward 2 (Vacant). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
108. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3986 - APPLICANT: MUSTAFA KAVRUKLAR - OWNER: RITA QUAM FAMILY TRUST - Request for a Special Use Permit and a Waiver from the 400-foot distance separation requirement from an existing church FOR A SUPPER CLUB located at 6750 West Sahara Avenue (APN: 163-02-415-012), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL
109. ABEYANCE ITEM - REZONING - PUBLIC HEARING - ZON-2457 - DONNA F. BEAM REVOCABLE TRUST - Request for a Rezoning FROM: U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] TO: C-1 (Limited Commercial) Zone on 3.88 acres adjacent to the northeast and southeast corners of Smoke Ranch Road and Buffalo Drive (APN: 138-15-402-001 and 138-22-101-001) Ward 4 (Brown). The Planning Commission (4-2 vote) and staff recommend APPROVAL
110. SPECIAL USE PERMIT RELATED TO ZON-2457 - PUBLIC HEARING - SUP-3896 - APPLICANT: INVESTMENT EQUITY BUILDERS - OWNER: DONNA F. BEAM REVOCABLE TRUST - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) AND A WAIVER FROM THE 1,500 FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING SCHOOL, CHURCH, AND CITY PARK adjacent to the northeast corner of Smoke Ranch Road and Buffalo Drive (APN: 138-15-402-001), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown). Staff recommends DENIAL. The Planning Commission (5-0-2 vote) recommends APPROVAL
111. ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-2457 AND SUP-3896 - PUBLIC HEARING - SDR-2458 - DONNA F. BEAM REVOCABLE TRUST - Request for a Site Development Plan Review FOR TWO PROPOSED COMMERCIAL BUILDINGS on 3.88 acres adjacent to the northeast and southeast corners of Smoke Ranch Road and Buffalo Drive (APN: 138-15-402-001 and 138-22-101-001) U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 4 (Brown). The Planning Commission (4-2 vote) and staff recommend APPROVAL
112. ABEYANCE ITEM - REZONING - PUBLIC HEARING - ZON-3665 - APPLICANT/OWNER: DONNA J. CAPRI - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.16 acres adjacent to the southwest corner of Eastern Avenue and Canosa Avenue (APN: 162-02-713-114), Ward 3 (Reese). The Planning Commission (6-0 vote) and staff recommend APPROVAL
113. ABEYANCE ITEM - REZONING - PUBLIC HEARING - ZON-3919 - APPLICANT/OWNER: CORNERSTONE COMPANY - Request for a Rezoning FROM: R-4 (High Density Residential) TO: C-1 (Limited Commercial) on 0.46 acres adjacent to the northwest corner of Colorado Avenue and 4th Street (APN: 162-03-110-011), Ward 1 (Moncrief). The Planning Commission (4-0-2 vote) and staff recommend APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

114. ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3919 - PUBLIC HEARING - SDR-3920 - APPLICANT/OWNER: CORNERSTONE COMPANY - Request for a Site Development Plan Review and Waivers of the Downtown Centennial Plan streetscape and parking standards FOR A PROPOSED MODULAR OFFICE on 0.46 acres adjacent to the northwest corner of Colorado Avenue and 4th Street (APN: 162-03-110-011), R-4 (High Density Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 1 (Moncrief). The Planning Commission (4-0-2 vote) and staff recommend APPROVAL
115. REZONING - PUBLIC HEARING - ZON-3708 - APPLICANT/OWNER: EMERALD CREST HOLDINGS, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-1 (Single-Family Residential) TO: R-3 (Medium Density Residential) on 0.29 acres adjacent to the northeast corner of Torrey Pines Drive and Garwood Avenue (APN: 138-35-517-001), Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL
116. REZONING - PUBLIC HEARING - ZON-4124 - APPLICANT/OWNER: DAVID LITVAK - Request for a Rezoning FROM: R-4 (HIGH-DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.16 acres located at 203 and 205 East Colorado Avenue (APN: 162-03-110-053), Ward 1 (Moncrief). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
117. SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4124 - PUBLIC HEARING - SDR-3768 - APPLICANT/OWNER: DAVID LITVAK - Request for a Site Development Plan Review and Waivers of the Downtown Centennial Plan streetscape standards and perimeter landscaping standards FOR A PROPOSED 1,100 SQUARE-FOOT ANTIQUE STORE on 0.16 acres located at 203 and 205 East Colorado Avenue (APN: 162-03-110-053), R-4 (High Density Residential) Zone, Ward 1 (Moncrief). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
118. REZONING - PUBLIC HEARING - ZON-3976 - APPLICANT: CHRYSALIS INVESTMENTS, LIMITED LIABILITY COMPANY - OWNER: SCME, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-E (Residence Estates) TO: C-1 (Limited Commercial) on 3.88 acres adjacent to the southeast corner of Thom Boulevard and Rome Boulevard (APN: 125-24-802-001 & 002), Ward 6 (Mack). The Planning Commission (6-0-1 vote) recommends DENIAL. Staff recommends APPROVAL
119. SPECIAL USE PERMIT RELATED TO ZON-3976 - PUBLIC HEARING - SUP-3980 - APPLICANT: CHRYSALIS INVESTMENTS, LIMITED LIABILITY COMPANY - OWNER: SCME, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED MINI-WAREHOUSE FACILITY adjacent to the southeast corner of Thom Boulevard and Rome Boulevard (APN: 125-24-802-001 & 002) R-E (Residence Estates) Zone, [Proposed: C-1 (Limited Commercial) Zone], Ward 6 (Mack). The Planning Commission (6-0-1 vote) recommends DENIAL. Staff recommends APPROVAL
120. SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3976 AND SUP-3980 - PUBLIC HEARING - SDR-3979 - APPLICANT: CHRYSALIS INVESTMENTS, LIMITED LIABILITY COMPANY - OWNER: SCME, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED MINI-WAREHOUSE FACILITY on 3.88 acres adjacent to the southeast corner of Thom Boulevard and Rome Boulevard (APN: 125-24-802-001 & 002), R-E (Residence Estates) Zone, [Proposed: C-1 (Limited Commercial) Zone], Ward 6 (Mack). The Planning Commission (6-0-1 vote) recommends DENIAL. Staff recommends APPROVAL
121. REZONING - PUBLIC HEARING - ZON-3995 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH - Request for a Rezoning FROM: U (Undeveloped) [SC (Service Commercial) General Plan Designation] TO: C-1 (Limited Commercial) on 12.50 acres adjacent to the northwest corner of Rainbow Boulevard and Westcliff Drive (APN: 138-27-802-001; 138-27-802-004), Ward 2 (Vacant). The Planning Commission (7-0 vote) and staff recommend APPROVAL
122. SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3995 - PUBLIC HEARING - SDR-3997 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH - Request for a Site Development Plan Review and a Waiver of the parking lot landscaping standards FOR A PROPOSED 40,649 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP AND A 1,200 SQUARE-FOOT TEMPORARY MODULAR BUILDING on 12.50 acres adjacent to the northwest corner of Rainbow Boulevard and Westcliff Drive (APN: 138-27-802-001; 138-27-802-004), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [Proposed: C-1 (Limited Commercial) Zone], Ward 2 (Vacant). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

123. GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3977 - APPLICANT: D R. JAS GROVER - OWNERS: HELEN GOULETTE, ET AL - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on 1.38 acres adjacent to the northeast corner of Rancho Drive and Oakey Drive (APN: 162-04-210-101 thru 103), Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend DENIAL
124. REZONING RELATED TO GPA-3977 - PUBLIC HEARING - ZON-3981 - APPLICANT: DR. JAS GROVER - OWNERS: HELEN GOULETTE, ET AL - Request for a Rezoning FROM: R-E (Residence Estates) TO: P-R (Professional Office and Parking) on 1.38 acres located adjacent to the northeast corner of Rancho Drive and Oakey Drive (APN: 162-04-210-101 thru 103), Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend DENIAL
125. SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3977 AND ZON-3981 - PUBLIC HEARING - SDR-3982 - APPLICANT: DR. JAS GROVER - OWNERS: HELEN GOULETTE, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 11,200 SQUARE-FOOT MEDICAL OFFICE on 1.38 acres adjacent to the northeast corner of Rancho Drive and Oakey Drive (APN: 162-04-210-101 thru 103), R-E (Residence Estates) Zone, [Proposed: P-R (Professional Office and Parking) Zone], Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend DENIAL
126. GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3985 - APPLICANT/OWNER: JOHN LEE AND ONG PARTNERS, LIMITED LIABILITY COMPANY - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on 1.30 acres adjacent to the south side of Via Olivero Avenue, approximately 950 feet east of Buffalo Drive (APN: a portion of 163-03-402-017), Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL
127. REZONING RELATED TO GPA-3985 - PUBLIC HEARING - ZON-3987 - APPLICANT/OWNER: JOHN LEE AND ONG PARTNERS, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (Undeveloped) [R (Rural Density Residential) General Plan Designation] TO: O (Office) and FROM: U (Undeveloped) [SC (Service Commercial) General Plan Designation] TO: C-1 (Limited Commercial) on 4.86 acres adjacent to the north side of Sahara Avenue, approximately 950 feet east of Buffalo Drive (APN: 163-03-402-017), Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL
128. SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3985 AND ZON-3987 - PUBLIC HEARING - SDR-3988 - APPLICANT/OWNER: JOHN LEE AND ONG PARTNERS, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a Waiver of foundation landscaping standards FOR A PROPOSED 42,400 SQUARE-FOOT OFFICE BUILDING AND 12,800 SQUARE-FOOT RETAIL BUILDING on 4.86 acres adjacent to the north side of Sahara Avenue, approximately 950 feet east of Buffalo Drive (APN: 163-03-402-017), U (Undeveloped) [R (Rural Density Residential) and [SC (Service Commercial) General Plan Designations], [Proposed: O (Office) and C-1 (Limited Commercial) Zone], Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL
129. GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4000 - APPLICANT/OWNER: VALENCIA COMMUNITIES, INC. - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: DR (Desert Rural Density Residential) TO: MLA (Medium-Low Attached Density Residential) on 2.92 acres located at 1700 South Buffalo Drive (APN: 163-03-201-003 thru 005), Ward 1 (Moncrief). The Planning Commission (2-5 vote on a motion for approval) and staff recommend DENIAL
130. VARIANCE RELATED TO GPA-4000 - PUBLIC HEARING - VAR-4005 - APPLICANT/OWNER: VALENCIA COMMUNITIES, INC. - Request for a Variance TO ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT ON 2.92 ACRES WHERE A MINIMUM OF FIVE ACRES IS REQUIRED located at 1700 South Buffalo Drive (APN: 163-03-201-003 thru 005), R-E (Residence Estates) Zone, Proposed: R-PD10 (Residential Planned Development - 10 Units per Acre), Ward 1 (Moncrief). The Planning Commission (5-2 vote) and staff recommend DENIAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

131. REZONING RELATED TO GPA-4000 AND VAR-4005 - PUBLIC HEARING - ZON-4003 - APPLICANT/OWNER: VALENCIA COMMUNITIES, INC. - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD10 (Residential Planned Development - 10 Units per Acre) on 2.92 acres located at 1700 South Buffalo Drive (APN: 163-03-201-003 thru 005), Ward 1 (Moncrief). The Planning Commission (5-2 vote) and staff recommend DENIAL
132. SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4000, VAR-4005 AND ZON-4003 - PUBLIC HEARING - SDR-4004 - APPLICANT/OWNER: VALENCIA COMMUNITIES, INC. - Request for a Site Development Plan Review FOR A 28-UNIT ATTACHED SINGLE-FAMILY DEVELOPMENT on 2.92 acres located at 1700 South Buffalo Drive (APN: 163-03-201-003 thru 005), R-E (Residence Estates) Zone, Proposed: R-PD10 (Residential Planned Development - 10 Units per Acre), Ward 1 (Moncrief). The Planning Commission (5-2 vote) and staff recommend DENIAL
133. SET DATE ON ANY APPEALS FILED OR REQUIRED PUBLIC HEARINGS FROM THE CITY PLANNING COMMISSION MEETINGS, CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE AND DANGEROUS BUILDING OR NUISANCE/LITTER ABATEMENTS

ADDENDUM

CITIZENS PARTICIPATION

Items raised under this portion of the City Council Agenda cannot be deliberated or acted upon until the notice provisions of the Open Meeting Law have been met. If you wish to speak on a matter not listed on the agenda, please step up to the podium and clearly state your name and address. In consideration of others, avoid repetition, and limit your comments to no more than three (3) minutes. To ensure all persons equal opportunity to speak, each subject matter will be limited to ten (10) minutes

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

City Hall Plaza, Special Outside Posting Bulletin Board
Court Clerk's Office Bulletin Board, City Hall Plaza
Las Vegas Library, 833 Las Vegas Boulevard North
Clark County Government Center, 500 S. Grand Central Parkway
Grant Sawyer Building, 555 E. Washington Avenue

City of Las Vegas

CITY COUNCIL MEETING
CITY HALL, 400 STEWART AVENUE
COUNCIL CHAMBERS
WEDNESDAY, MAY 5, 2004
9:00 A.M.

ADDENDUM:

NEIGHBORHOOD SERVICES DEPARTMENT - DISCUSSION

- 61A. Report and possible action on the Sky Vue Mobile Home Park, 15 West Owens Avenue and to allocate funds for temporary housing and relocation costs of displaced residents in an amount not to exceed \$100,000 and other matters pertaining thereto - Ward 5 (Weekly)

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

City Hall Plaza, Special Outside Posting Bulletin Board
Court Clerk's Office Bulletin Board, City Hall Plaza
Las Vegas Library, 833 Las Vegas Boulevard North
Clark County Government Center, 500 S. Grand Central Parkway
Grant Sawyer Building, 555 E. Washington Avenue

EXHIBIT B

(Attach Affidavit of Publication of Notice of Sale)

RECEIVED
CITY CLERK

2004 JUN 30 A 10: 37

AFFP DISTRICT COURT
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK)

SS:

Donna Stark, being 1st duly sworn, deposes and says:

That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for,

LV CITY CLERK
3427005

2296311LV

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 06/25/2004 to 06/25/2004, on the following days: JUNE 25, 2004

Signed: _____

Donna Stark

SUBSCRIBED AND SWORN BEFORE ME THIS THE _____

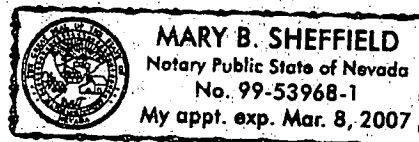
25

day of _____ 2004

June

Mary B. Sheffield

Notary Public



RECEIVED
CITY CLERK

2004 AUG -9 A 10: 27

AFFP DISTRICT COURT
Clark County, Nevada
AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

Donna Stark, being 1st duly sworn, deposes and says:

That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for,

LV CITY CLERK
3464921

2296311LV

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 07/15/2004 to 07/15/2004, on the following days: JULY 15, 2004

Signed: _____

Donna Stark

SUBSCRIBED AND SWORN BEFORE ME THIS THE _____

21

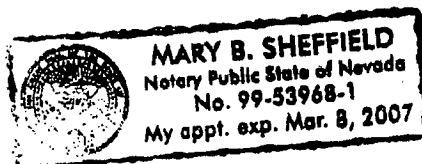
day of _____ 2004

July

Mary B. Sheffield

Notary Public

PLEASE SEE ATTACHED



Notice is hereby given that the City Treasurer of the City of Las Vegas will at the hour of 2:00 p.m. on Tuesday, July 27, 2004, at the Council Chambers, Las Vegas City Hall Complex, 400 Stewart Avenue, Las Vegas, Nevada; sell the following parcels which are delinquent in the payment of assessments in the City's Special Assessment Districts Nos. 404, 707 and 808 to the City of Las Vegas:

Name of Owner	Description of Property	Total Amount Due Prior to 7/27/04	Total Amount Due on Date of Sale
MARTINEZ ROGER M District: 404	138-30-215-139 905 DUCKHORN CT UT 203 NORTH HALF PARCEL H VILLAGE 3, PLAT BOOK 78 PAGE 65 UNIT 203 BLDG 13	\$454.83	\$1,275.35
COLLINS KEVIN & WILLETA District: 404	138-30-312-035 000500 PINNACLE HEIGHTS LN EAGLE ROCK, PLAT BOOK 73 PAGE 53 LOT 94 BLOCK 2	\$555.16	\$3,469.48
WALIA RICHARD District: 404	138-30-315-049 000624 VIA LINDA CT CANYON RIDGE, PLAT BOOK 75 PAGE 87 LOT 60 BLOCK 1	\$1,069.89	\$4,891.14
PIERCE DESIREE LOUISE District: 404	138-30-317-039 000800 PEACHY CANYON CI UT 101 SOUTH HALF PARCEL H VILLAGE 3, PLAT BOOK 78 PAGE 57 UNIT 101 BLDG 7	\$474.91	\$1,295.43
REED TIMOTHY District: 404	138-30-317-097 000664 PEACHY CANYON CI UT 103 SOUTH HALF PARCEL H VILLAGE 3, PLAT BOOK 78 PAGE 57 UNIT 103 BLDG 15	\$454.83	\$1,275.35
BAUMAN DAVID District: 404	138-30-713-046 000424 ST ANDREWS CT SUMMERLIN VILLAGE 3 CUSTOM LOTS UNIT #2, PLAT BOOK 75 PAGE 89 LOT 108 BLOCK A	\$1,473.17	\$7,427.33
WOOD JAMES E JR District: 404	138-18-813-003 2417 SUNNY HEIGHTS DR SERENATA AT THE HILLS AT SUMMERLIN UNIT 1 AMD, PLAT BOOK 53 PAGE 36 LOT 3 BLOCK 1	\$749.20	\$3,000.82
JOHNSTON DARREN J District: 404	138-19-515-060 9417 SUMMER RAIN DR CYPRESS IN THE HILLS AT SUMMERLIN BY LEWIS HOMES, PLAT BOOK 48 PAGE 5 LOT 60 BLOCK B	\$631.22	\$2,302.03
GUNN MARION EDDY JR District: 404	138-19-515-085 002238 MAPLE ROSE DR CYPRESS IN THE HILLS AT SUMMERLIN BY LEWIS HOMES, PLAT BOOK 48 PAGE 5 LOT 138 BLOCK E	\$597.96	\$2,104.94
PARHAM TAMELA District: 404	138-19-515-098 002228 JUNIPER BERRY DR CYPRESS IN THE HILLS AT SUMMERLIN BY LEWIS HOMES, PLAT BOOK 48 PAGE 5 LOT 131 BLOCK E	\$825.21	\$2,266.39
2005 CANYON BREEZE DRIVE LAND TR District: 404	138-20-613-047 002005 CANYON BREEZE DR VISIONS, PLAT BOOK 48 PAGE 28 LOT 17 BLOCK 2	\$696.30	\$2,691.37
FULLER COLLEEN F District: 404	138-20-814-022 1604 VESPERTINA CT VISTA DEL ORO PHASE 3, PLAT BOOK 59 PAGE 79 LOT 100 BLOCK 5	\$416.61	\$2,201.24
DALTON DAVID W District: 404	138-21-419-017 8225 RUBY MOUNTAIN WY SALINAS, PLAT BOOK 60 PAGE 52 LOT 17 BLOCK 2	\$770.52	\$3,127.09
WANG JACK TOY JENNIFER District: 404	138-21-712-009 007713 ALLANO WY BUENA VISTA UNIT 1, PLAT BOOK 57 PAGE 66 LOT 9 BLOCK 1	\$562.27	\$1,893.42
BHAKTA DUSHYANT PALMER PRASHANT District: 404	138-21-818-061 001732 MEXICAN POPPY ST VALENCIA PHASE 2, PLAT BOOK 58 PAGE 3 LOT 80 BLOCK 4	\$672.05	\$2,543.80
RANSDELL TRACY M LUGOWSKI JOHN A District: 404	137-24-517-019 2205 FAWN RIDGE CT CANTABRIA UNIT ONE, PLAT BOOK 70 PAGE 69 LOT 19 BLOCK A	\$944.46	\$4,205.27
EDMERSON LARRY & LISA ANN District: 404	137-24-820-015 2057 WANDERING DOE LA INDIAN HILLS UNIT 4, PLAT BOOK 75 PAGE 50 LOT 43 BLOCK 8	\$830.80	\$2,324.08
BERTOLO ORLANDO J District: 404	137-24-715-005 1953 VERBANIA DR INDIAN HILLS UNIT 1, PLAT BOOK 69 PAGE 12 LOT 89 BLOCK 1	\$633.20	\$2,338.31
HUNT LORAIN District: 404	137-25-516-037 1520 SEDRO ST HIGHLAND HILLS, PLAT BOOK 68 PAGE 88 LOT 34 BLOCK 1	\$705.85	\$2,774.12
WISSENBACK TIMOTHY J & LINDA District: 404	138-19-115-057 9837 GLENROCK DR HALF ACRES PHASE 1 AT SUMMERLIN VILLAGE 7 THE TRAILS, PLAT BOOK 66 PAGE 39 LOT 80 BLOCK 4	\$1,830.38	\$10,118.48
SPEELMAN LISA A District: 404	138-19-218-069 002018 ARBOR FOREST ST CANYON OAKS, PLAT BOOK 63 PAGE 77 LOT 55 BLOCK D	\$833.38	\$3,539.08
KOBIELSKY PATRICK District: 404	138-19-322-057 009666 LENOX CREST PL SIERRA RIDGE 2, PLAT BOOK 59 PAGE 83 LOT 57 BLOCK C	\$675.34	\$2,591.10
GRAHAM JOHN C District: 404	138-19-13-043 137 EAGLE PEAK WY SECUCIA PHASE 1, PLAT BOOK 64 PAGE 39 LOT 105 BLOCK 3	\$658.37	\$2,477.44
MORABITO GARY & ZITA V District: 404	133-19-718-019 1845 FAYWOOD ST WILLOW BEND #4 IN THE TRAILS AT SUMMERLIN BY LEWIS HOMES, PLAT BOOK 68 PAGE 58 LOT 46 BLOCK A	\$748.03	\$3,006.59

Notice is hereby given that the City Treasurer of the City of Las Vegas will at the hour of 2:00 p.m. on June 29, 2004, at the City Council Chambers, Las Vegas City Hall Complex, 400 Stewart, Las Vegas, Nevada, sell the following parcels which are delinquent in the payment of assessments to the City of Las Vegas in the following Special Assessment Districts:

Name of Owner	Description of Property	Amount Due Before 6/29/04 to Cure Default Prior to Sale	Total Amount Due on Date of Sale
*SPECKMAN DAVID L District: 505 (7301)	125-16-315-034 008037 RADIGAN AV ELKHORN SPRINGS PARCEL 7 PLAT BOOK 78 PAGE 13 LOT 34 BLOCK 2	\$510.01	\$510.01
*LEKKERKERK ADRIAN & LISA District: 505 (7301)	125-16-315-069 008005 SHADY GLEN AV ELKHORN SPRINGS PARCEL 7 PLAT BOOK 78 PAGE 13 LOT 69 BLOCK 3	\$716.04	\$716.04
*SANBORN ROBERT District: 505 (7301)	125-16-511-045 007808 IDLE SPRING CT ORCHARD VALLEY AT ELKHORN SPRINGS CLUSTER HOMES UNIT 6 PLAT BOOK 83 PAGE 90 LOT 75 BLOCK 7	\$679.05	\$679.05
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**FEDERAL NATIONAL MORTGAGE ASSN District: 505 (7301)	125-16-816-028 007304 LOST SHADOW CT BRIARHILL UNIT 2 PLAT BOOK 76 PAGE 19 LOT 83 BLOCK 2	\$691.64	\$2,821.02
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**ASSISTED LIVING CENTER ETAL District: 1435 (7038)	140-29-212-005 004550 E WASHINGTON AV AZRA CENTER PLAT BOOK 84 PAGE 42 PT LOT 1	\$5,088.87	\$5,088.87
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**PALOU MARITZA C & JOSE LUIS District: 1466 (7043)	162-02-115-087 1420 JESSICA AV HUNTRIDGE SUB TRACT 3 PLAT BOOK 2 PAGE 54 LOT 13 BLOCK 9	\$412.60	\$493.88
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***For additional information or questions, please call (702) 796-0082. Updated notice of sales will be posted on WWW.AMGNY.COM.

• IN WITNESS WHEREOF, I have affixed my signature as of this 5th day of May 04.

/s/ Michael K. Olson City Treasurer

PUB: June 10, 17, 25, 2004 LV Review Journal

RECEIVED
CITY CLERK

2004 JUN 28 P 2:03

AFFP DISTRICT COURT
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

Donna Stark, being 1st duly sworn, deposes and says:

That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for,

LV CITY CLERK
3402236

2296311LV

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 2 edition(s) of said newspaper issued from 06/10/2004 to 06/17/2004, on the following days: JUNE 10, 17, 2004

Signed: _____

Donna Stark

SUBSCRIBED AND SWORN BEFORE ME THIS THE _____

24

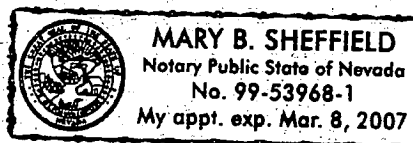
day of _____ 2004

June

Mary B. Sheffield

Notary Public

PLEASE SEE ATTACHED



Notice is hereby given that the City Treasurer of the City of Las Vegas will at the hour of 2:00 p.m. on June 29, 2004, at the City Council Chambers, Las Vegas City Hall Complex, 400 Stewart, Las Vegas, Nevada, sell the following parcels which are delinquent in the payment of assessments to the City of Las Vegas in the following Special Assessment Districts:

Name of Owner	Description of Property	Amount Due Before 6/29/04 to Cure Default Prior to Sale	Total Amount Due on Date of Sale
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*CONNELLY EDMUND L District: 505 (7301)	125-16-815-026 007229 WHISPER HEIGHTS CT BRIARHILL UNIT 1 PLAT BOOK 74 PAGE 48 LOT 26 BLOCK 2	\$692.24	\$692.24
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**HUGHES CLIFFORD District: 505 (7301)	125-16-816-051 007324 RIDGE STAR CT BRIARHILL UNIT 2 PLAT BOOK 76 PAGE 19 LOT 95 BLOCK 2	\$691.64	\$2,821.02
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*SPIVEY JERRY District: 505 (7301)	125-16-822-049 7229 BUGLEHORN ST NORTHERN LIGHTS AT ELKHORN SPRINGS UNIT 4 PLAT BOOK 85 PAGE 69 LOT 54 BLOCK C	\$525.80	\$525.80
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**For additional information or questions, please call (702) 796-0082. Updated notice of sales will be posted on WWW.AMGNV.COM.

IN WITNESS WHEREOF, I have affixed my signature as of this 5th day of May 04.

/s/ Michael K. Olson City Treasurer

PUB: June 10, 17, 25, 2004 LV Review Journal

EXHIBIT C

STATE OF NEVADA)
 : ss.
COUNTY OF CLARK)

AFFIDAVIT OF MAILING
NOTICE OF SALE

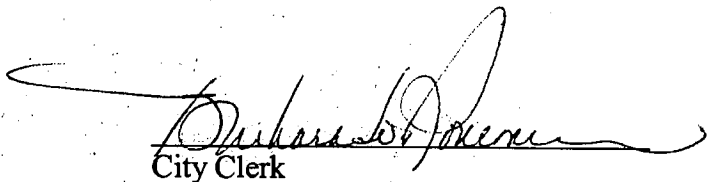
The undersigned, Barbara Jo Ronemus, City Clerk of the City of Las Vegas, Nevada, hereby swears on oath or affirmation:

1. Pursuant to Section 3 of the resolution attached hereto, as evidenced by the affidavit attached as Exhibit 1 hereto, I caused to be mailed a notice in substantially the form attached hereto as Exhibit 2 to the persons described in paragraph 2 hereof on June 4, 2004, being at least 20 days before the sale, which was held on June 29, 2004.

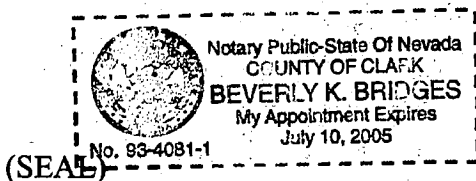
2. The Notice was mailed by certified mail to each owner of a parcel, which was subject to the sale, and to each person who has a property interest in any of the property subject to the sale that is recorded in the records of the County Recorder.

3. Receipts from the certified mailing and this affidavit will be retained in the records of the City for the Districts identified in the Notice until all of the assessments for those Districts and all bonds pertaining thereto have been paid in full.

Dated this July 14, 2004.


City Clerk

SUBSCRIBED AND SWORN TO before me this July 14, 2004, by Barbara Jo Ronemus, City Clerk, City of Las Vegas, Nevada.



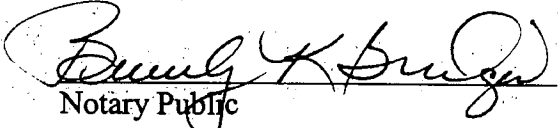

Notary Public

EXHIBIT 1

STATE OF NEVADA)
 :ss
COUNTY OF CLARK)

AFFIDAVIT OF MAILING
NOTICE OF SALE

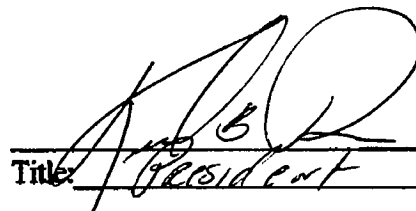
The undersigned Keith B. Davis, the President of Assessment Management Group of the City of Las Vegas, Nevada, hereby swears on oath or affirmation:

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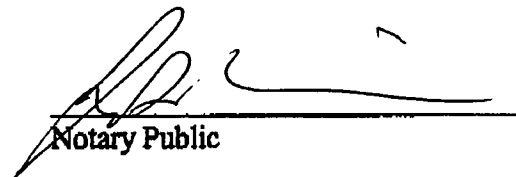
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Dated this 1ST day of July, 2004.


Title: PRESIDENT

SUBSCRIBED AND SWORN TO before me this 1ST day of July, 2004 by Keith B. Davis, President of Assessment Management Group.


Notary Public

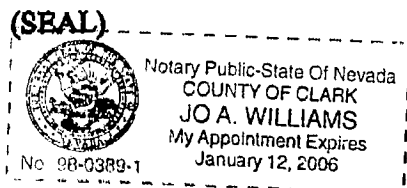


EXHIBIT II

(Attach copy of Notice as Mailed)

H:\CLIENT\PUBLICFINANCE\002204 LAS VEGAS, NEVADA\002204071_LV_ASSESSMENT_ADVICE\6_29_04_MULTIDIS.DOC

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****For additional information or questions, please call (702) 796-0082. Updated notice of sales will be posted on WWW.AMGNV.COM.**

IN WITNESS WHEREOF, I have affixed my signature as of this 5th day of May 04.

/s/ Michael K. Olson
City Treasurer

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: FINANCE AND BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

☒ **CONSENT** ☐ **DISCUSSION**

SUBJECT:

RESOLUTIONS:

R-82-2004 - Approval of a Resolution directing the City Treasurer to give notice of the sale of properties subject to the lien of a delinquent assessment in Special Improvement Districts 404, 707, 808 and 809 and providing other matters properly relating thereto - Wards 2 and 4 (Vacant and Brown)

Fiscal Impact

☒

No Impact

Amount: N/A

☐

Budget Funds Available

Dept./Division: Finance / Treasury

☐

Augmentation Required

Funding Source: N/A

PURPOSE/BACKGROUND:

NRS 271.545 states that when an assessment or installment becomes delinquent, the City shall direct the City Treasurer to give notice of the sale of the property or properties subject to the lien of a delinquent installment.

RECOMMENDATION:

It is recommended that the City Council adopt this Resolution.

BACKUP DOCUMENTATION:

Resolution No.R-82-2004

MOTION:

REESE – APPROVED Items 3 through 44 as recommended – **UNANIMOUS** with **MACK** abstaining on Item 39 because, even though his term has lapsed, his membership on the Boys and Girls Club Board of Directors remains to be resolved and Ward 2 seat vacant

MINUTES:

There was no related discussion.

(9:46 – 9:48)

1-1390

RESOLUTION NO. R-82-2004

A RESOLUTION DIRECTING THE CITY TREASURER TO GIVE NOTICE OF THE SALE OF PROPERTIES SUBJECT TO THE LIEN OF A DELINQUENT ASSESSMENT; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO.

WHEREAS, the City has heretofore created Special Improvement District Nos. 404, 707, 808 and 809 (the "Districts"); and

WHEREAS, the City Council has directed and hereby reaffirms its direction to the City Treasurer to collect and enforce the assessments in the Districts in the manner provided by the Consolidated Local Improvements Law; and

WHEREAS, the assessment installments on certain properties in the Districts have not been made and are delinquent; and

WHEREAS, the City Council desires that the City Treasurer proceed with a notice of sale of the delinquent property as provided in Nevada Revised Statutes ("NRS") ' 271.545.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAS VEGAS, NEVADA:

Section 1. The City Council hereby directs the City Treasurer to give notice of the sale of the properties subject to the lien of delinquent assessments in the Districts. The City Council hereby exercises its option to cause the whole amount of the unpaid principal of the assessments to become due and payable as provided in NRS ' 271.410. The sale shall take place at 2:00 p.m. on July 27, 2004 in the City Council Chambers, Las Vegas City Hall Complex, 400 Stewart Avenue, Las Vegas, Nevada, which the Council hereby finds is a convenient location.

Section 2. The notice of sale shall be substantially as follows:

(Form of Notice of Sale)

Notice is hereby given that the City Treasurer of the City of Las Vegas will at the hour of 2:00 p.m. on July 27, 2004, at the City Council Chambers, Las Vegas City Hall Complex, 400 Stewart Avenue, Las Vegas, Nevada, sell the following parcels which are delinquent in the payment of assessments in the City's Special Assessment District Nos. 404, 707, 808 and 809 to the City of Las Vegas:

<u>Name of Owner</u>	<u>Description of Property</u>	<u>District No.</u>	<u>Total Amount Due to Date of Sale*</u>

[insert in notice as published as mailed a list containing the information described in the above table headings for each delinquent parcel.]

*Includes whole amount of unpaid assessment, accrued and delinquent interest to July 27, 2004, penalties and collection costs, including attorney fees.

Each property described above will be sold to satisfy the total amount due thereon as is stated above, to the first person at the sale offering to pay the amount due on that property as is listed above. The sale shall be held, and purchasers at the sale shall receive certificates of sale, as provided in NRS § 271.555 to NRS § 271.575. The sale shall be continued from day to day as provided in NRS § 271.555. The property sold is subject to redemption as provided in NRS § 271.595. If not redeemed as provided in that Section, after expiration of the period of redemption, the City Treasurer will issue a deed to the property on demand of the certificate holder in the manner provided in NRS § 271.595.

The City Council has exercised its option to have the whole amount of the unpaid principal of the assessment be due and payable immediately with respect to the above parcels, as provided in NRS § 271.410. As provided in that section, at any time prior to the date of sale the owner may pay the amount of delinquent installments with accrued interest, all penalties and costs of collection accrued including but not necessarily limited to any attorneys fees, and shall thereupon be restored the right to thereafter pay in installments in the same manner as if default had not been made.

A property owner may obtain from the Las Vegas City Treasurer the amount that he/she is required

to pay to the City in order to be restored to the right to pay his/her assessments in installments pursuant to NRS § 271.410(2).

+PLEASE TAKE NOTICE that according to records available to the City of Las Vegas, you are the owner of or have an interest in a mortgage, deed of trust, or other lien or other interest in one of the properties listed above. The City intends to conduct a sale of these properties in accordance with the provisions of the above notice and Nevada Revised Statutes. The sale is being held because the special assessments levied against the subject property have not been paid. **Your ownership of or mortgage, deed of trust, other lien or other interest in the property could be adversely affected by the sale.** Under Nevada law, deeds to property sold, which are issued after the period of redemption specified in NRS § 271.595, convey the entire fee simple title to the property described, stripped of all liens and claims except the liens of other special assessments and general taxes. See NRS § 271.600.+

IN WITNESS WHEREOF, I have affixed my signature as of May 5, 2004.

/s/ Michael K. Olson
City Treasurer

*Insert in mailed notice only.

(End of Form of Notice of Sale)

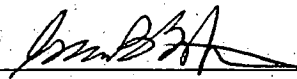
Section 3. The Notice provided in Section 2 above shall be published once a week for 3 consecutive weeks prior to the date of sale and shall be mailed by first class mail, postage prepaid, at least 20 days before the sale to each owner of a parcel which is subject to sale as provided in the Notice, and to each person who has a property interest in any of that property that is recorded, if that property interest could be adversely affected by the sale. The City Clerk is directed to make such publication and mailing. An affidavit of publication is hereby required to be filed with the City Clerk. The City Clerk shall also make out an affidavit that the mailing as described above has been made and file that affidavit in his/her records.

Section 4. The City Treasurer is directed to obtain the names and addresses of the property for which there is a delinquent assessment from the records of the County Assessor or such other source or sources as the City Clerk deems reliable. The list of names and addresses must have been revised within 12 months prior to the date of sale.

Section 5. The officers of the City are hereby authorized to take all action necessary to effectuate the provisions of this resolution.

Section 6. This resolution is effective on passage and approval.

PASSED, ADOPTED AND APPROVED this May 5, 2004.



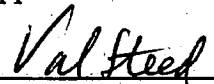
Mayor

(SEAL)



City Clerk

Approved as to Form:

 4-19-04

Deputy City Attorney Date

STATE OF NEVADA)
 :ss.
CITY OF LAS VEGAS)

I, Barbara Jo Ronemus, the duly chosen, qualified and acting City Clerk of Las Vegas (the "City"), in the State of Nevada, do hereby certify:

1. The foregoing pages are a true and correct copy of a resolution (the "Resolution") passed and adopted by the Council at a meeting of the Council held on May 5, 2004.

2. The adoption of the Resolution was duly moved and seconded and the Resolution was adopted by an affirmative vote of a majority of the members of the Council as follows:

Those Voting Aye:

Oscar Goodman
Gary Reese
Larry Brown
Lawrence Weekly
Michael Mack
Janet Moncrief

Those Voting Nay:

NONE

Those Absent:

NONE

3. The members of the Council were present at such meeting and voted on the passage of such resolution as set forth in such minutes.

4. The Resolution was approved and authenticated by the signature of the Mayor, sealed with the City seal, attested by the City Clerk and recorded in the minutes of the Council.

5. All members of the Council were given due and proper notice of the meeting. Pursuant to NRS ' 241.020, Nevada Revised Statutes, written notice of the meeting was given no later than 9:00 a.m. on the third working day before the meeting including the notice the time, place, location, and agenda of the meeting:

(a) By posting a copy of the notice not later than 9:00 a.m. on the third working day 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:

- (a) Court Clerk's Office Bulletin Board
City Hall Plaza
Las Vegas, Nevada
- (b) City Hall Plaza
Special Outside Posting Bulletin Board
Las Vegas, Nevada
- (c) Las Vegas-Clark County Library
833 Las Vegas Boulevard North
Las Vegas, Nevada
- (d) Clark County Government Center
500 S. Grand Central Parkway
Las Vegas, Nevada
- (e) Grant Sawyer Building
555 E. Washington Avenue
Las Vegas, Nevada

and

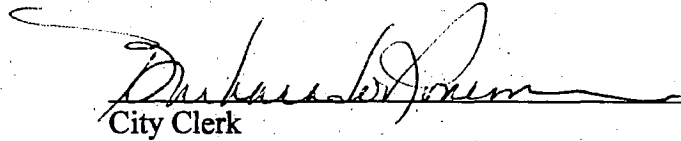
- (b) By mailing a copy of the notice to each person, if any, who has requested notice of the meetings of the Council in the same manner in which notice is required to be mailed to a member of the Council. Such notice was delivered to the postal service no later than 9:00 a.m. on the third working day prior to the meeting.

6. A copy of the notice of each meeting was posted on the City's website no later than 9:00 a.m. on the third working day prior to each meeting.

7. Upon request, the Council provides at no charge, at least one copy of the agenda for its public meetings, any proposed resolution 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.

8. A copy of the notice so given of the meeting of the Council held on May 5, 2004 is attached to this certificate as Exhibit A.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the City this May 5, 2004.

A handwritten signature in dark ink, appearing to read "D. L. ...", is written over a horizontal line.

City Clerk

(SEAL)

EXHIBIT A
(Attach Notice and Agenda of Meeting)

CITY COUNCIL AGENDA

MAY 5, 2004

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DISCUSSION

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CITY COUNCIL AGENDA

COUNCIL CHAMBERS • 400 STEWART AVENUE • PHONE 229-6011

CITY OF LAS VEGAS INTERNET ADDRESS: <http://www.lasvegasnevada.gov>

OSCAR B. GOODMAN, MAYOR (At-Large) • COUNCILMAN GARY REESE, MAYOR PRO TEM (Ward 3)

COUNCILMEMBERS: LARRY BROWN (Ward 4), VACANT (Ward 2),

LAWRENCE WEEKLY (Ward 5), MICHAEL MACK (Ward 6), JANET MONCRIEF (Ward 1)

Facilities are provided throughout City Hall for the convenience of persons with disabilities. For meetings held in the Council Chambers, sound equipment is available for persons with hearing impairments. If you need an accommodation to attend and participate in this meeting, please call the City Clerk's office at 229-6311 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is 386-9108.

MAY 5, 2004

**Morning Session begins at 9:00 a.m.
Afternoon Session begins at 1:00 p.m.**

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE COUNCIL MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

DUPLICATE AUDIO TAPES MAY BE AVAILABLE AT A COST OF \$3.00 PER TAPE AND DUPLICATE VIDEO TAPES MAY BE AVAILABLE AT A COST OF \$5.00 PER TAPE THROUGH THE CITY CLERK'S OFFICE.

NOTE: CELLULAR PHONES ARE TO BE TURNED OFF DURING THE COUNCIL MEETING.

CEREMONIAL MATTERS

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW
- INVOCATION - REVEREND MARY BREDLAU - BUNKER MORTUARY
- PLEDGE OF ALLEGIANCE
- RECOGNITION OF THE CITIZEN OF THE MONTH
- RECOGNITION OF THE NATIONAL ASSOCIATION OF LETTER CARRIERS FOOD DRIVE DAY
- RECOGNITION OF NATIONAL HISTORIC PRESERVATION WEEK
- RECOGNITION OF AMERICAN RED CROSS POOL SAFETY MONTH
- RECOGNITION OF NATIONAL TENNIS MONTH
- RECOGNITION OF SALVATION ARMY WEEK
- RECOGNITION OF NATIONAL ALS AWARENESS MONTH

BUSINESS ITEMS

1. Any items from the morning session that the Council, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time
2. ABEYANCE ITEM - Discussion and possible action to appoint a City Council member for Ward 2

CONSENT AGENDA

MATTERS LISTED ON THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE AND HAVE BEEN RECOMMENDED FOR APPROVAL BY THE SUBMITTING DEPARTMENTS. ALL ITEMS ON THE CONSENT AGENDA MAY BE APPROVED IN A SINGLE MOTION. HOWEVER, IF A COUNCIL MEMBER SO REQUESTS, ANY CONSENT ITEM MAY BE MOVED TO THE DISCUSSION PORTION OF THE AGENDA AND OTHER ACTION, INCLUDING POSTPONEMENT OR DENIAL OF THE ITEM, MAY TAKE PLACE.

ADMINISTRATIVE - CONSENT

3. Approval to authorize the president of City Parkway V to execute Modification No. 2 to the amended Designated Services Agreement for City Parkway Center Project with Design Workshop, Inc. to include the development of Lighting Design, Site Electrical, Developer Coordination and Marketing for the Union Park Development (61-acres site) (not to exceed \$208,377 - Industrial Development Special Revenue Fund) - Ward 5 (Weekly)

FINANCE & BUSINESS SERVICES DEPARTMENT - CONSENT

4. Approval of Service and Material Checks/Payroll Checks/Wires Transfers/Other Checks and Investments
5. Approval of a Special Event License for Harris Law Firm, Location: Harris Law Center Parking Lot, 801 South 4th Street, Date: May 5, 2004, Type: Special Event Beer/Wine, Event: Annual Open House and Cinco de Mayo Party, Responsible Person in Charge: Amber Holmes - Ward 5 (Weekly)
6. Approval of Special Event Licenses for City of Las Vegas Leisure Services - Cultural Division: Location: Arts District, 1228 South Casino Center Boulevard, Date: May 7, 2004, Type: Special Event Beer/Wine, Event: First Friday May Fun Fest, Responsible Person in Charge: Enrique Tinoco; Location: Arts District, 100 Boulder Avenue, Date: May 7, 2004, Type: Special Event Beer/Wine, Event: First Friday May Fun Fest, Responsible Person in Charge: Matt Marino; Location: Lewis Street Corridor, 399 South 4th Street, Dates: May 13 and 27, 2004, Type: Special Event Beer/Wine, Event: Written in Stone - Lewis Avenue Poetry Under the Stars, Responsible Person in Charge: Troy Warren - Ward 1 (Moncrief)
7. Approval of a Special Event License for Mexican Patriotic Committee, Location: Freedom Park, 850 North Mojave Road, Date: May 9, 2004, Type: Special Event Beer/Wine, Event: Family Picnic-Health Fair, Responsible Person in Charge: Eddie Escobedo - Ward 3 (Reese)
8. Approval of Change of Ownership and Business Name for a Beer/Wine/Cooler Off-sale License and a new Restricted Gaming License for 7 slots subject to the provisions of the fire codes, Health Dept. regulations and confirmation of approval by the Nevada Gaming Commission, From: Sarah Investments, Inc., dba Las Vegas Grocery III, Tallat Ahmad, Dir, Pres, Secy, Treas, 100%, To: Sun City Express, Inc., dba Sun City Express, 6050 Smoke Ranch Road, Renu Taneja, Dir, Pres, Secy, Treas, 100% - Ward 5 (Weekly)
9. Approval of a new Slot Operator Space Lease Location Restricted Gaming License for 12 slots subject to confirmation of approval by the Nevada Gaming Commission, Golden Route Operations, LLC, db at Golden Steer Steak House, 308 West Sahara Avenue - Ward 1 (Moncrief)

FINANCE & BUSINESS SERVICES DEPARTMENT - CONSENT

10. Approval of Change of Location for an Astrology and Psychic Arts and Science License subject to the provisions of the planning and fire codes, Annie Phillips, dba Annie Phillips, From: 2101 South Decatur Boulevard, Suite 16, To: 2801 South Valley View Boulevard, Suite 1, Annie Phillips, 100% - Ward 1 (Moncrief)
11. Approval of a new Burglar Alarm Service License, Crime Busters of Nevada, Inc., dba All Secure Alarm Protection, 4625 Wynn Road, Suite 101, David S. Gross, Dir, Pres, 50%, John C. Perdichizzi, Dir, Secy, Treas, 50% - Clark County
12. Approval of Change of Name for a Martial Arts Instruction Business License, Reylson Gracie, Inc., dba From: Reylson Gracie Jiu-Jitsu, To: Reylson Gracie Jiu-Jitsu Health & Wellness Center, Reylson Gracie, 100% - Ward 4 (Brown)
13. Approval of award of Bid No. 04.1730.18-LED, Gowan North Channel, Phase 3, Durango Drive to Lone Mountain Road and the construction conflicts and contingency reserve set by Finance and Business Services - Department of Public Works - Award recommended to: TAB CONTRACTORS, INC. (\$6,748,806.77 - Road and Flood Capital Projects Fund) - Ward 4 (Brown)
14. Approval of issuance of a purchase order for an Andros F-6A robot (including spare parts and extended warranty) plus spare parts and extended warranty for an existing Andros Mark V-A1 robot - Department of Fire and Rescue - Award recommended to: REMOTEC (\$194,162 - Multipurpose Special Revenue Fund)
15. Approval of award of Bid No. 040231-DAR, Annual Requirements Contract for Playground Equipment - Department of Field Operations - Award recommended to: MIRACLE PLAYGROUND SALES SOUTHWEST (Estimated annual amount \$150,000 - General Fund)
16. Approval of award of Contract No. 040267-LED, Primavera Expedition Software Development - Department of Public Works - Award recommended to: PBS CONSULTING (\$50,000 - General Fund)
17. Approval of award of Bid No. 040238-LED, Asbestos Abatement of Four (4) Condominium Buildings located at 1501 through 1513 Laurelhurst Drive and the construction conflicts and contingency reserve set by Finance and Business Services - Department of Public Works - Award recommended to: CST ENVIRONMENTAL, INC. (\$40,741 - Housing Program Special Revenue Fund) - Ward 1 (Moncrief)
18. Approval of award of Bid No. 03.15341.15-LED, Rescue Relief Vents, Fire Stations No. 2, 900 South Durango Blvd.; Fire Station No. 7, 10101 West Banbury Cross Drive; and Fire Station No. 9, 4747 North Rainbow Blvd. and the construction conflicts and contingency reserve set by Finance and Business Services - Department of Public Works - Award recommended to: TRADE WEST CONSTRUCTION, INC. (\$34,700 - Fire Services Capital Projects Fund) - Wards 2 and 6 (Vacant and Mack)

FIRE AND RESCUE DEPARTMENT - CONSENT

19. Approval of an Interlocal Agreement between the City of Las Vegas and the Southern Nevada Area Communication Council for the transfer of interoperable radio equipment for public safety communications - All Wards

NEIGHBORHOOD SERVICES DEPARTMENT - CONSENT

20. Approval of a Contribution Agreement Homeless Management Information System Statistical Analytical Services contract to reimburse Nevada Partnership for Homeless Youth up to \$37,061 for expenses related to the implementation of a Homeless Management Information System (HMIS) - All Wards
21. Approval of \$170,219.35 Federal HOME funds to Economic Opportunity Board for reimbursement for their Homebuyer Assistance Program - All Wards

PUBLIC WORKS DEPARTMENT - CONSENT

22. Approval to file an amendment to Right-of-Way Grant N-76116 with the Bureau of Land Management for roadway, sanitary sewer and drainage purposes on portions of land lying within the Southwest Quarter of Section 17, Township 19 South, Range 60 East, Mount Diablo Meridian, generally located on the north side of the Elkhorn Road alignment east of the Fort Apache Road alignment and along the Fort Apache Road alignment north of the Elkhorn Road alignment, APNs 125-17-401-007 and -008 - Ward 6 (Mack)
23. Approval to file an amendment to Right-of-Way Grant N-41255 with the Bureau of Land Management for roadway, sanitary sewer and drainage purposes on portions of land lying within the Southeast Quarter of Section 27, Township 20 South, Range 60 East, Mount Diablo Meridian, generally located east of Tenaya Way and north of Westcliff Drive, APNs 138-27-801-004 and -802-006 - Ward 2 (Vacant)
24. Approval to appraise and purchase or condemn right-of-way parcels for the Lone Mountain Trail along Alexander Road between Buffalo Drive and Tenaya Way (\$25,000 - Bureau of Land Management, Southern Nevada Public Lands Management Act) - Ward 4 (Brown)
25. Approval of Interlocal Contract #469 between the City of Las Vegas and the Southern Nevada Regional Transportation Commission for construction and construction management of the Elkhorn Road Overpass at US-95 (\$11,740,000 - Southern Nevada Regional Transportation Commission) - Ward 6 (Mack)
26. Approval of an Encroachment Request from Integrity Engineering on behalf of Earl M. Morimoto, owner (southeast corner of Las Vegas Boulevard and Carson Avenue) - Ward 1 (Moncrief)
27. Approval of an Encroachment Request from Southeast Engineering on behalf of Southwest Homes, LLC, owner (northwest corner of Campbell Road and Elkhorn Road) - Ward 6 (Mack)
28. Approval of an Engineering Design Services Agreement with Carollo Engineers for engineering and construction services to expand current capacity, increase reliability, and enhance security at the Lone Mountain Sewer Lift Station (\$299,937 - Sanitation Fund) - Ward 6 (Mack)

RESOLUTIONS - CONSENT

29. R-77-2004 - Approval of a Resolution directing the City Treasurer to prepare the Sixtieth Assessment Lien Apportionment Report for Special Improvement District No. 808 - Summerlin Area (Levy Assessments) - Ward 2 (Vacant)
30. R-78-2004 - Approval of a Resolution approving the Sixtieth Assessment Lien Apportionment Report for Special Improvement District No. 808 - Summerlin Area (Levy Assessments) - Ward 2 (Vacant)
31. R-79-2004 - Approval of a Resolution directing the City Treasurer to prepare the Eleventh Assessment Lien Apportionment Report for Special Improvement District No. 809 - Summerlin Area (Levy Assessments) - Ward 2 (Vacant)
32. R-80-2004 - Approval of a Resolution approving the Eleventh Assessment Lien Apportionment Report for Special Improvement District No. 809 - Summerlin Area (Levy Assessments) - Ward 2 (Vacant)
33. R-81-2004 - Approval of a Resolution directing the City Treasurer to give notice of the sale of properties subject to the lien of a delinquent assessment District 505 and in certain other districts; and providing other matters properly relating thereto - District 505 in Ward 6 (Mack) and the other districts in various wards
34. R-82-2004 - Approval of a Resolution directing the City Treasurer to give notice of the sale of properties subject to the lien of a delinquent assessment in Special Improvement Districts 404, 707, 808 and 809 and providing other matters properly relating thereto - Wards 2 and 4 (Vacant and Brown)
35. R-83-2004 - Approval of a resolution authorizing the City Director of Finance and Business Services to arrange for the sale of Local Improvement Bonds in conjunction with the Bond Ordinances for the City of Las Vegas, Nevada Special Improvement Districts 1474, 1481, and 1486 - Ward 6 (Mack)

RESOLUTIONS - CONSENT

- 36. R-84-2004 - A resolution reducing the interest rate on the assessments in the City of Las Vegas, Nevada Special Improvement District No. 707 (Summerlin Area)
- 37. R-85-2004 - Approval of a Resolution creating the Centennial Celebration 2005 Five Fifteen Club to honor citizens who share the birthday of Las Vegas

REAL ESTATE COMMITTEE - CONSENT

- 38. Approval of a Second Amendment to the Municipal Court Traffic School Lease located at 2917 West Washington Avenue renewing the Lease until June 30, 2005, with a six-month renewal option (\$11,220 a month - Municipal Court/Rental of Land) - Ward 5 (Weekly)
- 39. Approval authorizing staff to enter into negotiations with the Boys & Girls Clubs of Las Vegas for a Lease Agreement on vacant land located on a portion of APN 139-25-303-014 at the northwest corner of Harris Avenue and Mojave Road - Ward 3 (Reese)
- 40. Approval of a Lease Agreement with Barrick GSG L.L.C. dba GOLDSPIKE for the lease of 25 parking spaces located on the third floor of the Stewart Avenue Parking Garage located on the southwest corner of Stewart Avenue and Las Vegas Boulevard (\$1,250 monthly revenue - Park Enterprise Fund) - Ward 5 (Weekly)
- 41. Approval of a Lease Agreement to lease 5 parking spaces on the surface parking lot located at the southeast corner of Clark Avenue and Las Vegas Boulevard South to the Boulevard Hotel (\$350 monthly revenue - Park Enterprise Fund) - Ward 5 (Weekly)
- 42. Approval of a Lease Agreement lease 2 parking spaces on the surface parking lot located at the southeast corner of Clark Avenue and Las Vegas Boulevard South to Fredrickson, Mazeika & Grant, LLP (\$150 monthly revenue - Park Enterprise Fund) - Ward 5 (Weekly)
- 43. Approval of utilizing a maximum of \$95,000 of Redevelopment Set Aside Funds to purchase the residential property located at 807 Lawry Avenue from Wells Fargo Bank prior to a foreclosure sale - Ward 5 (Weekly)
- 44. Approval of using 18% Set Aside Funds to repay \$500,000 of Community Development Block Grant funding used to purchase property located at Madison Avenue and M Street to facilitate the construction of ten single-family homes - Ward 5 (Weekly)

DISCUSSION / ACTION ITEMS

ADMINISTRATIVE - DISCUSSION

- 45. ABEYANCE ITEM - Discussion and possible action to establish an employment policy for state legislators and other elected or appointed government officials
- 46. Report and possible action on the disposition of the Downtown Post Office located at Stewart Avenue and 4th Street - Ward 5 (Weekly)
- 47. Report on the status of the 61-acre design and development - Ward 5 (Weekly)
- 48. Discussion and possible action regarding City Parkway IV and City Parkway V executing a Memorandum of Understanding with the Board of Regents of the University and Community College System of Nevada (UCCSN) for the development of an academic medical center on 8 acres of the 61 acres, APN 139-34-110-003 - Ward 5 (Weekly)

BUSINESS DEVELOPMENT - DISCUSSION

49. Report on the status of current Office of Business Development Projects – All Wards

CITY ATTORNEY - DISCUSSION

50. Discussion and possible action on Appeal of Work Card Denial: Held in Abeyance from April 21, 2004. Charles H. Lloyd, 301 Orland Street #25, Las Vegas, Nevada 89108
51. Discussion and possible action on Appeal of Work Card Denial: Approved 11/5/2003 subject to six-month review: Melinda (Mindy) Lou George, 6409 1/2 Alisha Circle, Las Vegas, Nevada 89130
52. Discussion and possible action on Appeal of Work Card Denial: Tamara Carrera, 555 East Silverado Ranch, Building #1062, Las Vegas, Nevada 89123
53. Discussion and possible action on Appeal of Work Card Denial: Tina P. Morton, 305 Bonanza Way, Las Vegas, NV 89101
54. Discussion and possible action on Appeal of Work Card Denial: Caren Lynn Lopez, 4421 W. Washington Avenue, Las Vegas, NV 89107
55. Discussion and possible action on Appeal of Work Card Denial: Keith L. Brooks, 825 Camden Lane Court, North Las Vegas, NV 89030

FINANCE & BUSINESS SERVICES DEPARTMENT - DISCUSSION

56. Discussion and possible action on project funding requests for fiscal year 2005 Capital Improvement Plan
57. ABEYANCE ITEM - Discussion and possible action regarding Temporary Approval of Change of Ownership for a Beer/Wine/Cooler Off-sale License subject to Health Dept. regulations, From: Bells Market Partnership, Caroline Yousif, Ptnr, 50%, Jamal Jeberaeel, Ptnr, 50%, To: Sabah Shoshani, dba Bells Market, 720 West Owens Avenue, Sabah H. Shoshani, 100% - Ward 5 (Weekly)
58. Discussion and possible action regarding Temporary Approval of a new Martial Arts Instruction Business License subject to the provisions of the fire codes, C.R.I. - Counter Terrorism Training, LLC, dba C.R.I. - Counter Terrorism Training, 3214 West Desert Inn Road, Doron S. Benbenisty, Mgr, 85%, Christine M. Benbenisty, Mgr, 15% - Ward 1 (Moncrief)
59. Discussion and possible action regarding a new Massage Establishment License subject to the provisions of the planning codes, Jason Samuel Aguirre, dba Myo Works, 2701 North Tenaya Way, #100, Jason S. Aguirre, 100% (NOTE: Item to be heard in the afternoon session in conjunction with Item #101 - SUP-3947) - Ward 4 (Brown)
60. Discussion and possible action to reconsider the City Council's Action of March 17, 2004, denying the application for Young Il Kong dba Grand Master Kong Taekwon-do, 1780 North Buffalo Drive, Suite 105, Young Il Kong, 100% - Ward 4 (Brown)
61. Discussion and possible action regarding a new Martial Arts Instruction Business License subject to the provisions of the fire code, Young Il Kong, dba Grand Master Kong Taekwon-do, 1780 North Buffalo Drive, Suite 105, Young Il Kong, 100% - Ward 4 (Brown)

PUBLIC WORKS DEPARTMENT - DISCUSSION

62. Discussion and possible action regarding the award or delay of a construction contract for Special Improvement District 1502 - Grand Montecito Parkway (between Elkhorn Road and Centennial Parkway) - Ward 6 (Mack)

BOARDS & COMMISSIONS - DISCUSSION

- 63. ABEYANCE ITEM - CHILD CARE LICENSING BOARD – Lolanda Bunch, Term Expiration 6-2007 (Resigned)
- 64. CLARK COUNTY DISTRICT BOARD OF HEALTH – Sherry Colquitt, Term Expiration 5-15-2004

RECOMMENDING COMMITTEE REPORTS - DISCUSSION

BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING

- 65. Bill No. 2004-23 – Annexation No. ANX-3835 – Property location: On the northeast corner of Cartier Avenue and Maverick Street; Petitioned by: Saint Mary Coptic Orthodox Church; Acreage: 2.42 acres; Zoned: R-E (County zoning), R-E (City equivalent). Sponsored by: Councilman Lawrence Weekly
- 66. Bill No. 2004-24 – Annexation No. ANX-3871 – Property location: On the southwest corner of Buffalo Drive and Iron Mountain Road; Petitioned by: CCM Trust; Acreage: 10.75 acres; Zoned: R-E (County zoning), U (R-E) (City equivalent). Sponsored by: Councilman Michael Mack
- 67. Bill No. 2004-26 – Establishes the “Las Vegas Boulevard Scenic Byway Overlay District,” together with related regulations governing signage. Proposed by: Robert S. Genzer, Director of Planning and Development

BILLS ELIGIBLE FOR ADOPTION AT A LATER MEETING

THERE IS NO PUBLIC COMMENT ON THESE ITEMS AND NO ACTION WILL BE TAKEN BY THE COUNCIL AT THIS MEETING, EXCEPT THOSE ITEMS WHICH MAY BE STRICKEN OR TABLED. PUBLIC TESTIMONY TAKES PLACE AT THE RECOMMENDING COMMITTEE MEETING HELD FOR THAT PURPOSE.

- 68. Bill No. 2004-30 – Requires merchants to make certain disclosures in connection with the sale of motorized scooters and motorized skateboards. Sponsored by: Councilman Michael Mack
- 69. Bill No. 2004-31 – Prohibits the breeding or training of animals for the purpose of using them in an animal fighting venture. Sponsored by: Councilman Michael Mack
- 70. Bill No. 2004-32 – Ordinance Creating Special Improvement District No. 607 - Cliff's Edge. Sponsored By: Step Requirement
- 71. Bill No. 2004-33 – Levies Assessments for Special Improvement District No. 607 - Cliff's Edge. Sponsored By: Step Requirement
- 72. Bill No. 2004-34 – Levies Assessment for Special Improvement District No. 1485 - Alta Drive (Landscape Maintenance FY2005). Sponsored by: Step Requirement
- 73. Bill No. 2004-35 – Authorizing the issuance of Local Improvement Bonds, Series 2004 for the City of Las Vegas, Nevada Special Improvement District No. 607 Cliff's Edge not to exceed \$51,185,000. - Ward 6 (Mack)

NEW BILLS

THERE IS NO PUBLIC COMMENT ON THESE ITEMS. NEW BILLS ARE READ INTO THE RECORD AND REFERRED TO RECOMMENDING COMMITTEE FOR A SEPARATE HEARING TO RECEIVE PUBLIC TESTIMONY BEFORE ACTION BY THE COUNCIL AT A LATER MEETING. EXCEPTION: EMERGENCY BILLS OR THOSE ITEMS TO BE STRICKEN OR TABLED.

- 74. Bill No. 2004-36 – An ordinance amending Ordinance No. 5533 authorizing the issuance by the City of Las Vegas of its General Obligation (Limited Tax) Parking Bonds (Additionally Secured by Pledged Revenues), Series 2002A, and providing other matters relating thereto - Ward 5 (Weekly)

NEW BILLS

THERE IS NO PUBLIC COMMENT ON THESE ITEMS. NEW BILLS ARE READ INTO THE RECORD AND REFERRED TO RECOMMENDING COMMITTEE FOR A SEPARATE HEARING TO RECEIVE PUBLIC TESTIMONY BEFORE ACTION BY THE COUNCIL AT A LATER MEETING. EXCEPTION: EMERGENCY BILLS OR THOSE ITEMS TO BE STRICKEN OR TABLED.

- 75. Bill No. 2004-37 – Prohibits the sale of new vehicles (cars and trucks) on Sundays. Sponsored by: Councilman Michael Mack
- 76. Bill No. 2004-38 – Bond Ordinance providing for the issuance by the City of Las Vegas of its Registered Local Improvement District Bonds Series 2004B, for Special Improvement Districts (SID) numbers 1474 and 1486 in an amount not to exceed \$750,000 - Ward 6 (Mack)
- 77. Bill No. 2004-39 – Bond Ordinance providing for the issuance by the City of Las Vegas of its Registered Local Improvement District Bonds Series 2004A, for Special Improvement District (SID) number 1481 in an amount not to exceed \$2,800,000 - Ward 6 (Mack)

1:00 P.M. - AFTERNOON SESSION

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

HEARINGS - DISCUSSION

- 79. Public hearing and possible action on the submittal of the Clark County and City of Las Vegas Housing and Urban Development (HUD) 2004 Action Plan of the HUD Consolidated Plan for allocation of \$11,909,700 - All Wards

PLANNING & DEVELOPMENT DEPARTMENT

The items listed below, where appropriate, have been reviewed by the various City departments relative to requirements for storm drainage and flood control, connection to sanitary sewer, traffic circulation, and building and fire regulations. Their comments and/or recommendations and requirements have been incorporated into the action.

PLANNING & DEVELOPMENT DEPARTMENT – CONSENT

PM SESSION - ALL ITEMS LISTED ON THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE AND HAVE BEEN RECOMMENDED FOR APPROVAL. ALL ITEMS ON THE CONSENT AGENDA MAY BE APPROVED IN A SINGLE MOTION. HOWEVER, IF A COUNCIL MEMBER SO REQUESTS, ANY CONSENT ITEM MAY BE MOVED TO THE DISCUSSION PORTION OF THE AGENDA AND OTHER ACTION, INCLUDING POSTPONEMENT OR DENIAL OF THE ITEM, MAY TAKE PLACE.

- 80. EXTENSION OF TIME - SPECIAL USE PERMIT - EOT-4166 - APPLICANT/OWNER: CITYSTOP VI, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Special Use Permit (U-0032-02) FOR A MINOR AUTO REPAIR FACILITY at 3220 North Durango Drive (APN: 138-09-422-003, 004 and 005), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown). Staff recommends APPROVAL
- 81. EXTENSION OF TIME - REZONING - EOT-4181 - OWNER/APPLICANT: GOLDEN RULE, INC. - Request for an Extension of Time on an approved Rezoning (Z-0092-01) FROM: R-E (Residence Estates) TO: R-3 (Medium Density Residential) on 2.99 acres at 832 North Eastern Avenue (APN: 139-25-301-001), Ward 3 (Reese). Staff recommends APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – CONSENT

82. EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - EOT-4191 - OWNER/APPLICANT: GOLDEN RULE, INC. - Request for an Extension of Time on an approved Site Development Plan Review [Z-0092-01(1)] and a Reduction in the amount of Required Parking Lot Landscaping FOR A PROPOSED 3,948 SQUARE FOOT DAYCARE/PRESCHOOL FACILITY, A 14,000 SQUARE FOOT RECREATIONAL FACILITY, AND A 5,594 SQUARE FOOT CHURCH BUILDING on 2.99 acres at 832 North Eastern Avenue (APN: 139-25-301-001), R-3 (Medium Density Residential) Zone, Ward 3 (Reese). Staff recommends APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

83. REVIEW OF CONDITION - PUBLIC HEARING - ROC-4170 - APPLICANT: ASTORIA HOMES - OWNER: ASTORIA NORTHWEST 40, LIMITED LIABILITY COMPANY - Request for a Review of Condition Number 5 of an approved Site Development Plan Review (SDR-3482), which required that a General Plan Amendment to MLA-TC (Medium-Low Attached Residential - Town Center) be approved by City Council prior to the submittal of a Tentative Map for a 751-lot single-family residential development adjacent to the northeast corner of Farm Road and Fort Apache Road (APN: 125-17-201-001 and a portion of 125-17-201-002), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Land Use Designation], Ward 6 (Mack). Staff recommends APPROVAL
84. SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3996 - APPLICANT: FIRST STREET VENTURES, LIMITED LIABILITY COMPANY - OWNER: EQUILON ENTERPRISES, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and Waivers for a reduction of perimeter, parking lot, and sidewalk landscaping FOR A PROPOSED 2,762 SQUARE-FOOT GENERAL RETAIL BUILDING AND A 408 SQUARE-FOOT DRIVE THROUGH COFFEE KIOSK on 0.49 acres at 1509 West Charleston Boulevard (APN: 162-04-501-001 & 002) C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL
85. MASTER DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - MDR-3867 - APPLICANT/OWNER: HOWARD HUGHES PROPERTIES - Request for a Master Development Plan Review FOR SUMMERLIN VILLAGE 24 on 502.2 acres adjacent to the west side of Sky Vista Drive, between Alta Drive and Charleston Boulevard (a portion of APN: 137-22-000-010 and a portion of 164-04-000-011), P-C (Planned Community) Zone, Ward 2 (Vacant). The Planning Commission (7-0 vote) and staff recommend APPROVAL
86. MAJOR MODIFICATION - PUBLIC HEARING - MOD-3955 - APPLICANT: CLIFFS EDGE, LIMITED LIABILITY COMPANY - OWNER: CLIFFS EDGE, LIMITED LIABILITY COMPANY, ET AL - Request for a Major Modification to the Cliff's Edge Master Development Plan TO CHANGE LAND USE DESIGNATIONS FROM: VILLAGE COMMERCIAL TO: MEDIUM LOW DENSITY RESIDENTIAL AND MEDIUM DENSITY RESIDENTIAL; FROM: MEDIUM DENSITY RESIDENTIAL TO: RESIDENTIAL SMALL LOT; AND FROM: MEDIUM LOW DENSITY RESIDENTIAL TO: PUBLIC FACILITIES; TO MODIFY SECTION 6.2.3 REGARDING RETAINING WALLS; AND TO MODIFY TABLE 1 (SECTION 2.2) TO REFLECT CHANGES TO THE LAND USE CATEGORIES on 40 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road (APN: 126-13-401-014; 126-13-701-002, 003, 004, and 008; 126-24-501-004; 126-24-601-002 and 003), PD (Planned Development) Zone, Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
87. VACATION - PUBLIC HEARING - VAC-3861 - APPLICANT: CITY OF LAS VEGAS - Petition to Vacate a 20-foot wide public trail easement known as the "Pioneer Way Trail," generally located on the west side of Pioneer Way, from Deer Springs Way to Severance Lane; thence northerly to Farm Road; thence westerly along the north side of Farm Road to Buffalo Drive; thence northerly along the east side of Buffalo Drive to Whispering Sands Drive, Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
88. VACATION - PUBLIC HEARING - VAC-3926 - APPLICANT: HENRY BRENT COMPANY - OWNER: STEADFAST AMX I, LIMITED LIABILITY COMPANY AND STEADFAST AMX II, LIMITED LIABILITY COMPANY, ET AL - Petition to Vacate Third Street between Ogden Avenue and Stewart Avenue, Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

89. VACATION - PUBLIC HEARING - VAC-3932 - APPLICANT: PACIFIC COAST DEVELOPMENT - OWNER: DARK, LIMITED LIABILITY COMPANY - Petition to Vacate portions of Rebecca Road between Ann Road and El Campo Grande Avenue, Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
90. ABEYANCE ITEM - VARIANCE - PUBLIC HEARING - VAR-3880 - APPLICANT/OWNER: ASIE JAH - Request for a Variance TO ALLOW FIVE PARKING SPACES WHERE SIX ARE REQUIRED FOR A PROPOSED OFFICE on 0.18 acres at 2413 Maroney Avenue (APN: 162-02-410-096) R-2 (Medium-Low Density Residential) under Resolution of Intent to N-S (Neighborhood Service) Zone, Ward 3 (Reese). The Planning Commission (6-0 vote) and staff recommend APPROVAL
91. ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-3880 - PUBLIC HEARING - SDR-3710 - APPLICANT/OWNER: ASIE JAH - Request for a Site Development Review FOR A PROPOSED LAW OFFICE AND FOR A WAIVER OF THE PERIMETER PARKING LOT LANDSCAPING REQUIREMENTS on 0.18 acres at 2413 Maroney Avenue (APN: 162-02-410-096) R-2 (Medium-Low Density Residential) under Resolution of Intent to N-S (Neighborhood Service) Zone, Ward 3 (Reese). The Planning Commission (6-0 vote) and staff recommend APPROVAL
92. VARIANCE - PUBLIC HEARING - VAR-4001 - APPLICANT/OWNER: JOSEPH & LONNIE NOBLE - Request for a VARIANCE TO ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) DISTRICT ON 2.19 ACRES WHERE A MINIMUM OF FIVE ACRES IS REQUIRED adjacent to the south side of Lone Mountain Road, approximately 1020 feet east of Torrey Pines Drive (APN: 138-02-501-008), R-E (Residence Estates) Zone [Proposed: R-PD2 (Residential Planned Development – 2 Units per Acre)], Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
93. REZONING RELATED TO VAR-4001 - PUBLIC HEARING - ZON-3998 - APPLICANT/OWNER: JOSEPH & LONNIE NOBLE - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD2 (Residential Planned Development - 2 Units per Acre) on 2.19 acres adjacent to the south side of Lone Mountain Road, approximately 1,020 feet east of Torrey Pines Drive (APN: 138-02-501-008), Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
94. WAIVER RELATED TO VAR-4001 AND ZON-3998 - PUBLIC HEARING - WVR-4002 - APPLICANT/OWNER: JOSEPH & LONNIE NOBLE - Request for TITLE 18 WAIVERS TO ALLOW A 625-FOOT LONG PRIVATE DRIVE WHERE 200 FEET IS THE MAXIMUM ALLOWED, AND TO ALLOW A MODIFIED TURN-AROUND WHERE A CIRCULAR TURN-AROUND OR EMERGENCY ACCESS GATE IS REQUIRED adjacent to the south side of Lone Mountain Road, approximately 1,020 feet east of Torrey Pines Drive (APN: 138-02-501-008), R-E (Residence Estates) Zone [Proposed: R-PD2 (Residential Planned Development – 2 Units per Acre)], Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
95. SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-4001, ZON-3998 AND WVR-4002 - PUBLIC HEARING - SDR-3999 - APPLICANT/OWNER: JOSEPH & LONNIE NOBLE - Request for a Site Development Plan Review and a Waiver of perimeter landscaping standards FOR A FOUR-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 2.19 acres adjacent to the south side of Lone Mountain Road, approximately 1,020 feet east of Torrey Pines Drive (APN: 138-02-501-008), R-E (Residence Estates) Zone [Proposed: R-PD2 (Residential Planned Development - 2 Units per Acre)], Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
96. ABEYANCE ITEM - VARIANCE - PUBLIC HEARING - VAR-3288 - APPLICANT: PAUL AND SANDY BROSSEAU - Request for a Variance to ALLOW A 5 FOOT SIDE SETBACK WHERE 10 FEET IS REQUIRED FOR an addition to an existing single family dwelling at 304 Canyon Drive (APN: 139-32-211-031), R-E (Residence Estates) Zone, Ward 1 (Moncrief). Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

97. VARIANCE - PUBLIC HEARING - VAR-4232 - APPLICANT: TANEY ENGINEERING - OWNER: CITATION HOMES - Request for a Variance TO ALLOW A 50 FOOT SETBACK FOR A PROPOSED MULTI-FAMILY BUILDING FROM A SINGLE FAMILY RESIDENTIAL PROPERTY WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE AN 82 FOOT SETBACK AND FOR A WAIVER TO ALLOW THE VARIANCE TO GO DIRECTLY TO CITY COUNCIL WITHOUT ACTION BY THE PLANNING COMMISSION on 1.04 acres adjacent to the south side of Van Buren Avenue approximately 350 feet East of Lamb Boulevard (APN: 140-29-101-009), R-2 (Medium-Low Density Residential) Zone under Resolution of Intent to R-3 (Medium Density Residential) Zone, Ward 3 (Reese). Staff recommends APPROVAL
98. SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-4232 - PUBLIC HEARING - SDR-4139 - APPLICANT: TANEY ENGINEERING - OWNER: CITATION HOMES - Request for a Site Development Plan Review FOR A 12-UNIT MULTI-FAMILY DEVELOPMENT on 1.04 acres adjacent to the south side of Van Buren Avenue approximately 350 feet East of Lamb Boulevard (APN: 140-29-101-009), R-2 (Medium-Low Density Residential) Zone under Resolution of Intent to R-3 (Medium Density Residential) Zone, Ward 3 (Reese). Staff recommends APPROVAL
99. REQUIRED ONE-YEAR REVIEW - PUBLIC HEARING - SPECIAL USE PERMIT - RQR-4177 - APPLICANT: JACKPOT BAIL BONDS - OWNER: KRISHNA, INC. - Request for a Required One-Year Review on an approved Special Use Permit (SUP-1841) FOR A PROPOSED BAILBOND SERVICE at 124 South Sixth Street, Suite 150 (APN: 139-34-611-051), C-2 (General Commercial) Zone, Ward 5 (Weekly). Staff recommends APPROVAL
100. ABEYANCE ITEM - SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3152 - REAGAN NATIONAL ADVERTISING ON BEHALF OF NORIKO TAKADA OBA QUALIFIED TRUST - Appeal filed the applicant from the Denial by the Planning Commission of a request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 5300 West Sahara Avenue (APN: 163-01-804-006), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (5-0 vote) and staff recommend DENIAL
101. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3947 - APPLICANT: JASON AGUIRRE - OWNER: THL, LIMITED LIABILITY COMPANY - Request for a Special Use Permit and Waivers from the 400-foot distance separation requirement from an existing City Park and the 1,000-foot distance separation requirement from an existing massage establishment FOR A PROPOSED MASSAGE ESTABLISHMENT at 2701 Tenaya Way, Suite #100 (APN: 138-15-710-009), C-PB (Planned Business Park) Zone, Ward 4 (Brown). (NOTE: Item be heard in conjunction with Morning Session Item # 59) The Planning Commission (7-0 vote) and staff recommend APPROVAL
102. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3961 - APPLICANT: NAMEER KALANDOS - OWNER: MEHRAN DAVID KOHANBASH - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION) IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE at 5000 West Charleston Boulevard, Suite 7 (APN: 138-36-804-002), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL
103. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3969 - APPLICANT: ADVANCE AMERICA, CASH ADVANCE CENTERS OF NEVADA, INC. - OWNER: ROGER ANDERSON - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED at 5950 West Charleston Boulevard, Suite 110 (APN: 138-36-406-006), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
104. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3972 - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: RITA QUAM FAMILY TRUST - Appeal filed by the applicant from the Denial by the Planning Commission of a request for a Special Use Permit FOR A PROPOSED OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 6750 West Sahara Avenue (APN: 163-02-415-012), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (5-2 vote) recommends DENIAL. Staff recommends APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

105. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3973 - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: J.G. SAHARA, LIMITED LIABILITY COMPANY - Appeal filed by the applicant from the Denial by the Planning Commission of a request for a Special Use Permit FOR A PROPOSED OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1000 East Sahara Avenue (APN: 162-03-801-116), C-1 (Limited Commercial) Zone, Ward 3 (Reese). The Planning Commission (6-1 vote) recommends DENIAL. Staff recommends APPROVAL
106. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3983 - APPLICANT: SCOTT STROMWALL - OWNER: RAY ST. CLAIR - Request for a Special Use Permit FOR PROPOSED MOTOR VEHICLE SALES (USED) ON A PARCEL LESS THAN 25,000 SQUARE FEET IN AREA IN CONJUNCTION WITH AN EXISTING MINOR AUTO REPAIR GARAGE at 210 West Wyoming Avenue (APN: 162-04-608-015), M (Industrial) Zone, Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL
107. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3984 - APPLICANT: ISLAND RESTAURANT - OWNER: HOWARD HUGHES CANYON POINTE Q4 - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB located adjacent to the northwest corner of Charleston Boulevard and Pavilion Center Drive (APN: 137-36-414-004), P-C (Planned Community) Zone, Ward 2 (Vacant). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
108. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3986 - APPLICANT: MUSTAFA KAVRUKLAR - OWNER: RITA QUAM FAMILY TRUST - Request for a Special Use Permit and a Waiver from the 400-foot distance separation requirement from an existing church FOR A SUPPER CLUB located at 6750 West Sahara Avenue (APN: 163-02-415-012), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL
109. ABEYANCE ITEM - REZONING - PUBLIC HEARING - ZON-2457 - DONNA F. BEAM REVOCABLE TRUST - Request for a Rezoning FROM: U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] TO: C-1 (Limited Commercial) Zone on 3.88 acres adjacent to the northeast and southeast corners of Smoke Ranch Road and Buffalo Drive (APN: 138-15-402-001 and 138-22-101-001) Ward 4 (Brown). The Planning Commission (4-2 vote) and staff recommend APPROVAL
110. SPECIAL USE PERMIT RELATED TO ZON-2457 - PUBLIC HEARING - SUP-3896 - APPLICANT: INVESTMENT EQUITY BUILDERS - OWNER: DONNA F. BEAM REVOCABLE TRUST - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) AND A WAIVER FROM THE 1,500 FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING SCHOOL, CHURCH, AND CITY PARK adjacent to the northeast corner of Smoke Ranch Road and Buffalo Drive (APN: 138-15-402-001), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown). Staff recommends DENIAL. The Planning Commission (5-0-2 vote) recommends APPROVAL
111. ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-2457 AND SUP-3896 - PUBLIC HEARING - SDR-2458 - DONNA F. BEAM REVOCABLE TRUST - Request for a Site Development Plan Review FOR TWO PROPOSED COMMERCIAL BUILDINGS on 3.88 acres adjacent to the northeast and southeast corners of Smoke Ranch Road and Buffalo Drive (APN: 138-15-402-001 and 138-22-101-001) U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 4 (Brown). The Planning Commission (4-2 vote) and staff recommend APPROVAL
112. ABEYANCE ITEM - REZONING - PUBLIC HEARING - ZON-3665 - APPLICANT/OWNER: DONNA J. CAPRI - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.16 acres adjacent to the southwest corner of Eastern Avenue and Canosa Avenue (APN: 162-02-713-114), Ward 3 (Reese). The Planning Commission (6-0 vote) and staff recommend APPROVAL
113. ABEYANCE ITEM - REZONING - PUBLIC HEARING - ZON-3919 - APPLICANT/OWNER: CORNERSTONE COMPANY - Request for a Rezoning FROM: R-4 (High Density Residential) TO: C-1 (Limited Commercial) on 0.46 acres adjacent to the northwest corner of Colorado Avenue and 4th Street (APN: 162-03-110-011), Ward 1 (Moncrief). The Planning Commission (4-0-2 vote) and staff recommend APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

114. ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3919 - PUBLIC HEARING - SDR-3920 - APPLICANT/OWNER: CORNERSTONE COMPANY - Request for a Site Development Plan Review and Waivers of the Downtown Centennial Plan streetscape and parking standards FOR A PROPOSED MODULAR OFFICE on 0.46 acres adjacent to the northwest corner of Colorado Avenue and 4th Street (APN: 162-03-110-011), R-4 (High Density Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 1 (Moncrief). The Planning Commission (4-0-2 vote) and staff recommend APPROVAL
115. REZONING - PUBLIC HEARING - ZON-3708 - APPLICANT/OWNER: EMERALD CREST HOLDINGS, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-1 (Single-Family Residential) TO: R-3 (Medium Density Residential) on 0.29 acres adjacent to the northeast corner of Torrey Pines Drive and Garwood Avenue (APN: 138-35-517-001), Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL
116. REZONING - PUBLIC HEARING - ZON-4124 - APPLICANT/OWNER: DAVID LITVAK - Request for a Rezoning FROM: R-4 (HIGH-DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.16 acres located at 203 and 205 East Colorado Avenue (APN: 162-03-110-053), Ward 1 (Moncrief). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
117. SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4124 - PUBLIC HEARING - SDR-3768 - APPLICANT/OWNER: DAVID LITVAK - Request for a Site Development Plan Review and Waivers of the Downtown Centennial Plan streetscape standards and perimeter landscaping standards FOR A PROPOSED 1,100 SQUARE-FOOT ANTIQUE STORE on 0.16 acres located at 203 and 205 East Colorado Avenue (APN: 162-03-110-053), R-4 (High Density Residential) Zone, Ward 1 (Moncrief). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
118. REZONING - PUBLIC HEARING - ZON-3976 - APPLICANT: CHRYSALIS INVESTMENTS, LIMITED LIABILITY COMPANY - OWNER: SCME, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-E (Residence Estates) TO: C-1 (Limited Commercial) on 3.88 acres adjacent to the southeast corner of Thom Boulevard and Rome Boulevard (APN: 125-24-802-001 & 002), Ward 6 (Mack). The Planning Commission (6-0-1 vote) recommends DENIAL. Staff recommends APPROVAL
119. SPECIAL USE PERMIT RELATED TO ZON-3976 - PUBLIC HEARING - SUP-3980 - APPLICANT: CHRYSALIS INVESTMENTS, LIMITED LIABILITY COMPANY - OWNER: SCME, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED MINI-WAREHOUSE FACILITY adjacent to the southeast corner of Thom Boulevard and Rome Boulevard (APN: 125-24-802-001 & 002) R-E (Residence Estates) Zone, [Proposed: C-1 (Limited Commercial) Zone], Ward 6 (Mack). The Planning Commission (6-0-1 vote) recommends DENIAL. Staff recommends APPROVAL
120. SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3976 AND SUP-3980 - PUBLIC HEARING - SDR-3979 - APPLICANT: CHRYSALIS INVESTMENTS, LIMITED LIABILITY COMPANY - OWNER: SCME, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED MINI-WAREHOUSE FACILITY on 3.88 acres adjacent to the southeast corner of Thom Boulevard and Rome Boulevard (APN: 125-24-802-001 & 002), R-E (Residence Estates) Zone, [Proposed: C-1 (Limited Commercial) Zone], Ward 6 (Mack). The Planning Commission (6-0-1 vote) recommends DENIAL. Staff recommends APPROVAL
121. REZONING - PUBLIC HEARING - ZON-3995 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH - Request for a Rezoning FROM: U (Undeveloped) [SC (Service Commercial) General Plan Designation] TO: C-1 (Limited Commercial) on 12.50 acres adjacent to the northwest corner of Rainbow Boulevard and Westcliff Drive (APN: 138-27-802-001; 138-27-802-004), Ward 2 (Vacant). The Planning Commission (7-0 vote) and staff recommend APPROVAL
122. SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3995 - PUBLIC HEARING - SDR-3997 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH - Request for a Site Development Plan Review and a Waiver of the parking lot landscaping standards FOR A PROPOSED 40,649 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP AND A 1,200 SQUARE-FOOT TEMPORARY MODULAR BUILDING on 12.50 acres adjacent to the northwest corner of Rainbow Boulevard and Westcliff Drive (APN: 138-27-802-001; 138-27-802-004), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [Proposed: C-1 (Limited Commercial) Zone], Ward 2 (Vacant). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

123. GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3977 - APPLICANT: D R. JAS GROVER - OWNERS: HELEN GOULETTE, ET AL - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on 1.38 acres adjacent to the northeast corner of Rancho Drive and Oakley Drive (APN: 162-04-210-101 thru 103), Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend DENIAL
124. REZONING RELATED TO GPA-3977 - PUBLIC HEARING - ZON-3981 - APPLICANT: DR. JAS GROVER - OWNERS: HELEN GOULETTE, ET AL - Request for a Rezoning FROM: R-E (Residence Estates) TO: P-R (Professional Office and Parking) on 1.38 acres located adjacent to the northeast corner of Rancho Drive and Oakley Drive (APN: 162-04-210-101 thru 103), Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend DENIAL
125. SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3977 AND ZON-3981 - PUBLIC HEARING - SDR-3982 - APPLICANT: DR. JAS GROVER - OWNERS: HELEN GOULETTE, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 11,200 SQUARE-FOOT MEDICAL OFFICE on 1.38 acres adjacent to the northeast corner of Rancho Drive and Oakley Drive (APN: 162-04-210-101 thru 103), R-E (Residence Estates) Zone, [Proposed: P-R (Professional Office and Parking) Zone], Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend DENIAL
126. GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3985 - APPLICANT/OWNER: JOHN LEE AND ONG PARTNERS, LIMITED LIABILITY COMPANY - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on 1.30 acres adjacent to the south side of Via Olivero Avenue, approximately 950 feet east of Buffalo Drive (APN: a portion of 163-03-402-017), Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL
127. REZONING RELATED TO GPA-3985 - PUBLIC HEARING - ZON-3987 - APPLICANT/OWNER: JOHN LEE AND ONG PARTNERS, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (Undeveloped) [R (Rural Density Residential) General Plan Designation] TO: O (Office) and FROM: U (Undeveloped) [SC (Service Commercial) General Plan Designation] TO: C-1 (Limited Commercial) on 4.86 acres adjacent to the north side of Sahara Avenue, approximately 950 feet east of Buffalo Drive (APN: 163-03-402-017), Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL
128. SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3985 AND ZON-3987 - PUBLIC HEARING - SDR-3988 - APPLICANT/OWNER: JOHN LEE AND ONG PARTNERS, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a Waiver of foundation landscaping standards FOR A PROPOSED 42,400 SQUARE-FOOT OFFICE BUILDING AND 12,800 SQUARE-FOOT RETAIL BUILDING on 4.86 acres adjacent to the north side of Sahara Avenue, approximately 950 feet east of Buffalo Drive (APN: 163-03-402-017), U (Undeveloped) [R (Rural Density Residential) and [SC (Service Commercial) General Plan Designations], [Proposed: O (Office) and C-1 (Limited Commercial) Zone], Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL
129. GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4000 - APPLICANT/OWNER: VALENCIA COMMUNITIES, INC. - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: DR (Desert Rural Density Residential) TO: MLA (Medium-Low Attached Density Residential) on 2.92 acres located at 1700 South Buffalo Drive (APN: 163-03-201-003 thru 005), Ward 1 (Moncrief). The Planning Commission (2-5 vote on a motion for approval) and staff recommend DENIAL
130. VARIANCE RELATED TO GPA-4000 - PUBLIC HEARING - VAR-4005 - APPLICANT/OWNER: VALENCIA COMMUNITIES, INC. - Request for a Variance TO ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT ON 2.92 ACRES WHERE A MINIMUM OF FIVE ACRES IS REQUIRED located at 1700 South Buffalo Drive (APN: 163-03-201-003 thru 005), R-E (Residence Estates) Zone, Proposed: R-PD10 (Residential Planned Development - 10 Units per Acre), Ward 1 (Moncrief). The Planning Commission (5-2 vote) and staff recommend DENIAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

131. REZONING RELATED TO GPA-4000 AND VAR-4005 - PUBLIC HEARING - ZON-4003 - APPLICANT/OWNER: VALENCIA COMMUNITIES, INC. - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD10 (Residential Planned Development - 10 Units per Acre) on 2.92 acres located at 1700 South Buffalo Drive (APN: 163-03-201-003 thru 005), Ward 1 (Moncrief). The Planning Commission (5-2 vote) and staff recommend DENIAL
132. SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4000, VAR-4005 AND ZON-4003 - PUBLIC HEARING - SDR-4004 - APPLICANT/OWNER: VALENCIA COMMUNITIES, INC. - Request for a Site Development Plan Review FOR A 28-UNIT ATTACHED SINGLE-FAMILY DEVELOPMENT on 2.92 acres located at 1700 South Buffalo Drive (APN: 163-03-201-003 thru 005), R-E (Residence Estates) Zone, Proposed: R-PD10 (Residential Planned Development - 10 Units per Acre), Ward 1 (Moncrief). The Planning Commission (5-2 vote) and staff recommend DENIAL
133. SET DATE ON ANY APPEALS FILED OR REQUIRED PUBLIC HEARINGS FROM THE CITY PLANNING COMMISSION MEETINGS, CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE AND DANGEROUS BUILDING OR NUISANCE/LITTER ABATEMENTS

ADDENDUM

CITIZENS PARTICIPATION

Items raised under this portion of the City Council Agenda cannot be deliberated or acted upon until the notice provisions of the Open Meeting Law have been met. If you wish to speak on a matter not listed on the agenda, please step up to the podium and clearly state your name and address. In consideration of others, avoid repetition, and limit your comments to no more than three (3) minutes. To ensure all persons equal opportunity to speak, each subject matter will be limited to ten (10) minutes

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

City Hall Plaza, Special Outside Posting Bulletin Board
Court Clerk's Office Bulletin Board, City Hall Plaza
Las Vegas Library, 833 Las Vegas Boulevard North
Clark County Government Center, 500 S. Grand Central Parkway
Grant Sawyer Building, 555 E. Washington Avenue

City of Las Vegas

CITY COUNCIL MEETING
CITY HALL, 400 STEWART AVENUE
COUNCIL CHAMBERS
WEDNESDAY, MAY 5, 2004
9:00 A.M.

ADDENDUM:

NEIGHBORHOOD SERVICES DEPARTMENT - DISCUSSION

- 61A. Report and possible action on the Sky Vue Mobile Home Park, 15 West Owens Avenue and to allocate funds for temporary housing and relocation costs of displaced residents in an amount not to exceed \$100,000 and other matters pertaining thereto - Ward 5 (Weekly)

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

City Hall Plaza, Special Outside Posting Bulletin Board
Court Clerk's Office Bulletin Board, City Hall Plaza
Las Vegas Library, 833 Las Vegas Boulevard North
Clark County Government Center, 500 S. Grand Central Parkway
Grant Sawyer Building, 555 E. Washington Avenue

EXHIBIT B

(Attach Affidavit of Publication of Notice of Sale)

RECEIVED
CITY CLERK

2004 AUG -9 A 10: 27

AFFP DISTRICT COURT
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK)

SS:

Donna Stark, being 1st duly sworn, deposes and says:

That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for,

LV CITY CLERK
3450652

2296311LV

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 07/08/2004 to 07/08/2004, on the following days: JULY 8, 2004

Signed: _____

Donna Stark

SUBSCRIBED AND SWORN BEFORE ME THIS THE _____

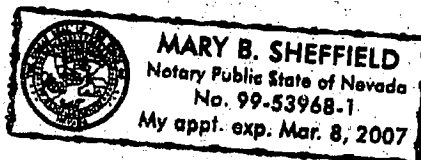
30

day of _____ 2004

July

Mary B. Sheffield

Notary Public



Notice is hereby given that the City Treasurer of the City of Las Vegas will at the hour of 2:00 p.m. on Tuesday, July 27, 2004, at the Council Chambers, Las Vegas City Hall Complex, 400 Stewart Avenue, Las Vegas, Nevada; sell the following parcels which are delinquent in the payment of assessments in the City's Special Assessment Districts Nos. 404, 707 and 808 to the City of Las Vegas:

Name of Owner	Description of Property	Total Amount Due Prior to 7/27/04	Total Amount Due on Date of Sale
PETERS PATRICIA District: 404	137-25-714-037 10227 AMBER HUE LA SUNSET MESA UNIT 1, PLAT BOOK 72 PAGE 59 LOT 22 BLOCK B	\$399.03	\$1,926.64
WALKER VERLENE District: 404	137-25-717-002 000800 CAMBRIDGE CROSS PL WESTRIDGE AT SUMMERLIN_PHASE 2, PLAT BOOK 78 PAGE 9 LOT 30 BLOCK 2	\$688.83	\$2,749.33
MARTINEZ ROGER M District: 404	138-30-215-139 905 DUCKHORN CT UT 203 NORTH HALF PARCEL H VILLAGE 3, PLAT BOOK 78 PAGE 65 UNIT 203 BLDG 13	\$454.83	\$1,275.35
COLLINS KEVIN & WILLETA District: 404	138-30-312-035 000500 PINNACLE HEIGHTS LN EAGLE ROCK, PLAT BOOK 73 PAGE 53 LOT 94 BLOCK 2	\$555.16	\$3,489.48
WALIA RICHARD District: 404	138-30-315-049 000624 VIA LINDA CT CANYON RIDGE, PLAT BOOK 75 PAGE 87 LOT 60 BLOCK 1	\$1,069.89	\$4,991.14
PIERCE DESIREE LOUISE District: 404	138-30-317-039 000800 PEACHY CANYON CI UT 101 SOUTH HALF PARCEL H VILLAGE 3, PLAT BOOK 78 PAGE 57 UNIT 101 BLDG 7	\$474.91	\$1,295.43
BOWEN MICHAEL J District: 404	138-30-317-087 000712 PEACHY CANYON CI UT 203 SOUTH HALF PARCEL H VILLAGE 3, PLAT BOOK 78 PAGE 57 UNIT 203 BLDG 10	\$454.83	\$1,275.35
REED TIMOTHY District: 404	138-30-317-097 000664 PEACHY CANYON CI UT 103 SOUTH HALF PARCEL H VILLAGE 3, PLAT BOOK 78 PAGE 57 UNIT 103 BLDG 15	\$454.83	\$1,275.35
BAUMAN DAVID District: 404	138-30-713-046 000424 ST ANDREWS CT SUMMERLIN VILLAGE 3 CUSTOM LOTS UNIT #2, PLAT BOOK 75 PAGE 99 LOT 108 BLOCK A	\$1,473.17	\$7,427.33
WOOD JAMES E JR District: 404	138-18-813-003 2417 SUNNY HEIGHTS DR SERENATA AT THE HILLS AT SUMMERLIN UNIT 1 AMD, PLAT BOOK 53 PAGE 38 LOT 3 BLOCK 1	\$749.20	\$3,000.82
JOHNSTON DARREN J District: 404	138-18-515-060 9417 SUMMER RAIN DR CYPRESS IN THE HILLS AT SUMMERLIN BY LEWIS HOMES, PLAT BOOK 48 PAGE 5 LOT 60 BLOCK B	\$631.22	\$2,302.03
GUNN MARION EDDY JR District: 404	138-18-515-085 002238 MAPLE ROSE DR CYPRESS IN THE HILLS AT SUMMERLIN BY LEWIS HOMES, PLAT BOOK 48 PAGE 5 LOT 138 BLOCK E	\$597.96	\$2,104.94
PARHAM TAMELA District: 404	138-18-515-086 002229 JUNIPER BERRY DR CYPRESS IN THE HILLS AT SUMMERLIN BY LEWIS HOMES, PLAT BOOK 48 PAGE 5 LOT 131 BLOCK E	\$625.21	\$2,266.39
2005 CANYON BREEZE DRIVE LAND TR District: 404	138-20-813-047 002005 CANYON BREEZE DR VISIONS, PLAT BOOK 48 PAGE 28 LOT 17 BLOCK 2	\$696.30	\$2,691.37
FULLER COLLEEN F District: 404	138-20-814-022 1604 VESPERTINA CT VISTA DEL ORO_PHASE 3, PLAT BOOK 59 PAGE 79 LOT 100 BLOCK 5	\$418.61	\$2,201.24
DALTON DAVID W District: 404	138-21-419-017 8225 RUBY MOUNTAIN WY SALINAS, PLAT BOOK 60 PAGE 52 LOT 17 BLOCK 2	\$770.52	\$3,127.09
WANG JACK TOY JENNIFER District: 404	138-21-712-009 007713 ALLANO WY BUENA VISTA UNIT 1, PLAT BOOK 57 PAGE 58 LOT 9 BLOCK 1	\$562.27	\$1,893.42
ABREGO ANA M District: 404	138-21-813-031 001636 INDIAN COVE LN PLATEAU_PHASE 1, PLAT BOOK 55 PAGE 24 LOT 17 BLOCK 2	\$633.48	\$2,315.24
BHAKTA DUSHYANT PALMER PRASHANT District: 404	138-21-816-061 001732 MEXICAN POPPY ST VALENCIA PHASE 2, PLAT BOOK 58 PAGE 3 LOT 80 BLOCK 4	\$872.05	\$2,543.80

BERDUX WILLIAM J JR & BARBARA L District: 404	138-30-513-027 001324 FOX ACRES DR MONTAIRE_PHASE 3, PLAT BOOK 58 PAGE 11 LOT 115 BLOCK 7	\$427.66	\$3,334.17
RANDELL TRACY M (LUGOWSKI JOHN A District: 404	137-24-517-019 2205 FAWN RIDGE CT CANTABRIA UNIT ONE, PLAT BOOK 70 PAGE 69 LOT 19 BLOCK A	\$944.46	\$4,205.27
EDMERSON LARRY & JSA ANN District: 404	137-24-820-015 2057 WANDERING DOE LA INDIAN HILLS_UNIT 4, PLAT BOOK 75 PAGE 50 LOT 43 BLOCK 6	\$630.80	\$2,324.08
BERTOLO ORLANDO J District: 404	137-24-715-005 1953 VERBANIA DR INDIAN HILLS_UNIT 1, PLAT BOOK 69 PAGE 12 LOT 89 BLOCK 1	\$633.20	\$2,338.31
HUNT LORAIN District: 404	137-25-516-037 1520 SEDRO ST HIGHLAND HILLS, PLAT BOOK 68 PAGE 88 LOT 34 BLOCK 1	\$705.85	\$2,774.12
WEST RYAN R & CHRISTINA District: 404	137-25-612-012 010200 TURIN PL SAN MARINO, PLAT BOOK 68 PAGE 29 LOT 12 BLOCK A	\$408.91	\$2,140.84
WISSENBACK TIMOTHY J & LINDA District: 404	138-19-115-057 9837 GLENROCK DR HALF ACRES_PHASE 1 AT SUMMERLIN VILLAGE 7, THE TRAILS, PLAT BOOK 66 PAGE 39 LOT 50 BLOCK 4	\$1,930.36	\$10,118.48
SPEELMAN LISA A District: 404	138-19-218-069 002016 ARBOR FOREST ST CANYON OAKS, PLAT BOOK 69 PAGE 77 LOT 55 BLOCK D	\$833.38	\$3,539.06
KOBIELSKY PATRICK District: 404	138-19-322-057 009836 LENOX CREST PL SIERRA RIDGE 2, PLAT BOOK 69 PAGE 83 LOT 57 BLOCK C	\$675.34	\$2,591.10
GRAHAM JOHN C District: 404	138-19-413-043 1637 EAGLE PEAK WY SEQUOIA_PHASE 1, PLAT BOOK 64 PAGE 39 LOT 105 BLOCK 3	\$656.37	\$2,477.44
MORABITO GENO & ZITA V District: 404	138-19-716-019 1845 FAYWOOD ST WILLOW BEND #4 IN THE TRAILS AT SUMMERLIN BY LEWIS HOMES, PLAT BOOK 66 PAGE 58 LOT 46 BLOCK A	\$746.03	\$3,006.59
GRIGORIEV IRREVOCABLE TRUST GRIGORIEV VICTOR E & JOANNA TRS District: 404	138-20-817-004 001721 DOUBLE ARROW PL LA MIRADA UNIT 1, PLAT BOOK 60 PAGE 62 LOT 4 BLOCK 3	\$853.08	\$3,657.16
HARTZKE SHERMA District: 404	138-21-422-014 001728 DESERT FORT ST LA MIRADA UNIT 2, PLAT BOOK 62 PAGE 78 LOT 46 BLOCK 1	\$484.29	\$3,288.37
WHEELER JENNIFER District: 404	138-21-716-116 7620 BAUBLE AV BUENA VISTA UNIT 2, PLAT BOOK 63 PAGE 43 LOT 16 BLOCK 6	\$556.27	\$1,877.08
PRITCHETT MICHAEL & MISTY District: 404	138-21-818-035 7613 SIERRA PASEO LA ALTA MIRA AT SUMMERLIN_PHASE 1, PLAT BOOK 58 PAGE 97 LOT 13 BLOCK 1	\$628.37	\$2,309.59
LIU MINGSONG DUAN XIAOZHU District: 404	138-21-821-031 007733 VIA PASEO AV ALTA MIRA AT SUMMERLIN PHASE 2, PLAT BOOK 62 PAGE 91 LOT 53 BLOCK 2	\$607.81	\$2,186.05
SEILER ANNETTE M District: 404	138-30-114-034 010100 JACOB PL UT 204 RED BLUFFS AT THE CROSSING_UNIT 1, PLAT BOOK 77 PAGE 15 UNIT 2112 BLDG 21	\$453.21	\$1,258.85
FARAG ASAAD M District: 404	138-30-515-064 009420 SAN LAGUNA CT UT 101 TERRACES IN THE HILLS AT SUMMERLIN AMD, PLAT BOOK 69 PAGE 25 UNIT 10108 BLDG 10	\$622.34	\$2,273.34
MASON DALE E & LAURA E District: 404	138-30-818-005 000808 DANA HILLS CT UT 203 TERRACES 2 IN THE HILLS AT SUMMERLIN AMD, PLAT BOOK 77 PAGE 17 UNIT 1201 BLDG 1	\$614.46	\$2,225.46
BLUNTON NATALIE T District: 404	138-30-623-033 912 ORTEGA HILL LA SANTA BARBARA AT SUMMERLIN UNIT 2 AMD, PLAT BOOK 77 PAGE 61 LOT 114 BLOCK 3	\$558.94	\$1,892.96
MAI SONCHAU V & KIM FRAN District: 707	137-23-811-035 011145 WHOOPING CRANE LN FALLBROOK, PLAT BOOK 82 PAGE 99 LOT 109 BLOCK 3	\$875.11	\$4,895.93
HEER KAREN District: 707	137-24-412-039 010516 STAR QUEST AV ARBOR GROVE_UNIT 1, PLAT BOOK 77 PAGE 37 LOT 93 BLOCK B	\$878.10	\$4,919.57
MARLER BURK D District: 707	137-24-413-030 1718 OAK COUNTRY LA OAK HILLS AT SUMMERLIN_PHASE 1, PLAT BOOK 80 PAGE 2 LOT 74 BLOCK 3	\$928.71	\$5,304.64

PFAFFINGER ERICH A District: 707	137-24-415-040 010524 ANGEL DREAMS AV ARBOR GROVE UNIT 2, PLAT BOOK 82 PAGE 95 LOT 119 BLOCK G	\$548.27	\$4,589.74
WISSENBACK TIMOTHY J & LINDA WISSENBACK JENNIFER M District: 707	137-25-121-040 010644 BRIANHURST AV WEST BROOK PHASE 2, PLAT BOOK 90 PAGE 59 LOT 96 BLOCK 4	\$965.35	\$5,810.69
SEVERYNS COREY, District: 707	137-25-318-041 010708 SILVER PYRAMID CT CHARDONNAY #62, BY LEWIS HOMES, PLAT BOOK 79 PAGE 41 LOT 422 BLOCK E	\$984.84	\$5,768.03
GARNER MANUEL L District: 707	137-25-417-022 000409 SILVER PRAIRIE CT CHARDONNAY #63, BY LEWIS HOMES, PLAT BOOK 80 PAGE 33 LOT 320 BLOCK C	\$981.59	\$5,739.47
RODIS FAMILY REVOCABLE TR AGMT RODIS LAWRENCE A & GILLIAN S TRS District: 707	137-25-816-005 113 N ROYAL ASCOT DR PARCEL O SUMMERLIN VILLAGE 3 PHASE 1, PLAT BOOK 79 PAGE 98 LOT 77 BLOCK A	\$1,893.78	\$12,965.80
GABERTAN LIVING TRUST CRISTOBAL ELY TRS District: 707	137-26-513-010 1200 ANIME DR BROOKFIELD, PLAT BOOK 84 PAGE 100 LOT 10 BLOCK 1	\$889.17	\$5,007.46
YADEN, ELLIOTT LEIA A District: 707	137-26-513-054 11204 ROSE REFLET PL BROOKFIELD, PLAT BOOK 84 PAGE 100 LOT 65 BLOCK 1	\$889.21	\$5,007.51
GASPAR FREDRAY & JOSEFINA District: 707	137-26-513-070 1213 ANIME DR BROOKFIELD PARCEL U, PLAT BOOK 84 PAGE 100 LOT 81 BLOCK 3	\$419.58	\$4,537.86
MENESES RUBEN & WINONA District: 707	137-26-513-101 1308 DREAM BRIDGE DR BROOKFIELD, PLAT BOOK 84 PAGE 100 LOT 112 BLOCK 3	\$889.21	\$5,007.51
MONTEZ WENDY District: 707	137-26-513-127 001417 DREAM BRIDGE DR BROOKFIELD PARCEL U, PLAT BOOK 84 PAGE 100 LOT 138 BLOCK 4	\$889.21	\$5,007.51
CREDIT PLUS REAL EST LAS VEGAS District: 707	137-26-814-021 11204 SHADOW NOOK CT ARBOR VIEW, PLAT BOOK 88 PAGE 16 LOT 21 BLOCK 1	\$1,244.51	\$7,822.38
VALDEZ ANGELICA DIALNA DEGUZMAN ARMANDO District: 707	137-26-713-063 10937 SUTTER HILLS AV NAPA HILLS BY LEWIS HOMES, UNIT 2, PLAT BOOK 85 PAGE 33 LOT 132 BLOCK 3	\$801.82	\$4,315.25
PETERS PATRICIA J District: 707	137-26-718-061 709 BERNINI ST SONOMA HILLS BY LEWIS HOMES, UNIT 2, PLAT BOOK 85 PAGE 60 LOT 45 BLOCK 2	\$522.69	\$4,064.91
MAKRIS WILLIAM J District: 707	137-26-811-014 010909 NAPA RIDGE DR NAPA HILLS BY LEWIS HOMES, UNIT 2, PLAT BOOK 85 PAGE 33 LOT 43 BLOCK 1	\$720.19	\$4,233.62
DONG ROBERT ALLEN ETAL District: 707	137-35-613-024 000549 LOS HERMANOS ST MARBELLA RIDGE, PLAT BOOK 93 PAGE 38 LOT 71 BLOCK 2	\$817.46	\$4,439.27
GOLDEN JIMMY L JR & LORI District: 707	137-35-614-006 011020 LINDEN LEAF AV ASPEN MEADOWS, UNIT ONE, PLAT BOOK 96 PAGE 5 LOT 6 BLOCK 1	\$767.20	\$4,041.11
CUTTER VICTOR M III & BRIGITTE A ELLERBE BRIAN HERSHOLT District: 707	137-35-616-032 000573 POPLAR LEAF ST ASPEN MEADOWS, UNIT TWO, PLAT BOOK 98 PAGE 81 LOT 83 BLOCK 3	\$767.20	\$4,041.11
FIAT AVTAR SINGH District: 707	137-35-712-001 010921 SALFORD DR SUMMERLIN PARCEL MM, UNIT 2, PLAT BOOK 92 PAGE 97 LOT 10 BLOCK 1	\$1,185.95	\$7,358.52
BAILEY KIMBERLY R District: 707	137-35-712-047 011033 EDINA CT SUMMERLIN PARCEL MM, UNIT 2, PLAT BOOK 92 PAGE 97 LOT 56 BLOCK 1	\$4,354.63	\$10,527.21
BIZZELL HOWARD & SARA District: 707	137-36-112-025 010824 PRIMROSE ARBOR AV ROSEWOOD BY PARDEE, PHASE 1, PLAT BOOK 79 PAGE 78 LOT 4 BLOCK 1	\$905.45	\$5,138.49
BOTTNER MICHELLE District: 707	137-36-113-208 000401 PINE HAVEN ST, UT 205 SILVER PINES CONDO AMD, PLAT BOOK 82 PAGE 38 UNIT 205 BLDG 15	\$520.58	\$2,087.50

GREENE ROBERT J GREEN SHARON District: 707	137-36-113-214 000400 AMBER PINE ST UT 104 SILVER PINES CONDO AMD, PLAT BOOK 82 PAGE 38 UNIT 104 BLDG 16	\$520.58	\$2,087.50
NUNEZ HECTOR E DENUNEZ SANDRA A District: 707	137-36-214-022 010817 MOON FLOWER ARBOR PL ROSEWOOD BY PARDEE, PHASE 2, PLAT BOOK 85 PAGE 7 LOT 34 BLOCK 1	\$905.51	\$5,136.61
WILSON DEAN H District: 707	137-36-813-078 010340 BIRCH BLUFF LN COTTONWOOD TERRACE, PHASE 2, PLAT BOOK 92 PAGE 58 LOT 95 BLOCK 1	\$732.43	\$3,765.59
AGERS JON District: 808	137-26-315-026 000089 ESCONDIDO CANYON ST VILLAGE 20, SUMMERLIN PARCEL T & U UNIT 2, PLAT BOOK 106 PAGE 55 LOT 128 BLOCK 5	\$1,752.02	\$12,337.69
GUTIERREZ MIGUEL & VICTORIA J District: 808	137-29-720-035 011281 PIPER PEAK LN SAGE HILLS AT THE SUMMERLIN VISTAS, PLAT BOOK 104 PAGE 82 LOT 10 BLOCK 1	\$1,134.94	\$7,238.25
TAUBE BENJAMIN G District: 808	137-26-720-063 011257 EMERALD PINE LN SAGE HILLS AT THE SUMMERLIN VISTAS, PLAT BOOK 104 PAGE 82 LOT 64 BLOCK 2	\$799.25	\$6,903.16
ZAMORA ROGER District: 808	137-27-812-057 000313 DENTON SPRINGS CT TALAVERDE AT THE VISTAS, PLAT BOOK 106 PAGE 48 LOT 69 BLOCK 2	\$1,853.73	\$11,525.50
ROJAS SWEET J District: 808	137-34-713-018 011749 VILLA SAN MICHELE CT CAPRI UNIT 2 AT THE VISTAS, PLAT BOOK 107 PAGE 77 LOT 55 BLOCK A	\$678.54	\$6,707.79
DELROSARIO SABRINA District: 808	137-35-112-034 000383 LAS LANZAS ST ESTANCIA AT THE VISTAS, PLAT BOOK 101 PAGE 86 LOT 27 BLOCK 1	\$1,815.47	\$12,861.92
WOLFINGER SUSAN L District: 808	137-35-217-019 011812 SLEEPY HEAVEN PL HILLSTONE UNIT #1 AT THE SUMMERLIN VISTAS, PLAT BOOK 107 PAGE 84 LOT 107 BLOCK C	\$1,354.21	\$8,832.77
LYONS STEVE District: 808	137-35-217-090 011508 SLEEPY HEAVEN PL HILLSTONE UNIT #1 AT THE SUMMERLIN VISTAS, PLAT BOOK 107 PAGE 84 LOT 118 BLOCK C	\$1,324.21	\$8,802.77
FULLER MARYANN District: 808	137-35-312-006 011616 KINGS ARMS LN SOMERSET UNIT 1, PLAT BOOK 107 PAGE 33 LOT 16 BLOCK A	\$631.36	\$6,023.68
ROMERO EDWARD District: 808	137-35-313-018 011636 LONGHIRST HALL LN SOMERSET UNIT 2, PLAT BOOK 107 PAGE 81 LOT 127 BLOCK C	\$1,036.93	\$6,429.26
EWA DARLENE K District: 808	137-35-619-049 572 SICILIANO ST PORTOFINO, PHASE 3, PLAT BOOK 102 PAGE 2 LOT 80 BLOCK 1	\$1,133.51	\$7,227.08
SHAPIRO BRIAN D District: 808	137-35-621-005 011260 WOODLAND VIOLET AV SUMMERFIELD AT THE SUMMERLIN VISTAS, PLAT BOOK 107 PAGE 85 LOT 10 BLOCK A	\$1,092.21	\$6,885.75

* Includes whole amount of unpaid assessment, accrued and delinquent interest to July 27, 2004, penalties and collection costs, including attorney fees.

Each property described above will be sold to satisfy the total amount due thereon as is stated above, to the first person at the sale offering to pay the amount due on that property as is listed above. The sale shall be held, and purchasers at the sale shall receive certificates of sale, as provided in NRS § 271.555 to NRS § 271.575. The sale shall be continued from day to day as provided in NRS § 271.555. The property sold is subject to redemption as provided in NRS 271.595. If not redeemed as provided in that Section, after expiration of the period of redemption, the City Treasurer will issue a deed to the property on demand of the certificate holder in the manner provided in NRS § 271.595.

The City Council has exercised its option to have the whole amount of the unpaid principal of the assessment be due and payable immediately with respect to the above parcels, as provided in NRS § 271.410. As provided in that section, at any time prior to the date of sale the owner may pay the amount of delinquent installments with accrued interest, all penalties and costs of collection accrued including but not necessarily limited to any attorneys fees, and shall thereupon be restored the right to thereafter pay in installments in the same manner as if default had not been made. A property owner may obtain from the Las Vegas City Treasurer the amount that he / she is required to pay to the City in order to be restored to the right to pay his / her assessments in installments pursuant to NRS § 271.410(2).

**For additional information or questions, please call (702) 796-0082. Updated notice of sales will be posted on WWW.AMGV.COM.

IN WITNESS WHEREOF, I have affixed my signature on this May 5, 2004

/s/ Michael K. Olson City Treasurer

PUB: July 8, 15, 23, 2004 LV Review-Journal

GRIGORIEV IRREVOCABLE TRUST GRIGORIEV VICTOR E & JOANNA TRS District: 404	138-20-817-004 001721 DOUBLE ARROW PL LA MIRADA UNIT 1, PLAT BOOK 60 PAGE 62 LOT 4 BLOCK 3	\$853.08	\$3,657.16
WHEELER JENNIFER District: 404	138-21-716-118 7620 BAUBLE AV BUENA VISTA UNIT 2, PLAT BOOK 63 PAGE 43 LOT 16 BLOCK 6	\$556.27	\$1,877.06
PRITCHETT MICHAEL & MISTY District: 404	138-21-818-035 7613 SIERRA PASEO LA ALTA MIRA AT SUMMERLIN_PHASE 1, PLAT BOOK 58 PAGE 87 LOT 13 BLOCK 1	\$628.37	\$2,309.59
LIU MINGSONG DUAN XIAOZHU District: 404	138-21-821-031 007733 VIA PASEO AV ALTA MIRA AT SUMMERLIN PHASE 2, PLAT BOOK 62 PAGE 91 LOT 53 BLOCK 2	\$607.81	\$2,186.05
SEILER ANNETTE M District: 404	138-30-114-034 010100 JACOB PL UT 204 RED BLUFFS AT THE CROSSING_UNIT 1, PLAT BOOK 77 PAGE 15 UNIT 2112 BLDG 21	\$453.21	\$1,258.85
FARAG ASAAD M District: 404	138-30-515-064 008420 SAN LAGUNA CT UT 101 TERRACES IN THE HILLS AT SUMMERLIN AMD, PLAT BOOK 69 PAGE 25 UNIT 10108 BLDG 10	\$622.34	\$2,273.34
MASON DALE E & LAURA E District: 404	138-30-618-005 000808 DANA HILLS CT UT 203 TERRACES 2 IN THE HILLS AT SUMMERLIN AMD, PLAT BOOK 77 PAGE 17 UNIT 1201 BLDG 1	\$614.46	\$2,225.46
BUNTON NATALIE T District: 404	138-30-623-033 912 ORTEGA HILL LA SANTA BARBARA AT SUMMERLIN UNIT 2 AMD, PLAT BOOK 77 PAGE 61 LOT 114 BLOCK 3	\$558.94	\$1,892.86
HEER KAREN District: 707	137-24-412-039 010516 STAR QUEST AV ARBOR GROVE_UNIT 1, PLAT BOOK 77 PAGE 37 LOT 83 BLOCK B	\$878.10	\$4,919.57
MARLER BURK D District: 707	137-24-413-030 1716 OAK COUNTRY LA OAK HILLS AT SUMMERLIN_PHASE 1, PLAT BOOK 80 PAGE 2 LOT 74 BLOCK 3	\$926.71	\$5,304.64
WISSENBACK TIMOTHY J & LINDA WISSENBACK JENNIFER M District: 707	137-25-121-040 010644 BRIANHURST AV WEST BROOK PHASE 2, PLAT BOOK 90 PAGE 53 LOT 98 BLOCK 4	\$965.35	\$5,910.69
SEVERYNS COREY District: 707	137-25-316-041 010708 SILVER PYRAMID CT CHARDONNAY #62_BY LEWIS HOMES, PLAT BOOK 79 PAGE 41 LOT 422 BLOCK E	\$984.94	\$5,766.03
GARNER MANUEL L District: 707	137-25-417-022 000409 SILVER PRAIRIE CT CHARDONNAY #63_BY LEWIS HOMES, PLAT BOOK 80 PAGE 33 LOT 320 BLOCK C	\$981.59	\$5,739.47
RODIS FAMILY REVOCABLE TR AGMT RODIS LAWRENCE A & GILLIAN S TRS District: 707	137-25-816-005 113 N ROYAL ASCOT DR PARCEL O SUMMERLIN VILLAGE 3 PHASE 1, PLAT BOOK 79 PAGE 96 LOT 77 BLOCK A	\$1,893.78	\$12,965.80
YADEN_ELLIOTT LEIA A District: 707	137-26-513-054 11204 ROSE RELET PL BROOKFIELD, PLAT BOOK 84 PAGE 100 LOT 65 BLOCK 1	\$889.21	\$5,007.51
GASPAR FREDRAY & JOSEFINA District: 707	137-26-513-070 1213 ANIME DR BROOKFIELD PARCEL U, PLAT BOOK 84 PAGE 100 LOT 81 BLOCK 3	\$419.58	\$4,537.86
MENESES RUBEN & WINONA District: 707	137-26-513-101 1308 DREAM BRIDGE DR BROOKFIELD, PLAT BOOK 84 PAGE 100 LOT 112 BLOCK 3	\$889.21	\$5,007.51
MONTEZ WENDY District: 707	137-26-513-127 001417 DREAM BRIDGE DR BROOKFIELD PARCEL U, PLAT BOOK 84 PAGE 100 LOT 138 BLOCK 4	\$889.21	\$5,007.51
CREDIT PLUS REAL EST LAS VEGAS District: 707	137-26-614-021 11204 SHADOW NOOK CT ARBOR VIEW, PLAT BOOK 88 PAGE 16 LOT 21 BLOCK 1	\$1,244.51	\$7,822.36
VALDEZ ANGELICA DIALNA DEGUZMAN ARMANDO District: 707	137-26-713-063 10937 SUTTER HILLS AV NAPA HILLS BY LEWIS HOMES_UNIT 2, PLAT BOOK 85 PAGE 33 LOT 132 BLOCK 3	\$801.82	\$4,315.25
MAKRIS WILLIAM J District: 707	137-26-811-014 010909 NAPA RIDGE DR NAPA HILLS BY LEWIS HOMES _UNIT 2, PLAT BOOK 85 PAGE 33 LOT 43 BLOCK 1	\$720.19	\$4,233.62
DONG ROBERT ALLEN ETAL District: 707	137-35-613-024 000549 LOS HERMANOS ST MARBELLA RIDGE, PLAT BOOK 93 PAGE 38 LOT 71 BLOCK 2	\$817.46	\$4,439.27
CUTTER VICTOR M III & BRIGITTE A ELLERBE BRIAN HERSHOLT District: 707	137-35-616-032 000573 POPLAR LEAF ST ASPEN MEADOWS_UNIT TWO, PLAT BOOK 98 PAGE 81 LOT 83 BLOCK 3	\$767.20	\$4,041.11

RIAT AVTAR SINGH District: 707	137-35-712-001 010921 SALFORD DR SUMMERLIN PARCEL MM_UNIT 2, PLAT BOOK 92 PAGE 97 LOT 10 BLOCK 1	\$1,185.95	\$7,358.52
BAILEY KIMBERLY R District: 707	137-35-712-047 011033 EDINA CT SUMMERLIN PARCEL MM_UNIT 2, PLAT BOOK 92 PAGE 97 LOT 56 BLOCK 1	\$4,354.63	\$10,527.21
BIZZELL HOWARD & SARA District: 707	137-38-112-025 010624 PRIMROSE ARBOR AV ROSEWOOD BY PARDEE_PHASE 1, PLAT BOOK 79 PAGE 76 LOT 4 BLOCK 1	\$905.45	\$5,136.49
BOTTNER MICHELLE District: 707	137-38-113-208 000401 PINE HAVEN ST UT 205 SILVER PINES CONDO AMD, PLAT BOOK 62 PAGE 36 UNIT 205 BLDG 15	\$520.58	\$2,087.50
GREENE ROBERT J GREEN SHARON District: 707	137-38-113-214 000400 AMBER PINE ST UT 104 SILVER PINES CONDO AMD, PLAT BOOK 82 PAGE 36 UNIT 104 BLDG 16	\$520.58	\$2,087.50
NUNEZ HECTOR E DENUNEZ SANDRA A District: 707	137-36-214-022 010817 MOON FLOWER ARBOR PL ROSEWOOD BY PARDEE_PHASE 2, PLAT BOOK 85 PAGE 7 LOT 34 BLOCK 1	\$905.51	\$5,136.61
WILSON DEAN H District: 707	137-36-813-078 010340 BIRCH BLUFF LN COTTONWOOD TERRACE_PHASE 2, PLAT BOOK 92 PAGE 58 LOT 95 BLOCK 1	\$732.43	\$3,765.59
AGERS JON District: 808	137-26-315-026 000089 ESCONDIDO CANYON ST VILLAGE 20 SUMMERLIN PARCEL T & U UNIT 2, PLAT BOOK 106 PAGE 55 LOT 128 BLOCK 5	\$1,752.02	\$12,337.69
GUTIERREZ MIGUEL & VICTORIA J District: 808	137-26-720-035 011261 PIPER PEAK LN SAGE HILLS AT THE SUMMERLIN VISTAS, PLAT BOOK 104 PAGE 82 LOT 10 BLOCK 1	\$1,134.94	\$7,238.85
TAUBE BENJAMIN G District: 808	137-26-720-063 011257 EMERALD PINE LN SAGE HILLS AT THE SUMMERLIN VISTAS, PLAT BOOK 104 PAGE 82 LOT 64 BLOCK 2	\$799.25	\$6,903.16
ZAMORA ROGER District: 808	137-27-812-057 000313 DENTON SPRINGS CT TALAVERDE AT THE VISTAS, PLAT BOOK 106 PAGE 48 LOT 69 BLOCK 2	\$1,653.73	\$11,525.50
ROJAS SWEET J District: 808	137-34-713-018 011749 VILLA SAN MICHELE CT CAPRI UNIT 2 AT THE VISTAS, PLAT BOOK 107 PAGE 77 LOT 55 BLOCK A	\$678.54	\$6,707.79
DELROSARIO SABRINA District: 808	137-35-112-034 000383 LAS LANZAS ST ESTANCIA AT THE VISTAS, PLAT BOOK 101 PAGE 86 LOT 27 BLOCK 1	\$1,815.47	\$12,861.82
WOLFINGER SUSAN L District: 808	137-35-217-019 011612 SLEEPY HEAVEN PL HILLSTONE UNIT #1 AT THE SUMMERLIN VISTAS, PLAT BOOK 107 PAGE 84 LOT 107 BLOCK C	\$1,354.21	\$8,832.77
LYONS STEVE District: 808	137-35-217-030 011508 SLEEPY HEAVEN PL HILLSTONE UNIT #1 AT THE SUMMERLIN VISTAS, PLAT BOOK 107 PAGE 84 LOT 118 BLOCK C	\$1,324.21	\$8,802.77
ROMERO EDWARD District: 808	137-35-313-018 011636 LONGHIRST HALL LN SOMERSET UNIT 2, PLAT BOOK 107 PAGE 81 LOT 127 BLOCK C	\$1,036.93	\$6,429.26
EWA DARLENE K District: 808	137-35-619-049 572 SICILIANO ST PORTOFINO_PHASE 3, PLAT BOOK 102 PAGE 2 LOT 80 BLOCK 1	\$1,133.51	\$7,227.06

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IN WITNESS WHEREOF, I have affixed my signature on this May 5, 2004

/s/ Michael K. Olson, City Treasurer

PUB: July 8, 15, 23, 2004 LV Review-Journal

RECEIVED
CITY CLERK

2004 AUG -9 A 10: 28

AFFP DISTRICT COURT
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

Donna Stark, being 1st duly sworn, deposes and says:

That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for,

LV CITY CLERK
3479000

2296311LV

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 07/23/2004 to 07/23/2004, on the following days: JULY 23, 2004

Signed: _____

Donna Stark

SUBSCRIBED AND SWORN BEFORE ME THIS THE _____

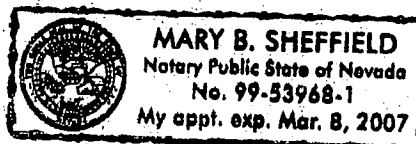
30

day of _____ 2004

July

Mary B. Sheffield

Notary Public



Notice is hereby given that the City Treasurer of the City of Las Vegas will at the hour of 2:00 p.m. on Tuesday, July 27, 2004, at the Council Chambers, Las Vegas City Hall Complex, 400 Stewart Avenue, Las Vegas, Nevada; sell the following parcels which are delinquent in the payment of assessments in the City's Special Assessment Districts Nos. 404, 707 and 808 to the City of Las Vegas:

Name of Owner	Description of Property	Total Amount Due Prior to 7/27/04	Total Amount Due on Date of Sale
MARTINEZ ROGER M District: 404	138-30-215-139 905 DUCKHORN CT UT 203 NORTH HALF PARCEL H VILLAGE 3, PLAT BOOK 78 PAGE 65 UNIT 203 BLDG 13	\$454.83	\$1,275.35
COLLINS KEVIN & WILLETA District: 404	138-30-312-035 000500 PINNACLE HEIGHTS LN EAGLE ROCK, PLAT BOOK 73 PAGE 53 LOT 94 BLOCK 2	\$555.18	\$3,469.48
WALLA RICHARD District: 404	138-30-315-049 000824 VIA LINDA CT CANYON RIDGE, PLAT BOOK 75 PAGE 87 LOT 60 BLOCK 1	\$1,069.89	\$4,991.14
PIERCE DESIREE LOUISE District: 404	138-30-317-039 000800 PEACHY CANYON CI UT 101 SOUTH HALF PARCEL H VILLAGE 3, PLAT BOOK 78 PAGE 57 UNIT 101 BLDG 7	\$474.91	\$1,295.43
REED TIMOTHY District: 404	138-30-317-097 000664 PEACHY CANYON CI UT 103 SOUTH HALF PARCEL H VILLAGE 3, PLAT BOOK 78 PAGE 57 UNIT 103 BLDG 15	\$454.83	\$1,275.35
BAUMAN DAVID District: 404	138-30-713-048 000424 ST ANDREWS CT SUMMERLIN VILLAGE 3 CUSTOM LOTS UNIT #2, PLAT BOOK 75 PAGE 99 LOT 108 BLOCK A	\$1,473.17	\$7,427.33
JOHNSTON DARREN J District: 404	138-19-515-060 9417 SUMMER RAIN DR CYPRESS IN THE HILLS AT SUMMERLIN BY LEWIS HOMES, PLAT BOOK 48 PAGE 5 LOT 60 BLOCK B	\$831.22	\$2,302.03
GUNN MARION EDDY JR District: 404	138-19-515-085 002236 MAPLE ROSE DR CYPRESS IN THE HILLS AT SUMMERLIN BY LEWIS HOMES, PLAT BOOK 48 PAGE 5 LOT 138 BLOCK E	\$597.96	\$2,104.94
PARHAM TAMELA District: 404	138-19-515-096 002229 JUNIPER BERRY DR CYPRESS IN THE HILLS AT SUMMERLIN BY LEWIS HOMES, PLAT BOOK 48 PAGE 5 LOT 131 BLOCK E	\$825.21	\$2,266.39
FULLER COLLEEN F District: 404	138-20-814-022 1604 VESPERTINA CT VISTA DEL ORO PHASE 3, PLAT BOOK 59 PAGE 79 LOT 100 BLOCK 5	\$416.61	\$2,201.24
DALTON DAVID W District: 404	138-21-419-017 8225 RUBY MOUNTAIN WY SALINAS, PLAT BOOK 60 PAGE 52 LOT 17 BLOCK 2	\$770.52	\$3,127.09
WANG JACK TOY JENNIFER District: 404	138-21-712-009 007713 ALLANO WY BUENA VISTA UNIT 1, PLAT BOOK 57 PAGE 56 LOT 9 BLOCK 1	\$562.27	\$1,893.42
BHAKTA DUSHYANT PALMER PRASHANT District: 404	138-21-816-081 001732 MEXICAN POPPY ST VALENCIA PHASE 2, PLAT BOOK 58 PAGE 3 LOT 80 BLOCK 4	\$872.05	\$2,543.80
RANDELL TRACY M LUGOWSKI JOHN A District: 404	137-24-517-018 2205 FAWN RIDGE CT CANTABRIA UNIT ONE, PLAT BOOK 70 PAGE 69 LOT 19 BLOCK A	\$944.46	\$4,205.27
EDMERSON LARRY & LISA ANN District: 404	137-24-820-015 2057 WANDERING DOE LA INDIAN HILLS UNIT 4, PLAT BOOK 75 PAGE 50 LOT 43 BLOCK 6	\$630.80	\$2,324.08
BERTOLO ORLANDO J District: 404	137-24-715-005 1853 VERBANIA DR INDIAN HILLS UNIT 1, PLAT BOOK 69 PAGE 12 LOT 89 BLOCK 1	\$633.20	\$2,338.31
HUNT LORAIN District: 404	137-25-516-037 1520 SEDRO ST HIGHLAND HILLS, PLAT BOOK 68 PAGE 88 LOT 34 BLOCK 1	\$705.85	\$2,774.12
SPEELMAN LISA A District: 404	138-19-218-069 002016 ARBOR FOREST ST CANYON OAKS, PLAT BOOK 69 PAGE 77 LOT 55 BLOCK D	\$833.38	\$3,539.06
MORABITO GENO & ZITA V District: 404	138-19-716-019 1945 FAYWOOD ST WILLOW BEND #4 IN THE TRAILS AT SUMMERLIN BY LEWIS HOMES, PLAT BOOK 68 PAGE 58 LOT 48 BLOCK A	\$746.03	\$3,006.59

WHEELER JENNIFER District: 404	138-21-716-116 7820 BAUBLE AV BUENA VISTA UNIT 2, PLAT BOOK 63 PAGE 43 LOT 16 BLOCK 8	\$556.27	\$1,877.06
LIU MINGSONG DUAN XIAOZHU District: 404	138-21-821-031 007733 VIA PASEO AV ALTA MIRA AT SUMMERLIN PHASE 2, PLAT BOOK 62 PAGE 91 LOT 53 BLOCK 2	\$607.81	\$2,186.05
SEILER ANNETTE M District: 404	138-30-114-034 010100 JACOB PL UT 204 RED BLUFFS AT THE CROSSING UNIT 1, PLAT BOOK 77 PAGE 15 UNIT 2112 BLDG 21	\$453.21	\$1,258.85
FARAG ASAAD M District: 404	138-30-515-084 009420 SAN LAGUNA CT UT 101 TERRACES IN THE HILLS AT SUMMERLIN AMD, PLAT BOOK 69 PAGE 25 UNIT 10108 BLDG 10	\$622.34	\$2,273.34
BUNTON NATALIE T District: 404	138-30-623-033 912 ORTEGA HILL LA SANTA BARBARA AT SUMMERLIN UNIT 2 AMD, PLAT BOOK 77 PAGE 61 LOT 114 BLOCK 3	\$558.94	\$1,892.96
HEER KAREN District: 707	137-24-412-039 010516 STAR QUEST AV ARBOR GROVE UNIT 1, PLAT BOOK 77 PAGE 37 LOT 93 BLOCK B	\$878.10	\$4,919.57

MARLER BURK D District: 707	137-24-413-030 1716 OAK COUNTRY LA OAK HILLS AT SUMMERLIN PHASE 1, PLAT BOOK 80 PAGE 2 LOT 74 BLOCK 3	\$926.71	\$5,304.64
YADEN ELLIOTT LEIA A District: 707	137-26-513-054 11204 ROSE REFLET PL BROOKFIELD, PLAT BOOK 84 PAGE 100 LOT 65 BLOCK 1	\$889.21	\$5,007.51
GASPAR FREDRAY & JOSEFINA District: 707	137-26-513-070 1213 ANIME DR BROOKFIELD PARCEL U, PLAT BOOK 84 PAGE 100 LOT 81 BLOCK 3	\$419.56	\$4,537.86
MENESES RUBEN & WINONA District: 707	137-26-513-101 1308 DREAM BRIDGE DR BROOKFIELD, PLAT BOOK 84 PAGE 100 LOT 112 BLOCK 3	\$889.21	\$5,007.51
MONTEZ WENDY District: 707	137-26-513-127 001417 DREAM BRIDGE DR BROOKFIELD PARCEL U, PLAT BOOK 84 PAGE 100 LOT 138 BLOCK 4	\$889.21	\$5,007.51
CREDIT PLUS REAL EST LAS VEGAS District: 707	137-26-614-021 11204 SHADOW NOOK CT ARBOR VIEW, PLAT BOOK 88 PAGE 18 LOT 21 BLOCK 1	\$1,244.51	\$7,822.36
VALDEZ ANGELICA DIALNA DEGUZMAN ARMANDO District: 707	137-26-713-063 10937 SUTTER HILLS AV NAPA HILLS BY LEWIS HOMES UNIT 2, PLAT BOOK 85 PAGE 33 LOT 132 BLOCK 3	\$801.82	\$4,315.25
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CUTTER VICTOR M III & BRIGITTE A ELLERBE BRIAN HERSHOLT District: 707	137-35-616-032 000573 POPLAR LEAF ST ASPEN MEADOWS UNIT TWO, PLAT BOOK 98 PAGE 81 LOT 83 BLOCK 3	\$767.20	\$4,041.11
RIAT AVTAR SINGH District: 707	137-35-712-001 010921 SALFORD DR SUMMERLIN PARCEL MM UNIT 2, PLAT BOOK 92 PAGE 97 LOT 10 BLOCK 1	\$1,185.95	\$7,358.52
BAILEY KIMBERLY R District: 707	137-35-712-047 011033 EDINA CT SUMMERLIN PARCEL MM UNIT 2, PLAT BOOK 92 PAGE 97 LOT 56 BLOCK 1	\$4,354.63	\$10,527.21
BIZZELL HOWARD & SARA District: 707	137-36-112-025 010824 PRIMROSE ARBOR AV ROSEWOOD BY PARDEE PHASE 1, PLAT BOOK 79 PAGE 76 LOT 4 BLOCK 1	\$905.45	\$5,136.49
BOTTNER MICHELLE District: 707	137-36-113-208 000401 PINE HAVEN ST UT 205 SILVER PINES CONDO AMD, PLAT BOOK 82 PAGE 36 UNIT 205 BLDG 15	\$520.58	\$2,087.50
GREENE ROBERT J GREEN SHARON District: 707	137-36-113-214 000400 AMBER PINE ST UT 104 SILVER PINES CONDO AMD, PLAT BOOK 82 PAGE 36 UNIT 104 BLDG 16	\$520.58	\$2,087.50
WILSON DEAN H District: 707	137-36-813-078 010340 BIRCH BLUFF LN COTTONWOOD TERRACE PHASE 2, PLAT BOOK 92 PAGE 58 LOT 85 BLOCK 1	\$732.43	\$3,765.59
TAUBE BENJAMIN G District: 808	137-26-720-063 011257 EMERALD PINE LN SAGE HILLS AT THE SUMMERLIN VISTAS, PLAT BOOK 104 PAGE 82 LOT 64 BLOCK 2	\$799.25	\$6,903.16

DELROSARIO SABRINA District: 808	137-35-112-034 000383 LAS LANZAS ST ESTANCIA AT THE VISTAS, PLAT BOOK 101 PAGE 86 LOT 27 BLOCK 1	\$1,815.47	\$12,861.92
WOLFINGER SUSAN L District: 808	137-35-217-019 011612 SLEEPY HEAVEN PL HILLSTONE UNIT #1 AT THE SUMMERLIN VISTAS, PLAT BOOK 107 PAGE 84 LOT 107 BLOCK C	\$1,354.21	\$8,832.77
LYONS STEVE District: 808	137-35-217-030 011508 SLEEPY HEAVEN PL HILLSTONE UNIT #1 AT THE SUMMERLIN VISTAS, PLAT BOOK 107 PAGE 84 LOT 118 BLOCK C	\$1,324.21	\$8,802.77
ROMERO EDWARD District: 808	137-35-313-018 011836 LONGHIRST HALL LN SOMERSET UNIT 2, PLAT BOOK 107 PAGE 81 LOT 127 BLOCK C	\$1,036.93	\$6,429.26
EWA DARLENE K District: 808	137-35-619-049 572 SICILIANO ST. PORTOFINO PHASE 3, PLAT BOOK 102 PAGE 2 LOT 80 BLOCK 1	\$1,133.51	\$7,227.06

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IN WITNESS WHEREOF, I have affixed my signature on this May 5, 2004

/s/ Michael K. Olson, City Treasurer

PUB: July 8, 15, 23, 2004 LV Review Journal

EXHIBIT C

STATE OF NEVADA)
 : ss.
COUNTY OF CLARK)

AFFIDAVIT OF MAILING
NOTICE OF SALE
DISTRICTS 404, 707 808& 809

The undersigned, Barbara Jo Ronemus, City Clerk of the City of Las Vegas, Nevada, hereby swears on oath or affirmation:

1. Pursuant to Section 3 of the resolution attached hereto, as evidenced by the affidavit attached as Exhibit 1 hereto, I caused to be mailed a Notice in substantially the form attached hereto as Exhibit 2 to the persons described in paragraph 2 hereof on July 2, 2004, being at least 20 days before the sale, which was held on July 27, 2004.

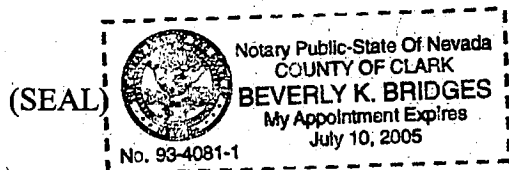
2. The Notice was mailed by certified mail to each owner of a parcel which was subject to the sale, and to each person who has a property interest in any of the property subject to the sale that is recorded in the records of the County Recorder.

3. Receipts from the certified mailing and this affidavit will be retained in the records of the City for Districts 404, 707, 808 and 809 until all of the assessments for those Districts and all bonds pertaining thereto have been paid in full.

Dated this 16th day of August, 2004.

Barbara Jo Ronemus
City Clerk

SUBSCRIBED AND SWORN TO before me this 16th day of August, 2004, by Barbara Jo Ronemus, City Clerk, City of Las Vegas, Nevada.



Beverly K. Bridges
Notary Public

EXHIBIT 1

STATE OF NEVADA)
 :ss.
COUNTY OF CLARK)

AFFIDAVIT OF MAILING
NOTICE OF SALE

The undersigned Keith B. Davis, the President of Assessment Management Group of the City of Las Vegas, Nevada, hereby swears on oath or affirmation:

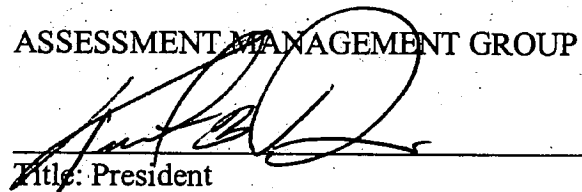
1. Pursuant to Section 3 of the resolution attached hereto, I mailed a Notice in substantially the form attached on the attachment hereto marked Exhibit 2 to the persons described in paragraph 2 hereof on July 2, 2004, being at least 20 days before the sale, which was held on July 27, 2004.

2. The Notice was mailed by certified mail to each owner of a parcel which was subject to the sale, and to each person who has property interest in any of the property subject to the sale that is recorded in the records of the County Recorder.

3. Receipts from the certified mailing and this affidavit will be retained in the records of the City for Districts 404, 707, 808 and 809 until all of the assessments for those Districts and all bonds pertaining thereto have been paid in full.

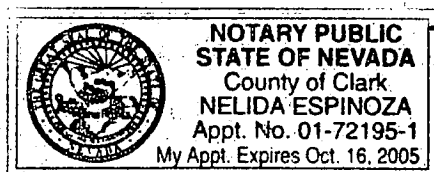
Dated this 2nd day of August, 2004.

ASSESSMENT MANAGEMENT GROUP


Title: President

SUBSCRIBED AND SWORN TO before me this 2nd day of August, 2004, by Keith B. Davis, President of Assessment Management Group.

(SEAL)



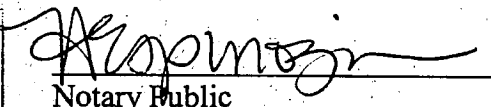

Notary Public

EXHIBIT 2

(Attach Copy of Notice as Mailed)

Notice is hereby given that the City Treasurer of the City of Las Vegas will at the hour of 2:00 p.m. on Tuesday, July 27, 2004, at the Council Chambers, Las Vegas City Hall Complex, 400 Stewart Avenue, Las Vegas, Nevada; sell the following parcels which are delinquent in the payment of assessments in the City's Special Assessment Districts Nos. 404, 707 and 808 to the City of Las Vegas:

Name of Owner	Description of Property	Total Amount Due Prior to 7/27/04	Total Amount Due on Date of Sale
PETERS PATRICIA District: 404	137-25-714-037 10227 AMBER HUE LA SUNSET MESA UNIT 1, PLAT BOOK 72 PAGE 59 LOT 22 BLOCK B	\$399.03	\$1,926.64
WALKER VERLENE District: 404	137-25-717-002 000800 CAMBRIDGE CROSS PL WESTRIDGE AT SUMMERLIN PHASE 2, PLAT BOOK 76 PAGE 9 LOT 30 BLOCK 2	\$698.83	\$2,749.33
MARTINEZ ROGER M District: 404	138-30-215-139 905 DUCKHORN CT UT 203 NORTH HALF PARCEL H VILLAGE 3, PLAT BOOK 78 PAGE 65 UNIT 203 BLDG 13	\$454.83	\$1,275.35
COLLINS KEVIN & WILLETA District: 404	138-30-312-035 000500 PINNACLE HEIGHTS LN EAGLE ROCK, PLAT BOOK 73 PAGE 53 LOT 94 BLOCK 2	\$555.16	\$3,469.48
WALIA RICHARD District: 404	138-30-315-049 000624 VIA LINDA CT CANYON RIDGE, PLAT BOOK 75 PAGE 87 LOT 60 BLOCK 1	\$1,069.89	\$4,991.14
PIERCE DESIREE LOUISE District: 404	138-30-317-039 000800 PEACHY CANYON CI UT 101 SOUTH HALF PARCEL H VILLAGE 3, PLAT BOOK 78 PAGE 57 UNIT 101 BLDG 7	\$474.91	\$1,295.43
BOWEN MICHAEL J District: 404	138-30-317-067 000712 PEACHY CANYON CI UT 203 SOUTH HALF PARCEL H VILLAGE 3, PLAT BOOK 78 PAGE 57 UNIT 203 BLDG 10	\$454.83	\$1,275.35
REED TIMOTHY District: 404	138-30-317-097 000664 PEACHY CANYON CI UT 103 SOUTH HALF PARCEL H VILLAGE 3, PLAT BOOK 78 PAGE 57 UNIT 103 BLDG 15	\$454.83	\$1,275.35
BAUMAN DAVID District: 404	138-30-713-046 000424 ST ANDREWS CT SUMMERLIN VILLAGE 3 CUSTOM LOTS UNIT #2, PLAT BOOK 75 PAGE 99 LOT 108 BLOCK A	\$1,473.17	\$7,427.33
WOOD JAMES E JR District: 404	138-18-813-003 2417 SUNNY HEIGHTS DR SERENATA AT THE HILLS AT SUMMERLIN UNIT 1 AMD, PLAT BOOK 53 PAGE 36 LOT 3 BLOCK 1	\$749.20	\$3,000.82

JOHNSTON DARREN J District: 404	138-19-515-060 9417 SUMMER RAIN DR CYPRESS IN THE HILLS AT SUMMERLIN BY LEWIS HOMES, PLAT BOOK 48 PAGE 5 LOT 60 BLOCK B	\$631.22	\$2,302.03
GUNN MARION EDDY JR District: 404	138-19-515-085 002236 MAPLE ROSE DR CYPRESS IN THE HILLS AT SUMMERLIN BY LEWIS HOMES, PLAT BOOK 48 PAGE 5 LOT 138 BLOCK E	\$597.96	\$2,104.94
PARHAM TAMELA District: 404	138-19-515-096 002229 JUNIPER BERRY DR CYPRESS IN THE HILLS AT SUMMERLIN BY LEWIS HOMES, PLAT BOOK 48 PAGE 5 LOT 131 BLOCK E	\$625.21	\$2,266.39
2005 CANYON BREEZE DRIVE LAND TR District: 404	138-20-613-047 002005 CANYON BREEZE DR VISIONS, PLAT BOOK 48 PAGE 28 LOT 17 BLOCK 2	\$696.30	\$2,691.37
FULLER COLLEEN F District: 404	138-20-814-022 1604 VESPERTINA CT VISTA DEL ORO PHASE 3, PLAT BOOK 59 PAGE 79 LOT 100 BLOCK 5	\$416.61	\$2,201.24
DALTON DAVID W District: 404	138-21-419-017 8225 RUBY MOUNTAIN WY SALINAS, PLAT BOOK 60 PAGE 52 LOT 17 BLOCK 2	\$770.52	\$3,127.09
WANG JACK TOY JENNIFER District: 404	138-21-712-009 007713 ALLANO WY BUENA VISTA UNIT 1, PLAT BOOK 57 PAGE 56 LOT 9 BLOCK 1	\$562.27	\$1,893.42
ABREGO ANA M District: 404	138-21-813-031 001636 INDIAN COVE LN PLATEAU PHASE 1, PLAT BOOK 55 PAGE 24 LOT 17 BLOCK 2	\$633.48	\$2,315.24
BHAKTA DUSHYANT PALMER PRASHANT District: 404	138-21-816-061 001732 MEXICAN POPPY ST VALENCIA PHASE 2, PLAT BOOK 58 PAGE 3 LOT 80 BLOCK 4	\$672.05	\$2,543.80
BERDUX WILLIAM J JR & BARBARA L District: 404	138-30-513-027 001324 FOX ACRES DR MONTAIRE PHASE 3, PLAT BOOK 58 PAGE 11 LOT 115 BLOCK 7	\$427.68	\$3,334.17
RANDELL TRACY M LUGOWSKI JOHN A District: 404	137-24-517-019 2205 FAWN RIDGE CT CANTABRIA UNIT ONE, PLAT BOOK 70 PAGE 69 LOT 19 BLOCK A	\$944.46	\$4,205.27
EDMERSON LARRY & LISA ANN District: 404	137-24-620-015 2057 WANDERING DOE LA INDIAN HILLS UNIT 4, PLAT BOOK 75 PAGE 50 LOT 43 BLOCK 6	\$630.80	\$2,324.08
BERTOLO ORLANDO J District: 404	137-24-715-005 1953 VERBANIA DR INDIAN HILLS UNIT 1, PLAT BOOK 69 PAGE 12 LOT 89 BLOCK 1	\$633.20	\$2,338.31

HUNT LORAINÉ District: 404	137-25-516-037 1520 SEDRO ST HIGHLAND HILLS, PLAT BOOK 68 PAGE 88 LOT 34 BLOCK 1	\$705.85	\$2,774.12
WEST RYAN R & CHRISTINA District: 404	137-25-612-012 010200 TURIN PL SAN MARINO, PLAT BOOK 68 PAGE 29 LOT 12 BLOCK A	\$406.91	\$2,140.84
WISSENBACK TIMOTHY J & LINDA District: 404	138-19-115-057 9837 GLENROCK DR HALF ACRES PHASE 1 AT SUMMERLIN VILLAGE 7 THE TRAILS, PLAT BOOK 66 PAGE 39 LOT 50 BLOCK 4	\$1,930.36	\$10,118.48
SPEELMAN LISA A District: 404	138-19-218-069 002016 ARBOR FOREST ST CANYON OAKS, PLAT BOOK 69 PAGE 77 LOT 55 BLOCK D	\$833.38	\$3,539.06
KOBIELSKY PATRICK District: 404	138-19-322-057 009836 LENOX CREST PL SIERRA RIDGE 2, PLAT BOOK 69 PAGE 93 LOT 57 BLOCK C	\$675.34	\$2,591.10
GRAHAM JOHN C District: 404	138-19-413-043 1637 EAGLE PEAK WY SEQUOIA PHASE 1, PLAT BOOK 64 PAGE 39 LOT 105 BLOCK 3	\$656.37	\$2,477.44
MORABITO GENO & ZITA V District: 404	138-19-716-019 1945 FAYWOOD ST WILLOW BEND #4 IN THE TRAILS AT SUMMERLIN BY LEWIS HOMES, PLAT BOOK 66 PAGE 58 LOT 46 BLOCK A	\$746.03	\$3,006.59
GRIGORIEV IRREVOCABLE TRUST GRIGORIEV VICTOR E & JOANNA TRS District: 404	138-20-817-004 001721 DOUBLE ARROW PL LA MIRADA UNIT 1, PLAT BOOK 60 PAGE 62 LOT 4 BLOCK 3	\$853.08	\$3,657.16
HARTZKE SHERMA District: 404	138-21-422-014 001728 DESERT FORT ST LA MIRADA UNIT 2, PLAT BOOK 62 PAGE 78 LOT 46 BLOCK 1	\$484.29	\$3,288.37
WHEELER JENNIFER District: 404	138-21-716-116 7620 BAUBLE AV BUENA VISTA UNIT 2, PLAT BOOK 63 PAGE 43 LOT 16 BLOCK 6	\$556.27	\$1,877.06
PRITCHETT MICHAEL & MISTY District: 404	138-21-818-035 7613 SIERRA PASEO LA ALTA MIRA AT SUMMERLIN PHASE 1, PLAT BOOK 58 PAGE 97 LOT 13 BLOCK 1	\$628.37	\$2,309.59
LIU MINGSONG DUAN XIAOZHU District: 404	138-21-821-031 007733 VIA PASEO AV ALTA MIRA AT SUMMERLIN PHASE 2, PLAT BOOK 62 PAGE 91 LOT 53 BLOCK 2	\$607.81	\$2,186.05
SEILER ANNETTE M District: 404	138-30-114-034 010100 JACOB PL UT 204 RED BLUFFS AT THE CROSSING UNIT 1, PLAT BOOK 77 PAGE 15 UNIT 2112 BLDG 21	\$453.21	\$1,258.85

FARAG ASAAD M District: 404	138-30-515-064 009420 SAN LAGUNA CT _UT 101 TERRACES IN THE HILLS AT SUMMERLIN AMD, PLAT BOOK 69 PAGE 25 UNIT 10108 BLDG 10	\$622.34	\$2,273.34
MASON DALE E & LAURA E District: 404	138-30-618-005 000808 DANA HILLS CT _UT 203 TERRACES 2 IN THE HILLS AT SUMMERLIN AMD, PLAT BOOK 77 PAGE 17 UNIT 1201 BLDG 1	\$614.46	\$2,225.46
BUNTON NATALIE T District: 404	138-30-623-033 912 ORTEGA HILL LA SANTA BARBARA AT SUMMERLIN UNIT 2 AMD, PLAT BOOK 77 PAGE 61 LOT 114 BLOCK 3	\$558.94	\$1,892.96
MAI SONCHAU V & KIM TRAN District: 707	137-23-811-035 011145 WHOOPING CRANE LN FALLBROOK, PLAT BOOK 82 PAGE 99 LOT 109 BLOCK 3	\$875.11	\$4,895.93
HEER KAREN District: 707	137-24-412-039 010516 STAR QUEST AV ARBOR GROVE _UNIT 1, PLAT BOOK 77 PAGE 37 LOT 93 BLOCK B	\$878.10	\$4,919.57
MARLER BURK D District: 707	137-24-413-030 1716 OAK COUNTRY LA OAK HILLS AT SUMMERLIN _PHASE 1, PLAT BOOK 80 PAGE 2 LOT 74 BLOCK 3	\$926.71	\$5,304.64
PFÄFFINGER ERICH A District: 707	137-24-415-040 010524 ANGEL DREAMS AV ARBOR GROVE UNIT 2, PLAT BOOK 82 PAGE 95 LOT 119 BLOCK G	\$548.27	\$4,589.74
WISSENBACK TIMOTHY J & LINDA WISSENBACK JENNIFER M District: 707	137-25-121-040 010644 BRIANHURST AV WEST BROOK PHASE 2, PLAT BOOK 90 PAGE 53 LOT 96 BLOCK 4	\$965.35	\$5,610.69
SEVERYNS COREY District: 707	137-25-316-041 010708 SILVER PYRAMID CT CHARDONNAY #62 _BY LEWIS HOMES, PLAT BOOK 79 PAGE 41 LOT 422 BLOCK E	\$984.94	\$5,766.03
GARNER MANUEL L District: 707	137-25-417-022 000409 SILVER PRAIRIE CT CHARDONNAY #63 _BY LEWIS HOMES, PLAT BOOK 80 PAGE 33 LOT 320 BLOCK C	\$981.59	\$5,739.47
RODIS FAMILY REVOCABLE TR AGMT RODIS LAWRENCE A & GILLIAN S TRS District: 707	137-25-816-005 113 N ROYAL ASCOT DR PARCEL O SUMMERLIN VILLAGE 3 PHASE 1, PLAT BOOK 79 PAGE 96 LOT 77 BLOCK A	\$1,893.78	\$12,965.80
GABERTAN LIVING TRUST CRISTOBAL ELY TRS District: 707	137-26-513-010 1200 ANIME DR BROOKFIELD, PLAT BOOK 84 PAGE 100 LOT 10 BLOCK 1	\$889.17	\$5,007.46

YADEN ELLIOTT LEIA A District: 707	137-26-513-054 11204 ROSE REFLET PL BROOKFIELD, PLAT BOOK 84 PAGE 100 LOT 65 BLOCK 1	\$889.21	\$5,007.51
GASPAR FREDRAY & JOSEFINA District: 707	137-26-513-070 1213 ANIME DR BROOKFIELD PARCEL U, PLAT BOOK 84 PAGE 100 LOT 81 BLOCK 3	\$419.56	\$4,537.86
MENESES RUBEN & WINONA District: 707	137-26-513-101 1308 DREAM BRIDGE DR BROOKFIELD, PLAT BOOK 84 PAGE 100 LOT 112 BLOCK 3	\$889.21	\$5,007.51
MONTEZ WENDY District: 707	137-26-513-127 001417 DREAM BRIDGE DR BROOKFIELD PARCEL U, PLAT BOOK 84 PAGE 100 LOT 138 BLOCK 4	\$889.21	\$5,007.51
CREDIT PLUS REAL EST LAS VEGAS District: 707	137-26-614-021 11204 SHADOW NOOK CT ARBOR VIEW, PLAT BOOK 88 PAGE 16 LOT 21 BLOCK 1	\$1,244.51	\$7,822.36
VALDEZ ANGELICA DIALNA DEGUZMAN ARMANDO District: 707	137-26-713-063 10937 SUTTER HILLS AV NAPA HILLS BY LEWIS HOMES UNIT 2, PLAT BOOK 85 PAGE 33 LOT 132 BLOCK 3	\$801.82	\$4,315.25
PETERS PATRICIA J District: 707	137-26-718-061 709 BERNINI ST SONOMA HILLS BY LEWIS HOMES UNIT 2, PLAT BOOK 95 PAGE 60 LOT 45 BLOCK 2	\$522.69	\$4,064.91
MAKRIS WILLIAM J District: 707	137-26-811-014 010909 NAPA RIDGE DR NAPA HILLS BY LEWIS HOMES UNIT 2, PLAT BOOK 85 PAGE 33 LOT 43 BLOCK 1	\$720.19	\$4,233.62
DONG ROBERT ALLEN ETAL District: 707	137-35-613-024 000549 LOS HERMANOS ST MARBELLA RIDGE, PLAT BOOK 93 PAGE 38 LOT 71 BLOCK 2	\$817.46	\$4,439.27
GOLDEN JIMMY L JR & LORI District: 707	137-35-614-006 011020 LINDEN LEAF AV ASPEN MEADOWS UNIT ONE, PLAT BOOK 96 PAGE 5 LOT 6 BLOCK 1	\$767.20	\$4,041.11
CUTTER VICTOR M III & BRIGITTE A ELLERBE BRIAN HERSHOLT District: 707	137-35-616-032 000573 POPLAR LEAF ST ASPEN MEADOWS UNIT TWO, PLAT BOOK 98 PAGE 81 LOT 83 BLOCK 3	\$767.20	\$4,041.11
RIAT AVTAR SINGH District: 707	137-35-712-001 010921 SALFORD DR SUMMERLIN PARCEL MM UNIT 2, PLAT BOOK 92 PAGE 97 LOT 10 BLOCK 1	\$1,185.95	\$7,358.52
BAILEY KIMBERLY R District: 707	137-35-712-047 011033 EDINA CT SUMMERLIN PARCEL MM UNIT 2, PLAT BOOK 92 PAGE 97 LOT 56 BLOCK 1	\$4,354.63	\$10,527.21

BIZZELL HOWARD & SARA District: 707	137-36-112-025 010624 PRIMROSE ARBOR AV ROSEWOOD BY PARDEE PHASE 1, PLAT BOOK 79 PAGE 76 LOT 4 BLOCK 1	\$905.45	\$5,136.49
BOTTNER MICHELLE District: 707	137-36-113-208 000401 PINE HAVEN ST UT 205 SILVER PINES CONDO AMD, PLAT BOOK 82 PAGE 36 UNIT 205 BLDG 15	\$520.58	\$2,087.50
GREENE ROBERT J GREEN SHARON District: 707	137-36-113-214 000400 AMBER PINE ST UT 104 SILVER PINES CONDO AMD, PLAT BOOK 82 PAGE 36 UNIT 104 BLDG 16	\$520.58	\$2,087.50
NUNEZ HECTOR E DENUNEZ SANDRA A District: 707	137-36-214-022 010617 MOON FLOWER ARBOR PL ROSEWOOD BY PARDEE PHASE 2, PLAT BOOK 85 PAGE 7 LOT 34 BLOCK 1	\$905.51	\$5,136.61
WILSON DEAN H District: 707	137-36-813-078 010340 BIRCH BLUFF LN COTTONWOOD TERRACE PHASE 2, PLAT BOOK 92 PAGE 58 LOT 95 BLOCK 1	\$732.43	\$3,765.59
AGERS JON District: 808	137-26-315-026 000089 ESCONDIDO CANYON ST VILLAGE 20 SUMMERLIN PARCEL T & U UNIT 2, PLAT BOOK 106 PAGE 55 LOT 128 BLOCK 5	\$1,752.02	\$12,337.69
GUTIERREZ MIGUEL & VICTORIA J District: 808	137-26-720-035 011261 PIPER PEAK LN SAGE HILLS AT THE SUMMERLIN VISTAS, PLAT BOOK 104 PAGE 82 LOT 10 BLOCK 1	\$1,134.94	\$7,238.85
TAUBE BENJAMIN G District: 808	137-26-720-063 011257 EMERALD PINE LN SAGE HILLS AT THE SUMMERLIN VISTAS, PLAT BOOK 104 PAGE 82 LOT 64 BLOCK 2	\$799.25	\$6,903.16
ZAMORA ROGER District: 808	137-27-812-057 000313 DENTON SPRINGS CT TALAVERDE AT THE VISTAS, PLAT BOOK 106 PAGE 48 LOT 69 BLOCK 2	\$1,653.73	\$11,525.50
ROJAS SWEET J District: 808	137-34-713-018 011749 VILLA SAN MICHELE CT CAPRI UNIT 2 AT THE VISTAS, PLAT BOOK 107 PAGE 77 LOT 55 BLOCK A	\$678.54	\$6,707.79
DELROSARIO SABRINA District: 808	137-35-112-034 000383 LAS LANZAS ST ESTANCIA AT THE VISTAS, PLAT BOOK 101 PAGE 86 LOT 27 BLOCK 1	\$1,815.47	\$12,861.92
WOLFINGER SUSAN L District: 808	137-35-217-019 011612 SLEEPY HEAVEN PL HILLSTONE UNIT #1 AT THE SUMMERLIN VISTAS, PLAT BOOK 107 PAGE 84 LOT 107 BLOCK C	\$1,354.21	\$8,832.77
LYONS STEVE District: 808	137-35-217-030 011508 SLEEPY HEAVEN PL HILLSTONE UNIT #1 AT THE SUMMERLIN VISTAS, PLAT BOOK 107 PAGE 84 LOT 118 BLOCK C	\$1,324.21	\$8,802.77

FULLER MARYANN District: 808	137-35-312-006 011616 KINGS ARMS LN SOMERSET UNIT 1, PLAT BOOK 107 PAGE 33 LOT 16 BLOCK A	\$631.36	\$6,023.68
ROMERO EDWARD District: 808	137-35-313-018 011636 LONGHIRST HALL LN SOMERSET UNIT 2, PLAT BOOK 107 PAGE 81 LOT 127 BLOCK C	\$1,036.93	\$6,429.26
EWA DARLENE K District: 808	137-35-619-049 572 SICILIANO ST PORTOFINO_PHASE 3, PLAT BOOK 102 PAGE 2 LOT 80 BLOCK 1	\$1,133.51	\$7,227.06
SHAPIRO BRIAN D District: 808	137-35-621-005 011260 WOODLAND VIOLET AV SUMMERFIELD AT THE SUMMERLIN VISTAS, PLAT BOOK 107 PAGE 85 LOT 10 BLOCK A	\$1,092.21	\$6,885.75

* Includes whole amount of unpaid assessment, accrued and delinquent interest to July 27, 2004, penalties and collection costs, including attorney fees.

Each property described above will be sold to satisfy the total amount due thereon as is stated above, to the first person at the sale offering to pay the amount due on that property as is listed above. The sale shall be held, and purchasers at the sale shall receive certificates of sale, as provided in NRS § 271.555 to NRS § 271.575. The sale shall be continued from day to day as provided in NRS § 271.555. The property sold is subject to redemption as provided in NRS 271.595. If not redeemed as provided in that Section, after expiration of the period of redemption, the City Treasurer will issue a deed to the property on demand of the certificate holder in the manner provided in NRS § 271.595.

The City Council has exercised its option to have the whole amount of the unpaid principal of the assessment be due and payable immediately with respect to the above parcels, as provided in NRS § 271.410. As provided in that section, at any time prior to the date of sale the owner may pay the amount of delinquent installments with accrued interest, all penalties and costs of collection accrued including but not necessarily limited to any attorneys fees, and shall thereupon be restored the right to thereafter pay in installments in the same manner as if default had not been made. A property owner may obtain from the Las Vegas City Treasurer the amount that he / she is required to pay to the City in order to be restored to the right to pay his / her assessments in installments pursuant to NRS § 271.410(2).

****For additional information or questions, please call (702) 796-0082. Updated notice of sales will be posted on WWW.AMGV.COM.**

IN WITNESS WHEREOF, I have affixed my signature on this May 5, 2004

/s/ Michael K. Olson
City Treasurer

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: FINANCE AND BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

☒

CONSENT

☐

DISCUSSION

SUBJECT:

RESOLUTIONS:

R-83-2004 - Approval of a resolution authorizing the City Director of Finance and Business Services to arrange for the sale of Local Improvement Bonds in conjunction with the Bond Ordinances for the City of Las Vegas, Nevada Special Improvement Districts 1474, 1481, and 1486 - Ward 6 (Mack)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division: Finance & Business Services

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The City has created the improvement districts in compliance with NRS 271. NRS Chapter 350 authorizes the issuance of bonds for the SID districts to repay short term financing (Interim Warrants). This resolution authorizes the City Director of Finance and Business Services to arrange for the sale of the Local Improvement Bonds for the City of Las Vegas, Nevada Special Improvement Districts 1474, 1481, and 1486.

RECOMMENDATION:

It is recommended that the City Council adopt this Resolution.

BACKUP DOCUMENTATION:

Resolution No. R-83-2004

MOTION:

REESE – APPROVED Items 3 through 44 as recommended – **UNANIMOUS** with **MACK** abstaining on Item 39 because, even though his term has lapsed, his membership on the Boys and Girls Club Board of Directors remains to be resolved and Ward 2 seat vacant

MINUTES:

There was no related discussion.

(9:46 – 9:48)

1-1390

RESOLUTION NO. R-83-2004

A RESOLUTION AUTHORIZING THE CITY DIRECTOR OF FINANCE AND BUSINESS SERVICES TO ARRANGE FOR THE SALE OF LOCAL IMPROVEMENT BONDS FOR THE CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NOS. 1474, 1481, AND 1486; AND PROVIDING OTHER DETAILS IN CONNECTION THEREWITH.

WHEREAS, the City of Las Vegas in the State of Nevada (the "City" and "State," respectively) is a political subdivision of the State, organized and operating as a city under the provisions of an act entitled "AN ACT incorporating the City of Las Vegas, in Clark County, Nevada, under a new charter; defining the boundaries thereof; and providing other matters properly relating thereto," cited as Chapter 517, Statutes of Nevada 1983, and all laws amendatory thereof; and

WHEREAS, the City Council (the "Council") of the City, pursuant to ordinances heretofore passed and adopted, created the City of Las Vegas, Nevada, Special Improvement City No. 1474 – Rainbow Boulevard (Silverstream Avenue to Smoke Ranch Road), Special Improvement City No. 1481 – El Capitan Way (Centennial Parkway to US 95), and Special Improvement City No. 1486 – Rainbow Boulevard (Rancho Drive to Ann Road) (collectively, the "Districts"), ordered the acquisition of certain local improvements for the Districts (the "Projects") and determined to defray a portion of the entire cost and expense of such improvements by special assessments, according to benefits, against the benefited lots, tracts and parcels of land in the Districts; and

WHEREAS, the Council has by ordinances heretofore passed and adopted levied assessments against the property benefited by the improvements in the Districts; and

WHEREAS, the Council and the officers of the City have determined, and do hereby determine, that it is necessary and for the best interests of the City and the inhabitants thereof that the City issue its local improvement bonds in one or more series (the "Bonds") for the purpose of financing the costs of the Project and related costs; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAS VEGAS, NEVADA, DOES RESOLVE:

Section 1. This resolution shall be known and may be cited by the short title "District Nos. 1747, 1481 and 1486 Sale Resolution."

Section 2. The City's Director of Finance and Business Services, the City Treasurer, and other officers and employees of the City are hereby authorized to arrange for the issuance and sale of the Bonds.

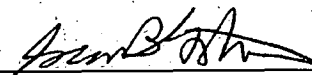
Section 3. The City's Director of Finance and Business Services or his designee is authorized to specify the terms of the Bonds, the method of their sale, and other details of the Bonds, and arrange for the sale of the Bonds to the purchasers thereof, subject to ratification by the Council by the adoption of one or more bond ordinances specifying the Bond terms and details and approving their sale.

Section 4. 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 (a) assembling of financial and other information concerning the City, the Project and the Bonds, (b) assisting in preparing a preliminary official statement and an official statement for the Bonds; and (c) preparing a notice of sale and request for proposals for the purchase of the Bonds, as applicable.

Section 5. All resolutions, or part thereof, in conflict herewith are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any resolution or part of any resolution heretofore repealed.

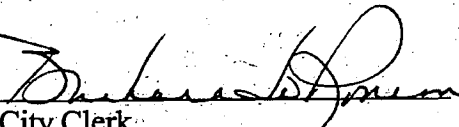
Section 6. The Council has determined, and does hereby declare, that this resolution shall be in effect immediately after its passage in accordance with law.

PASSED AND APPROVED THIS MAY 5, 2004.



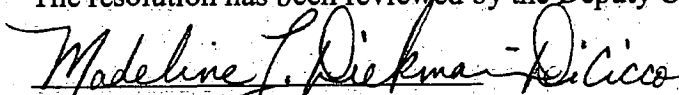
Mayor

Attest:



City Clerk

The resolution has been reviewed by the Deputy City Attorney:



Deputy City Attorney

STATE OF NEVADA)
) ss.
CITY OF LAS VEGAS)

I, Barbara Jo Ronemus, the duly chosen, qualified and acting Clerk of City of Las Vegas, Nevada (the "City"), do hereby certify:

1. The foregoing pages constitute a true, correct, complete and compared copy of a resolution (the "Resolution") which was adopted and approved on May 5, 2004.

2. The members of the City Council were present at the May 5, 2004 meeting and voted upon the adoption of the Resolution as follows:

Those Voting Aye:	Oscar B. Goodman Gary Reese Larry Brown Lawrence Weekly Michael Mack Janet Moncrief

Those Voting Nay:	NONE

Those Absent:	NONE

3. The original of the Resolution has been approved and authenticated by the signatures of the Mayor of the City and myself as Clerk of the City, and sealed with the seal of the City, and has been recorded in the journal of the Council kept for that purpose in my office, which record has been duly signed by such officers and properly sealed.

4. All members of the Council were given due and proper notice of the meeting held on May 5, 2004.

5. All members of the Council were given due and proper notice of the meetings. Pursuant to NRS § 241.020, written notice of the meeting including the time, place, location and agenda of the meeting was given by 9:00 a.m. at least three working days before the meeting.

(a) By posting a copy of the notice 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 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

Las Vegas, Nevada

- (ii) City Hall Plaza
Special Outside Posting Bulletin Board
Las Vegas, Nevada
- (iii) Las Vegas Library
833 Las Vegas Boulevard North
Las Vegas, Nevada
- (iv) Clark County Government Center
500 S. Grand Central Parkway
Las Vegas, Nevada
- (v) Grant Sawyer Building
555 E. Washington Avenue
Las Vegas, Nevada

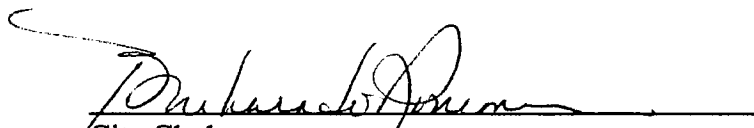
and

(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.

6. A copy of the notice of each meeting was posted on the City's website no later than 9:00 a.m. on the third working day prior to each meeting.

7. Copies of the notice of such meeting as posted and mailed are attached hereto as Exhibit A.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City this May 5, 2004.


City Clerk

(SEAL)

EXHIBIT A

(Attach Copy of May 5, 2004 Meeting Notice)

CITY COUNCIL AGENDA

MAY 5, 2004

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CITY COUNCIL AGENDA

COUNCIL CHAMBERS • 400 STEWART AVENUE • PHONE 229-6011

CITY OF LAS VEGAS INTERNET ADDRESS: <http://www.lasvegasnevada.gov>

OSCAR B. GOODMAN, MAYOR (At-Large) • COUNCILMAN GARY REESE, MAYOR PRO TEM (Ward 3)

COUNCILMEMBERS: LARRY BROWN (Ward 4), VACANT (Ward 2),

LAWRENCE WEEKLY (Ward 5), MICHAEL MACK (Ward 6), JANET MONCRIEF (Ward 1)

provided throughout City Hall for the convenience of persons with disabilities. For meetings held in the Council Chamber, hearing equipment is available for persons with hearing impairments. If you need an accommodation to attend and this meeting, please call the City Clerk's office at 229-6311 and advise of your need at least 48 hours in advance. The City's TDD number is 386-9108.

MAY 5, 2004

Morning Session begins at 9:00 a.m.

Afternoon Session begins at 1:00 p.m.

THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE COUNCIL MEETING, AS WELL AS ALL OTHER COUNCIL BUSINESS, CAN BE VIEWED ON THE INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE BROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND THURSDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

RECORDING AUDIO TAPES MAY BE AVAILABLE AT A COST OF \$3.00 PER TAPE AND DUPLICATE VIDEO RECORDING MAY BE AVAILABLE AT A COST OF \$5.00 PER TAPE THROUGH THE CITY CLERK'S OFFICE.

CELLULAR PHONES ARE TO BE TURNED OFF DURING THE COUNCIL MEETING.

CEREMONIAL MATTERS

TO ORDER

RESOLUTION RE: COMPLIANCE WITH OPEN MEETING LAW

RESOLUTION - REVEREND MARY BREDLAU - BUNKER MORTUARY

STATEMENT OF ALLEGIANCE

RESOLUTION OF THE CITIZEN OF THE MONTH

RESOLUTION OF THE NATIONAL ASSOCIATION OF LETTER CARRIERS FOOD DRIVE DAY

RESOLUTION OF NATIONAL HISTORIC PRESERVATION WEEK

RESOLUTION OF AMERICAN RED CROSS POOL SAFETY MONTH

RESOLUTION OF NATIONAL TENNIS MONTH

RESOLUTION OF SALVATION ARMY WEEK

RESOLUTION OF NATIONAL ALS AWARENESS MONTH

BUSINESS ITEMS

1. Any items from the morning session that the Council, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time
2. ABEYANCE ITEM - Discussion and possible action to appoint a City Council member for Ward 2

CONSENT AGENDA

MATTERS LISTED ON THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE AND HAVE BEEN RECOMMENDED FOR APPROVAL BY THE SUBMITTING DEPARTMENTS. ALL ITEMS ON THE CONSENT AGENDA MAY BE APPROVED IN A SINGLE MOTION. HOWEVER, IF A COUNCIL MEMBER SO REQUESTS, ANY CONSENT ITEM MAY BE MOVED TO THE DISCUSSION PORTION OF THE AGENDA AND OTHER ACTION, INCLUDING POSTPONEMENT OR DENIAL OF THE ITEM, MAY TAKE PLACE.

ADMINISTRATIVE - CONSENT

3. Approval to authorize the president of City Parkway V to execute Modification No. 2 to the amended Designated Services Agreement for City Parkway Center Project with Design Workshop, Inc. to include the development of Lighting Design, Site Electrical, Developer Coordination and Marketing for the Union Park Development (61-acres site) (not to exceed \$208,377 - Industrial Development Special Revenue Fund) - Ward 5 (Weekly)

FINANCE & BUSINESS SERVICES DEPARTMENT - CONSENT

4. Approval of Service and Material Checks/Payroll Checks/Wires Transfers/Other Checks and Investments
5. Approval of a Special Event License for Harris Law Firm, Location: Harris Law Center Parking Lot, 801 South 4th Street, Date: May 5, 2004, Type: Special Event Beer/Wine, Event: Annual Open House and Cinco de Mayo Party, Responsible Person in Charge: Amber Holmes - Ward 5 (Weekly)
6. Approval of Special Event Licenses for City of Las Vegas Leisure Services - Cultural Division: Location: Arts District, 1228 South Casino Center Boulevard, Date: May 7, 2004, Type: Special Event Beer/Wine, Event: First Friday May Fun Fest, Responsible Person in Charge: Enrique Tinoco; Location: Arts District, 100 Boulder Avenue, Date: May 7, 2004, Type: Special Event Beer/Wine, Event: First Friday May Fun Fest, Responsible Person in Charge: Matt Marino; Location: Lewis Street Corridor, 399 South 4th Street, Dates: May 13 and 27, 2004, Type: Special Event Beer/Wine, Event: Written in Stone - Lewis Avenue Poetry Under the Stars, Responsible Person in Charge: Troy Warren - Ward 1 (Moncrief)
7. Approval of a Special Event License for Mexican Patriotic Committee, Location: Freedom Park, 850 North Mojave Road, Date: May 9, 2004, Type: Special Event Beer/Wine, Event: Family Picnic-Health Fair, Responsible Person in Charge: Eddie Escobedo - Ward 3 (Reese)
8. Approval of Change of Ownership and Business Name for a Beer/Wine/Cooler Off-sale License and a new Restricted Gaming License for 7 slots subject to the provisions of the fire codes, Health Dept. regulations and confirmation of approval by the Nevada Gaming Commission, From: Sarah Investments, Inc., dba Las Vegas Grocery III, Tallat Ahmad, Dir, Pres, Secy, Treas, 100%, To: Sun City Express, Inc., dba Sun City Express, 6050 Smoke Ranch Road, Renu Taneja, Dir, Pres, Secy, Treas, 100% - Ward 5 (Weekly)
9. Approval of a new Slot Operator Space Lease Location Restricted Gaming License for 12 slots subject to confirmation of approval by the Nevada Gaming Commission, Golden Route Operations, LLC, db at Golden Steer Steak House, 308 West Sahara Avenue - Ward 1 (Moncrief)

FINANCE & BUSINESS SERVICES DEPARTMENT - CONSENT

10. Approval of Change of Location for an Astrology and Psychic Arts and Science License subject to the provisions of the planning and fire codes, Annie Phillips, dba Annie Phillips, From: 2101 South Decatur Boulevard, Suite 16, To: 2801 South Valley View Boulevard, Suite 1, Annie Phillips, 100% - Ward 1 (Moncrief)
11. Approval of a new Burglar Alarm Service License, Crime Busters of Nevada, Inc., dba All Secure Alarm Protection, 4625 Wynn Road, Suite 101, David S. Gross, Dir, Pres, 50%, John C. Perdichizzi, Dir, Secy, Treas, 50% - Clark County
12. Approval of Change of Name for a Martial Arts Instruction Business License, Reylson Gracie, Inc., dba From: Reylson Gracie Jiu-Jitsu, To: Reylson Gracie Jiu-Jitsu Health & Wellness Center, Reylson Gracie, 100% - Ward 4 (Brown)
13. Approval of award of Bid No. 04.1730.18-LED, Gowan North Channel, Phase 3, Durango Drive to Lone Mountain Road and the construction conflicts and contingency reserve set by Finance and Business Services - Department of Public Works - Award recommended to: TAB CONTRACTORS, INC. (\$6,748,806.77 - Road and Flood Capital Projects Fund) - Ward 4 (Brown)
14. Approval of issuance of a purchase order for an Andros F-6A robot (including spare parts and extended warranty) plus spare parts and extended warranty for an existing Andros Mark V-A1 robot - Department of Fire and Rescue - Award recommended to: REMOTEC (\$194,162 - Multipurpose Special Revenue Fund)
15. Approval of award of Bid No. 040231-DAR, Annual Requirements Contract for Playground Equipment - Department of Field Operations - Award recommended to: MIRACLE PLAYGROUND SALES SOUTHWEST (Estimated annual amount \$150,000 - General Fund)
16. Approval of award of Contract No. 040267-LED, Primavera Expedition Software Development - Department of Public Works - Award recommended to: PBS CONSULTING (\$50,000 - General Fund)
17. Approval of award of Bid No. 040238-LED, Asbestos Abatement of Four (4) Condominium Buildings located at 1501 through 1513 Laurelhurst Drive and the construction conflicts and contingency reserve set by Finance and Business Services - Department of Public Works - Award recommended to: CST ENVIRONMENTAL, INC. (\$40,741 - Housing Program Special Revenue Fund) - Ward 1 (Moncrief)
18. Approval of award of Bid No. 03.15341.15-LED, Rescue Relief Vents, Fire Stations No. 2, 900 South Durango Blvd.; Fire Station No. 7, 10101 West Banbury Cross Drive; and Fire Station No. 9, 4747 North Rainbow Blvd. and the construction conflicts and contingency reserve set by Finance and Business Services - Department of Public Works - Award recommended to: TRADE WEST CONSTRUCTION, INC. (\$34,700 - Fire Services Capital Projects Fund) - Wards 2 and 6 (Vacant and Mack)

FIRE AND RESCUE DEPARTMENT - CONSENT

19. Approval of an Interlocal Agreement between the City of Las Vegas and the Southern Nevada Area Communication Council for the transfer of interoperable radio equipment for public safety communications - All Wards

NEIGHBORHOOD SERVICES DEPARTMENT - CONSENT

20. Approval of a Contribution Agreement Homeless Management Information System Statistical Analytical Services contract to reimburse Nevada Partnership for Homeless Youth up to \$37,061 for expenses related to the implementation of a Homeless Management Information System (HMIS) - All Wards
21. Approval of \$170,219.35 Federal HOME funds to Economic Opportunity Board for reimbursement for their Homebuyer Assistance Program - All Wards

PUBLIC WORKS DEPARTMENT - CONSENT

22. Approval to file an amendment to Right-of-Way Grant N-76116 with the Bureau of Land Management for roadway, sanitary sewer and drainage purposes on portions of land lying within the Southwest Quarter of Section 17, Township 19 South, Range 60 East, Mount Diablo Meridian, generally located on the north side of the Elkhorn Road alignment east of the Fort Apache Road alignment and along the Fort Apache Road alignment north of the Elkhorn Road alignment, APNs 125-17-401-007 and -008 - Ward 6 (Mack)
23. Approval to file an amendment to Right-of-Way Grant N-41255 with the Bureau of Land Management for roadway, sanitary sewer and drainage purposes on portions of land lying within the Southeast Quarter of Section 27, Township 20 South, Range 60 East, Mount Diablo Meridian, generally located east of Tenaya Way and north of Westcliff Drive, APNs 138-27-801-004 and -802-006 - Ward 2 (Vacant)
24. Approval to appraise and purchase or condemn right-of-way parcels for the Lone Mountain Trail along Alexander Road between Buffalo Drive and Tenaya Way (\$25,000 - Bureau of Land Management, Southern Nevada Public Lands Management Act) - Ward 4 (Brown)
25. Approval of Interlocal Contract #469 between the City of Las Vegas and the Southern Nevada Regional Transportation Commission for construction and construction management of the Elkhorn Road Overpass at US-95 (\$11,740,000 - Southern Nevada Regional Transportation Commission) - Ward 6 (Mack)
26. Approval of an Encroachment Request from Integrity Engineering on behalf of Earl M. Morimoto, owner (southeast corner of Las Vegas Boulevard and Carson Avenue) - Ward 1 (Monicrief)
27. Approval of an Encroachment Request from Southeast Engineering on behalf of Southwest Homes, LLC, owner (northwest corner of Campbell Road and Elkhorn Road) - Ward 6 (Mack)
28. Approval of an Engineering Design Services Agreement with Carollo Engineers for engineering and construction services to expand current capacity, increase reliability, and enhance security at the Lone Mountain Sewer Lift Station (\$299,937 - Sanitation Fund) - Ward 6 (Mack)

RESOLUTIONS - CONSENT

29. R-77-2004 - Approval of a Resolution directing the City Treasurer to prepare the Sixtieth Assessment Lien Apportionment Report for Special Improvement District No. 808 - Summerlin Area (Levy Assessments) - Ward 2 (Vacant)
30. R-78-2004 - Approval of a Resolution approving the Sixtieth Assessment Lien Apportionment Report for Special Improvement District No. 808 - Summerlin Area (Levy Assessments) - Ward 2 (Vacant)
31. R-79-2004 - Approval of a Resolution directing the City Treasurer to prepare the Eleventh Assessment Lien Apportionment Report for Special Improvement District No. 809 - Summerlin Area (Levy Assessments) - Ward 2 (Vacant)
32. R-80-2004 - Approval of a Resolution approving the Eleventh Assessment Lien Apportionment Report for Special Improvement District No. 809 - Summerlin Area (Levy Assessments) - Ward 2 (Vacant)
33. R-81-2004 - Approval of a Resolution directing the City Treasurer to give notice of the sale of properties subject to the lien of a delinquent assessment District 505 and in certain other districts; and providing other matters properly relating thereto - District 505 in Ward 6 (Mack) and the other districts in various wards
34. R-82-2004 - Approval of a Resolution directing the City Treasurer to give notice of the sale of properties subject to the lien of a delinquent assessment in Special Improvement Districts 404, 707, 808 and 809 and providing other matters properly relating thereto - Wards 2 and 4 (Vacant and Brown)
35. R-83-2004 - Approval of a resolution authorizing the City Director of Finance and Business Services to arrange for the sale of Local Improvement Bonds in conjunction with the Bond Ordinances for the City of Las Vegas, Nevada Special Improvement Districts 1474, 1481, and 1486 - Ward 6 (Mack)

RESOLUTIONS - CONSENT

36. R-84-2004 - A resolution reducing the interest rate on the assessments in the City of Las Vegas, Nevada Special Improvement District No. 707 (Summerlin Area)
37. R-85-2004 - Approval of a Resolution creating the Centennial Celebration 2005 Five Fifteen Club to honor citizens who share the birthday of Las Vegas

REAL ESTATE COMMITTEE - CONSENT

38. Approval of a Second Amendment to the Municipal Court Traffic School Lease located at 2917 West Washington Avenue renewing the Lease until June 30, 2005, with a six-month renewal option (\$11,220 a month - Municipal Court/Rental of Land) - Ward 5 (Weekly)
39. Approval authorizing staff to enter into negotiations with the Boys & Girls Clubs of Las Vegas for a Lease Agreement on vacant land located on a portion of APN 139-25-303-014 at the northwest corner of Harris Avenue and Mojave Road - Ward 3 (Reese)
40. Approval of a Lease Agreement with Barrick GSG L.L.C. dba GOLDSPIKE for the lease of 25 parking spaces located on the third floor of the Stewart Avenue Parking Garage located on the southwest corner of Stewart Avenue and Las Vegas Boulevard (\$1,250 monthly revenue - Park Enterprise Fund) - Ward 5 (Weekly)
41. Approval of a Lease Agreement to lease 5 parking spaces on the surface parking lot located at the southeast corner of Clark Avenue and Las Vegas Boulevard South to the Boulevard Hotel (\$350 monthly revenue - Park Enterprise Fund) - Ward 5 (Weekly)
42. Approval of a Lease Agreement lease 2 parking spaces on the surface parking lot located at the southeast corner of Clark Avenue and Las Vegas Boulevard South to Fredrickson, Mazeika & Grant, LLP (\$150 monthly revenue - Park Enterprise Fund) - Ward 5 (Weekly)
43. Approval of utilizing a maximum of \$95,000 of Redevelopment Set Aside Funds to purchase the residential property located at 807 Lawry Avenue from Wells Fargo Bank prior to a foreclosure sale - Ward 5 (Weekly)
44. Approval of using 18% Set Aside Funds to repay \$500,000 of Community Development Block Grant funding used to purchase property located at Madison Avenue and M Street to facilitate the construction of ten single-family homes - Ward 5 (Weekly)

DISCUSSION / ACTION ITEMS

ADMINISTRATIVE - DISCUSSION

45. ABEYANCE ITEM - Discussion and possible action to establish an employment policy for state legislators and other elected or appointed government officials
46. Report and possible action on the disposition of the Downtown Post Office located at Stewart Avenue and 4th Street - Ward 5 (Weekly)
47. Report on the status of the 61-acre design and development - Ward 5 (Weekly)
48. Discussion and possible action regarding City Parkway IV and City Parkway V executing a Memorandum of Understanding with the Board of Regents of the University and Community College System of Nevada (UCCSN) for the development of an academic medical center on 8 acres of the 61 acres, APN 139-34-110-003 - Ward 5 (Weekly)

BUSINESS DEVELOPMENT - DISCUSSION

49. Report on the status of current Office of Business Development Projects – All Wards

CITY ATTORNEY - DISCUSSION

50. Discussion and possible action on Appeal of Work Card Denial: Held in Abeyance from April 21, 2004. Charles H. Lloyd, 301 Orland Street #25, Las Vegas, Nevada 89108
51. Discussion and possible action on Appeal of Work Card Denial: Approved 11/5/2003 subject to six-month review: Melinda (Mindy) Lou George, 6409 1/2 Alisha Circle, Las Vegas, Nevada 89130
52. Discussion and possible action on Appeal of Work Card Denial: Tamara Carrera, 555 East Silverado Ranch, Building #1062, Las Vegas, Nevada 89123
53. Discussion and possible action on Appeal of Work Card Denial: Tina P. Morton, 305 Bonanza Way, Las Vegas, NV 89101
54. Discussion and possible action on Appeal of Work Card Denial: Caren Lynn Lopez, 4421 W. Washington Avenue, Las Vegas, NV 89107
55. Discussion and possible action on Appeal of Work Card Denial: Keith L. Brooks, 825 Camden Lane Court, North Las Vegas, NV 89030

FINANCE & BUSINESS SERVICES DEPARTMENT - DISCUSSION

56. Discussion and possible action on project funding requests for fiscal year 2005 Capital Improvement Plan
57. ABEYANCE ITEM - Discussion and possible action regarding Temporary Approval of Change of Ownership for a Beer/Wine/Cooler Off-sale License subject to Health Dept. regulations, From: Bells Market Partnership, Caroline Yousif, Ptnr, 50%, Jamal Jeberaeel, Ptnr, 50%, To: Sabah Shoshani, dba Bells Market, 720 West Owens Avenue, Sabah H. Shoshani, 100% - Ward 5 (Weekly)
58. Discussion and possible action regarding Temporary Approval of a new Martial Arts Instruction Business License subject to the provisions of the fire codes, C.R.I. - Counter Terrorism Training, LLC, dba C.R.I. - Counter Terrorism Training, 3214 West Desert Inn Road, Doron S. Benbenisty, Mgr, 85%, Christine M. Benbenisty, Mgr, 15% - Ward 1 (Moncrief)
59. Discussion and possible action regarding a new Massage Establishment License subject to the provisions of the planning codes, Jason Samuel Aguirre, dba Myo Works, 2701 North Tenaya Way, #100, Jason S. Aguirre, 100% (NOTE: Item to be heard in the afternoon session in conjunction with Item #101 - SUP-3947) - Ward 4 (Brown)
60. Discussion and possible action to reconsider the City Council's Action of March 17, 2004, denying the application for Young Il Kong dba Grand Master Kong Taekwon-do, 1780 North Buffalo Drive, Suite 105, Young Il Kong, 100% - Ward 4 (Brown)
61. Discussion and possible action regarding a new Martial Arts Instruction Business License subject to the provisions of the fire code, Young Il Kong, dba Grand Master Kong Taekwon-do, 1780 North Buffalo Drive, Suite 105, Young Il Kong, 100% - Ward 4 (Brown)

PUBLIC WORKS DEPARTMENT - DISCUSSION

62. Discussion and possible action regarding the award or delay of a construction contract for Special Improvement District 1502 - Grand Montecito Parkway (between Elkhorn Road and Centennial Parkway) - Ward 6 (Mack)

NEW BILLS

THERE IS NO PUBLIC COMMENT ON THESE ITEMS. NEW BILLS ARE READ INTO THE RECORD AND REFERRED TO RECOMMENDING COMMITTEE FOR A SEPARATE HEARING TO RECEIVE PUBLIC TESTIMONY BEFORE ACTION BY THE COUNCIL AT A LATER MEETING. EXCEPTION: EMERGENCY BILLS OR THOSE ITEMS TO BE STRICKEN OR TABLED.

75. Bill No. 2004-37 – Prohibits the sale of new vehicles (cars and trucks) on Sundays. Sponsored by: Councilman Michael Mack
76. Bill No. 2004-38 – Bond Ordinance providing for the issuance by the City of Las Vegas of its Registered Local Improvement District Bonds Series 2004B, for Special Improvement Districts (SID) numbers 1474 and 1486 in an amount not to exceed \$750,000 - Ward 6 (Mack)
77. Bill No. 2004-39 – Bond Ordinance providing for the issuance by the City of Las Vegas of its Registered Local Improvement District Bonds Series 2004A, for Special Improvement District (SID) number 1481 in an amount not to exceed \$2,800,000 - Ward 6 (Mack)

1:00 P.M. - AFTERNOON SESSION

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

HEARINGS - DISCUSSION

79. Public hearing and possible action on the submittal of the Clark County and City of Las Vegas Housing and Urban Development (HUD) 2004 Action Plan of the HUD Consolidated Plan for allocation of \$11,909,700 - All Wards

PLANNING & DEVELOPMENT DEPARTMENT

The items listed below, where appropriate, have been reviewed by the various City departments relative to requirements for storm drainage and flood control, connection to sanitary sewer, traffic circulation, and building and fire regulations. Their comments and/or recommendations and requirements have been incorporated into the action.

PLANNING & DEVELOPMENT DEPARTMENT – CONSENT

PM SESSION - ALL ITEMS LISTED ON THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE AND HAVE BEEN RECOMMENDED FOR APPROVAL. ALL ITEMS ON THE CONSENT AGENDA MAY BE APPROVED IN A SINGLE MOTION. HOWEVER, IF A COUNCIL MEMBER SO REQUESTS, ANY CONSENT ITEM MAY BE MOVED TO THE DISCUSSION PORTION OF THE AGENDA AND OTHER ACTION, INCLUDING POSTPONEMENT OR DENIAL OF THE ITEM, MAY TAKE PLACE.

80. EXTENSION OF TIME - SPECIAL USE PERMIT - EOT-4166 - APPLICANT/OWNER: CITYSTOP VI, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Special Use Permit (U-0032-02) FOR A MINOR AUTO REPAIR FACILITY at 3220 North Durango Drive (APN: 138-09-422-003, 004 and 005), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown). Staff recommends APPROVAL
81. EXTENSION OF TIME - REZONING - EOT-4181 - OWNER/APPLICANT: GOLDEN RULE, INC. - Request for an Extension of Time on an approved Rezoning (Z-0092-01) FROM: R-E (Residence Estates) TO: R-3 (Medium Density Residential) on 2.99 acres at 832 North Eastern Avenue (APN: 139-25-301-001), Ward 3 (Reese). Staff recommends APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – CONSENT

82. EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - EOT-4191 - OWNER/APPLICANT: GOLDEN RULE, INC. - Request for an Extension of Time on an approved Site Development Plan Review [Z-0092-01(1)] and a Reduction in the amount of Required Parking Lot Landscaping FOR A PROPOSED 3,948 SQUARE FOOT DAYCARE/PRESCHOOL FACILITY, A 14,000 SQUARE FOOT RECREATIONAL FACILITY, AND A 5,594 SQUARE FOOT CHURCH BUILDING on 2.99 acres at 832 North Eastern Avenue (APN: 139-25-301-001), R-3 (Medium Density Residential) Zone, Ward 3 (Reese). Staff recommends APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

83. REVIEW OF CONDITION - PUBLIC HEARING - ROC-4170 - APPLICANT: ASTORIA HOMES - OWNER: ASTORIA NORTHWEST 40, LIMITED LIABILITY COMPANY - Request for a Review of Condition Number 5 of an approved Site Development Plan Review (SDR-3482), which required that a General Plan Amendment to MLA-TC (Medium-Low Attached Residential - Town Center) be approved by City Council prior to the submittal of a Tentative Map for a 751-lot single-family residential development adjacent to the northeast corner of Farm Road and Fort Apache Road (APN: 125-17-201-001 and a portion of 125-17-201-002), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Land Use Designation], Ward 6 (Mack). Staff recommends APPROVAL
84. SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3996 - APPLICANT: FIRST STREET VENTURES, LIMITED LIABILITY COMPANY - OWNER: EQUILON ENTERPRISES, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and Waivers for a reduction of perimeter, parking lot, and sidewalk landscaping FOR A PROPOSED 2,762 SQUARE-FOOT GENERAL RETAIL BUILDING AND A 408 SQUARE-FOOT DRIVE THROUGH COFFEE KIOSK on 0.49 acres at 1509 West Charleston Boulevard (APN: 162-04-501-001 & 002) C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL
85. MASTER DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - MDR-3867 - APPLICANT/OWNER: HOWARD HUGHES PROPERTIES - Request for a Master Development Plan Review FOR SUMMERLIN VILLAGE 24 on 502.2 acres adjacent to the west side of Sky Vista Drive, between Alta Drive and Charleston Boulevard (a portion of APN: 137-22-000-010 and a portion of 164-04-000-011), P-C (Planned Community) Zone, Ward 2 (Vacant). The Planning Commission (7-0 vote) and staff recommend APPROVAL
86. MAJOR MODIFICATION - PUBLIC HEARING - MOD-3955 - APPLICANT: CLIFFS EDGE, LIMITED LIABILITY COMPANY - OWNER: CLIFFS EDGE, LIMITED LIABILITY COMPANY, ET AL - Request for a Major Modification to the Cliff's Edge Master Development Plan TO CHANGE LAND USE DESIGNATIONS FROM: VILLAGE COMMERCIAL TO: MEDIUM LOW DENSITY RESIDENTIAL AND MEDIUM DENSITY RESIDENTIAL; FROM: MEDIUM DENSITY RESIDENTIAL TO: RESIDENTIAL SMALL LOT; AND FROM: MEDIUM LOW DENSITY RESIDENTIAL TO: PUBLIC FACILITIES; TO MODIFY SECTION 6.2.3 REGARDING RETAINING WALLS; AND TO MODIFY TABLE 1 (SECTION 2.2) TO REFLECT CHANGES TO THE LAND USE CATEGORIES on 40 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road (APN: 126-13-401-014; 126-13-701-002, 003, 004, and 008; 126-24-501-004; 126-24-601-002 and 003), PD (Planned Development) Zone, Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
87. VACATION - PUBLIC HEARING - VAC-3861 - APPLICANT: CITY OF LAS VEGAS - Petition to Vacate a 20-foot wide public trail easement known as the "Pioneer Way Trail," generally located on the west side of Pioneer Way, from Deer Springs Way to Severance Lane; thence northerly to Farm Road; thence westerly along the north side of Farm Road to Buffalo Drive; thence northerly along the east side of Buffalo Drive to Whispering Sands Drive, Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
88. VACATION - PUBLIC HEARING - VAC-3926 - APPLICANT: HENRY BRENT COMPANY - OWNER: STEADFAST AMX I, LIMITED LIABILITY COMPANY AND STEADFAST AMX II, LIMITED LIABILITY COMPANY, ET AL - Petition to Vacate Third Street between Ogden Avenue and Stewart Avenue, Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

89. VACATION - PUBLIC HEARING - VAC-3932 - APPLICANT: PACIFIC COAST DEVELOPMENT - OWNER: DARK, LIMITED LIABILITY COMPANY - Petition to Vacate portions of Rebecca Road between Ann Road and El Campo Grande Avenue, Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
90. ABEYANCE ITEM - VARIANCE - PUBLIC HEARING - VAR-3880 - APPLICANT/OWNER: ASIE JAH - Request for a Variance TO ALLOW FIVE PARKING SPACES WHERE SIX ARE REQUIRED FOR A PROPOSED OFFICE on 0.18 acres at 2413 Maroney Avenue (APN: 162-02-410-096) R-2 (Medium-Low Density Residential) under Resolution of Intent to N-S (Neighborhood Service) Zone, Ward 3 (Reese). The Planning Commission (6-0 vote) and staff recommend APPROVAL
91. ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-3880 - PUBLIC HEARING - SDR-3710 - APPLICANT/OWNER: ASIE JAH - Request for a Site Development Review FOR A PROPOSED LAW OFFICE AND FOR A WAIVER OF THE PERIMETER PARKING LOT LANDSCAPING REQUIREMENTS on 0.18 acres at 2413 Maroney Avenue (APN: 162-02-410-096) R-2 (Medium-Low Density Residential) under Resolution of Intent to N-S (Neighborhood Service) Zone, Ward 3 (Reese). The Planning Commission (6-0 vote) and staff recommend APPROVAL
92. VARIANCE - PUBLIC HEARING - VAR-4001 - APPLICANT/OWNER: JOSEPH & LONNIE NOBLE - Request for a VARIANCE TO ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) DISTRICT ON 2.19 ACRES WHERE A MINIMUM OF FIVE ACRES IS REQUIRED adjacent to the south side of Lone Mountain Road, approximately 1020 feet east of Torrey Pines Drive (APN: 138-02-501-008), R-E (Residence Estates) Zone [Proposed: R-PD2 (Residential Planned Development – 2 Units per Acre)], Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
93. REZONING RELATED TO VAR-4001 - PUBLIC HEARING - ZON-3998 - APPLICANT/OWNER: JOSEPH & LONNIE NOBLE - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD2 (Residential Planned Development - 2 Units per Acre) on 2.19 acres adjacent to the south side of Lone Mountain Road, approximately 1,020 feet east of Torrey Pines Drive (APN: 138-02-501-008), Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
94. WAIVER RELATED TO VAR-4001 AND ZON-3998 - PUBLIC HEARING - WVR-4002 - APPLICANT/OWNER: JOSEPH & LONNIE NOBLE - Request for TITLE 18 WAIVERS TO ALLOW A 625-FOOT LONG PRIVATE DRIVE WHERE 200 FEET IS THE MAXIMUM ALLOWED, AND TO ALLOW A MODIFIED TURN-AROUND WHERE A CIRCULAR TURN-AROUND OR EMERGENCY ACCESS GATE IS REQUIRED adjacent to the south side of Lone Mountain Road, approximately 1,020 feet east of Torrey Pines Drive (APN: 138-02-501-008), R-E (Residence Estates) Zone [Proposed: R-PD2 (Residential Planned Development – 2 Units per Acre)], Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
95. SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-4001, ZON-3998 AND WVR-4002 - PUBLIC HEARING - SDR-3999 - APPLICANT/OWNER: JOSEPH & LONNIE NOBLE - Request for a Site Development Plan Review and a Waiver of perimeter landscaping standards FOR A FOUR-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 2.19 acres adjacent to the south side of Lone Mountain Road, approximately 1,020 feet east of Torrey Pines Drive (APN: 138-02-501-008), R-E (Residence Estates) Zone [Proposed: R-PD2 (Residential Planned Development - 2 Units per Acre)], Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
96. ABEYANCE ITEM - VARIANCE - PUBLIC HEARING - VAR-3288 - APPLICANT: PAUL AND SANDY BROSSEAU - Request for a Variance to ALLOW A 5 FOOT SIDE SETBACK WHERE 10 FEET IS REQUIRED FOR an addition to an existing single family dwelling at 304 Canyon Drive (APN: 139-32-211-031), R-E (Residence Estates) Zone, Ward 1 (Moncrief). Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

97. VARIANCE - PUBLIC HEARING - VAR-4232 - APPLICANT: TANEY ENGINEERING - OWNER: CITATION HOMES - Request for a Variance TO ALLOW A 50 FOOT SETBACK FOR A PROPOSED MULTI-FAMILY BUILDING FROM A SINGLE FAMILY RESIDENTIAL PROPERTY WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE AN 82 FOOT SETBACK AND FOR A WAIVER TO ALLOW THE VARIANCE TO GO DIRECTLY TO CITY COUNCIL WITHOUT ACTION BY THE PLANNING COMMISSION on 1.04 acres adjacent to the south side of Van Buren Avenue approximately 350 feet East of Lamb Boulevard (APN: 140-29-101-009), R-2 (Medium-Low Density Residential) Zone under Resolution of Intent to R-3 (Medium Density Residential) Zone, Ward 3 (Reese). Staff recommends APPROVAL
98. SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-4232 - PUBLIC HEARING - SDR-4139 - APPLICANT: TANEY ENGINEERING - OWNER: CITATION HOMES - Request for a Site Development Plan Review FOR A 12-UNIT MULTI-FAMILY DEVELOPMENT on 1.04 acres adjacent to the south side of Van Buren Avenue approximately 350 feet East of Lamb Boulevard (APN: 140-29-101-009), R-2 (Medium-Low Density Residential) Zone under Resolution of Intent to R-3 (Medium Density Residential) Zone, Ward 3 (Reese). Staff recommends APPROVAL
99. REQUIRED ONE-YEAR REVIEW - PUBLIC HEARING - SPECIAL USE PERMIT - RQR-4177 - APPLICANT: JACKPOT BAIL BONDS - OWNER: KRISHNA, INC. - Request for a Required One-Year Review on an approved Special Use Permit (SUP-1841) FOR A PROPOSED BAILBOND SERVICE at 124 South Sixth Street, Suite 150 (APN: 139-34-611-051), C-2 (General Commercial) Zone, Ward 5 (Weekly). Staff recommends APPROVAL
100. ABEYANCE ITEM - SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3152 - REAGAN NATIONAL ADVERTISING ON BEHALF OF NORIKO TAKADA OBA QUALIFIED TRUST - Appeal filed the applicant from the Denial by the Planning Commission of a request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 5300 West Sahara Avenue (APN: 163-01-804-006), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (5-0 vote) and staff recommend DENIAL
101. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3947 - APPLICANT: JASON AGUIRRE - OWNER: THL, LIMITED LIABILITY COMPANY - Request for a Special Use Permit and Waivers from the 400-foot distance separation requirement from an existing City Park and the 1,000-foot distance separation requirement from an existing massage establishment FOR A PROPOSED MASSAGE ESTABLISHMENT at 2701 Tenaya Way, Suite #100 (APN: 138-15-710-009), C-PB (Planned Business Park) Zone, Ward 4 (Brown). (NOTE: Item be heard in conjunction with Morning Session Item # 59) The Planning Commission (7-0 vote) and staff recommend APPROVAL
102. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3961 - APPLICANT: NAMEER KALANDOS - OWNER: MEHRAN DAVID KOHANBASH - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION) IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE at 5000 West Charleston Boulevard, Suite 7 (APN: 138-36-804-002), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL
103. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3969 - APPLICANT: ADVANCE AMERICA, CASH ADVANCE CENTERS OF NEVADA, INC. - OWNER: ROGER ANDERSON - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED at 5950 West Charleston Boulevard, Suite 110 (APN: 138-36-406-006), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
104. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3972 - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: RITA QUAM FAMILY TRUST - Appeal filed by the applicant from the Denial by the Planning Commission of a request for a Special Use Permit FOR A PROPOSED OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 6750 West Sahara Avenue (APN: 163-02-415-012), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (5-2 vote) recommends DENIAL. Staff recommends APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

105. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3973 - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: J.G. SAHARA, LIMITED LIABILITY COMPANY - Appeal filed by the applicant from the Denial by the Planning Commission of a request for a Special Use Permit FOR A PROPOSED OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1000 East Sahara Avenue (APN: 162-03-801-116), C-1 (Limited Commercial) Zone, Ward 3 (Reese). The Planning Commission (6-1 vote) recommends DENIAL. Staff recommends APPROVAL
106. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3983 - APPLICANT: SCOTT STROMWALL - OWNER: RAY ST. CLAIR - Request for a Special Use Permit FOR PROPOSED MOTOR VEHICLE SALES (USED) ON A PARCEL LESS THAN 25,000 SQUARE FEET IN AREA IN CONJUNCTION WITH AN EXISTING MINOR AUTO REPAIR GARAGE at 210 West Wyoming Avenue (APN: 162-04-608-015), M (Industrial) Zone, Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL
107. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3984 - APPLICANT: ISLAND RESTAURANT - OWNER: HOWARD HUGHES CANYON POINTE Q4 - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB located adjacent to the northwest corner of Charleston Boulevard and Pavilion Center Drive (APN: 137-36-414-004), P-C (Planned Community) Zone, Ward 2 (Vacant). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
108. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3986 - APPLICANT: MUSTAFA KAVRUKLAR - OWNER: RITA QUAM FAMILY TRUST - Request for a Special Use Permit and a Waiver from the 400-foot distance separation requirement from an existing church FOR A SUPPER CLUB located at 6750 West Sahara Avenue (APN: 163-02-415-012), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL
109. ABEYANCE ITEM - REZONING - PUBLIC HEARING - ZON-2457 - DONNA F. BEAM REVOCABLE TRUST - Request for a Rezoning FROM: U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] TO: C-1 (Limited Commercial) Zone on 3.88 acres adjacent to the northeast and southeast corners of Smoke Ranch Road and Buffalo Drive (APN: 138-15-402-001 and 138-22-101-001) Ward 4 (Brown). The Planning Commission (4-2 vote) and staff recommend APPROVAL
110. SPECIAL USE PERMIT RELATED TO ZON-2457 - PUBLIC HEARING - SUP-3896 - APPLICANT: INVESTMENT EQUITY BUILDERS - OWNER: DONNA F. BEAM REVOCABLE TRUST - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) AND A WAIVER FROM THE 1,500 FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING SCHOOL, CHURCH, AND CITY PARK adjacent to the northeast corner of Smoke Ranch Road and Buffalo Drive (APN: 138-15-402-001), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown). Staff recommends DENIAL. The Planning Commission (5-0-2 vote) recommends APPROVAL
111. ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-2457 AND SUP-3896 - PUBLIC HEARING - SDR-2458 - DONNA F. BEAM REVOCABLE TRUST - Request for a Site Development Plan Review FOR TWO PROPOSED COMMERCIAL BUILDINGS on 3.88 acres adjacent to the northeast and southeast corners of Smoke Ranch Road and Buffalo Drive (APN: 138-15-402-001 and 138-22-101-001) U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 4 (Brown). The Planning Commission (4-2 vote) and staff recommend APPROVAL
112. ABEYANCE ITEM - REZONING - PUBLIC HEARING - ZON-3665 - APPLICANT/OWNER: DONNA J. CAPRI - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.16 acres adjacent to the southwest corner of Eastern Avenue and Canosa Avenue (APN: 162-02-713-114), Ward 3 (Reese). The Planning Commission (6-0 vote) and staff recommend APPROVAL
113. ABEYANCE ITEM - REZONING - PUBLIC HEARING - ZON-3919 - APPLICANT/OWNER: CORNERSTONE COMPANY - Request for a Rezoning FROM: R-4 (High Density Residential) TO: C-1 (Limited Commercial) on 0.46 acres adjacent to the northwest corner of Colorado Avenue and 4th Street (APN: 162-03-110-011), Ward 1 (Moncrief). The Planning Commission (4-0-2 vote) and staff recommend APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

114. ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3919 - PUBLIC HEARING - SDR-3920 - APPLICANT/OWNER: CORNERSTONE COMPANY - Request for a Site Development Plan Review and Waivers of the Downtown Centennial Plan streetscape and parking standards FOR A PROPOSED MODULAR OFFICE on 0.46 acres adjacent to the northwest corner of Colorado Avenue and 4th Street (APN: 162-03-110-011), R-4 (High Density Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 1 (Moncrief). The Planning Commission (4-0-2 vote) and staff recommend APPROVAL

115. REZONING - PUBLIC HEARING - ZON-3708 - APPLICANT/OWNER: EMERALD CREST HOLDINGS, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-1 (Single-Family Residential) TO: R-3 (Medium Density Residential) on 0.29 acres adjacent to the northeast corner of Torrey Pines Drive and Garwood Avenue (APN: 138-35-517-001), Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL

116. REZONING - PUBLIC HEARING - ZON-4124 - APPLICANT/OWNER: DAVID LITVAK - Request for a Rezoning FROM: R-4 (HIGH-DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.16 acres located at 203 and 205 East Colorado Avenue (APN: 162-03-110-053), Ward 1 (Moncrief). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

117. SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4124 - PUBLIC HEARING - SDR-3768 - APPLICANT/OWNER: DAVID LITVAK - Request for a Site Development Plan Review and Waivers of the Downtown Centennial Plan streetscape standards and perimeter landscaping standards FOR A PROPOSED 1,100 SQUARE-FOOT ANTIQUE STORE on 0.16 acres located at 203 and 205 East Colorado Avenue (APN: 162-03-110-053), R-4 (High Density Residential) Zone, Ward 1 (Moncrief). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

118. REZONING - PUBLIC HEARING - ZON-3976 - APPLICANT: CHRYSALIS INVESTMENTS, LIMITED LIABILITY COMPANY - OWNER: SCME, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-E (Residence Estates) TO: C-1 (Limited Commercial) on 3.88 acres adjacent to the southeast corner of Thom Boulevard and Rome Boulevard (APN: 125-24-802-001 & 002), Ward 6 (Mack). The Planning Commission (6-0-1 vote) recommends DENIAL. Staff recommends APPROVAL

119. SPECIAL USE PERMIT RELATED TO ZON-3976 - PUBLIC HEARING - SUP-3980 - APPLICANT: CHRYSALIS INVESTMENTS, LIMITED LIABILITY COMPANY - OWNER: SCME, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED MINI-WAREHOUSE FACILITY adjacent to the southeast corner of Thom Boulevard and Rome Boulevard (APN: 125-24-802-001 & 002) R-E (Residence Estates) Zone, [Proposed: C-1 (Limited Commercial) Zone], Ward 6 (Mack). The Planning Commission (6-0-1 vote) recommends DENIAL. Staff recommends APPROVAL

120. SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3976 AND SUP-3980 - PUBLIC HEARING - SDR-3979 - APPLICANT: CHRYSALIS INVESTMENTS, LIMITED LIABILITY COMPANY - OWNER: SCME, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED MINI-WAREHOUSE FACILITY on 3.88 acres adjacent to the southeast corner of Thom Boulevard and Rome Boulevard (APN: 125-24-802-001 & 002), R-E (Residence Estates) Zone, [Proposed: C-1 (Limited Commercial) Zone], Ward 6 (Mack). The Planning Commission (6-0-1 vote) recommends DENIAL. Staff recommends APPROVAL

121. REZONING - PUBLIC HEARING - ZON-3995 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH - Request for a Rezoning FROM: U (Undeveloped) [SC (Service Commercial) General Plan Designation] TO: C-1 (Limited Commercial) on 12.50 acres adjacent to the northwest corner of Rainbow Boulevard and Westcliff Drive (APN: 138-27-802-001; 138-27-802-004), Ward 2 (Vacant). The Planning Commission (7-0 vote) and staff recommend APPROVAL

122. SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3995 - PUBLIC HEARING - SDR-3997 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH - Request for a Site Development Plan Review and a Waiver of the parking lot landscaping standards FOR A PROPOSED 40,649 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP AND A 1,200 SQUARE-FOOT TEMPORARY MODULAR BUILDING on 12.50 acres adjacent to the northwest corner of Rainbow Boulevard and Westcliff Drive (APN: 138-27-802-001; 138-27-802-004), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [Proposed: C-1 (Limited Commercial) Zone], Ward 2 (Vacant). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

123. GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3977 - APPLICANT: DR. JAS GROVER - OWNERS: HELEN GOULETTE, ET AL - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on 1.38 acres adjacent to the northeast corner of Rancho Drive and Oakley Drive (APN: 162-04-210-101 thru 103), Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend DENIAL
124. REZONING RELATED TO GPA-3977 - PUBLIC HEARING - ZON-3981 - APPLICANT: DR. JAS GROVER - OWNERS: HELEN GOULETTE, ET AL - Request for a Rezoning FROM: R-E (Residence Estates) TO: P-R (Professional Office and Parking) on 1.38 acres located adjacent to the northeast corner of Rancho Drive and Oakley Drive (APN: 162-04-210-101 thru 103), Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend DENIAL
125. SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3977 AND ZON-3981 - PUBLIC HEARING - SDR-3982 - APPLICANT: DR. JAS GROVER - OWNERS: HELEN GOULETTE, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 11,200 SQUARE-FOOT MEDICAL OFFICE on 1.38 acres adjacent to the northeast corner of Rancho Drive and Oakley Drive (APN: 162-04-210-101 thru 103), R-E (Residence Estates) Zone, [Proposed: P-R (Professional Office and Parking) Zone], Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend DENIAL
126. GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3985 - APPLICANT/OWNER: JOHN LEE AND ONG PARTNERS, LIMITED LIABILITY COMPANY - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on 1.30 acres adjacent to the south side of Via Olivero Avenue, approximately 950 feet east of Buffalo Drive (APN: a portion of 163-03-402-017), Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL
127. REZONING RELATED TO GPA-3985 - PUBLIC HEARING - ZON-3987 - APPLICANT/OWNER: JOHN LEE AND ONG PARTNERS, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (Undeveloped) [R (Rural Density Residential) General Plan Designation] TO: O (Office) and FROM: U (Undeveloped) [SC (Service Commercial) General Plan Designation] TO: C-1 (Limited Commercial) on 4.86 acres adjacent to the north side of Sahara Avenue, approximately 950 feet east of Buffalo Drive (APN: 163-03-402-017), Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL
128. SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3985 AND ZON-3987 - PUBLIC HEARING - SDR-3988 - APPLICANT/OWNER: JOHN LEE AND ONG PARTNERS, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a Waiver of foundation landscaping standards FOR A PROPOSED 42,400 SQUARE-FOOT OFFICE BUILDING AND 12,800 SQUARE-FOOT RETAIL BUILDING on 4.86 acres adjacent to the north side of Sahara Avenue, approximately 950 feet east of Buffalo Drive (APN: 163-03-402-017), U (Undeveloped) [R (Rural Density Residential) and [SC (Service Commercial) General Plan Designations], [Proposed: O (Office) and C-1 (Limited Commercial) Zone], Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL
129. GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4000 - APPLICANT/OWNER: VALENCIA COMMUNITIES, INC. - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: DR (Desert Rural Density Residential) TO: MLA (Medium-Low Attached Density Residential) on 2.92 acres located at 1700 South Buffalo Drive (APN: 163-03-201-003 thru 005), Ward 1 (Moncrief). The Planning Commission (2-5 vote on a motion for approval) and staff recommend DENIAL
130. VARIANCE RELATED TO GPA-4000 - PUBLIC HEARING - VAR-4005 - APPLICANT/OWNER: VALENCIA COMMUNITIES, INC. - Request for a Variance TO ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT ON 2.92 ACRES WHERE A MINIMUM OF FIVE ACRES IS REQUIRED located at 1700 South Buffalo Drive (APN: 163-03-201-003 thru 005), R-E (Residence Estates) Zone, Proposed: R-PD10 (Residential Planned Development - 10 Units per Acre), Ward 1 (Moncrief). The Planning Commission (5-2 vote) and staff recommend DENIAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

131. REZONING RELATED TO GPA-4000 AND VAR-4005 - PUBLIC HEARING - ZON-4003 - APPLICANT/OWNER: VALENCIA COMMUNITIES, INC. - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD10 (Residential Planned Development - 10 Units per Acre) on 2.92 acres located at 1700 South Buffalo Drive (APN: 163-03-201-003 thru 005), Ward 1 (Moncrief). The Planning Commission (5-2 vote) and staff recommend DENIAL
132. SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4000, VAR-4005 AND ZON-4003 - PUBLIC HEARING - SDR-4004 - APPLICANT/OWNER: VALENCIA COMMUNITIES, INC. - Request for a Site Development Plan Review FOR A 28-UNIT ATTACHED SINGLE-FAMILY DEVELOPMENT on 2.92 acres located at 1700 South Buffalo Drive (APN: 163-03-201-003 thru 005), R-E (Residence Estates) Zone, Proposed: R-PD10 (Residential Planned Development - 10 Units per Acre), Ward 1 (Moncrief). The Planning Commission (5-2 vote) and staff recommend DENIAL
133. SET DATE ON ANY APPEALS FILED OR REQUIRED PUBLIC HEARINGS FROM THE CITY PLANNING COMMISSION MEETINGS, CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE AND DANGEROUS BUILDING OR NUISANCE/LITTER ABATEMENTS

ADDENDUM

CITIZENS PARTICIPATION

Items raised under this portion of the City Council Agenda cannot be deliberated or acted upon until the notice provisions of the Open Meeting Law have been met. If you wish to speak on a matter not listed on the agenda, please step up to the podium and clearly state your name and address. In consideration of others, avoid repetition, and limit your comments to no more than three (3) minutes. To ensure all persons equal opportunity to speak, each subject matter will be limited to ten (10) minutes

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

City Hall Plaza, Special Outside Posting Bulletin Board
Court Clerk's Office Bulletin Board, City Hall Plaza
Las Vegas Library, 833 Las Vegas Boulevard North
Clark County Government Center, 500 S. Grand Central Parkway
Grant Sawyer Building, 555 E. Washington Avenue

City of Las Vegas

CITY COUNCIL MEETING
CITY HALL, 400 STEWART AVENUE
COUNCIL CHAMBERS
WEDNESDAY, MAY 5, 2004
9:00 A.M.

ADDENDUM:

NEIGHBORHOOD SERVICES DEPARTMENT - DISCUSSION

- 61A. Report and possible action on the Sky Vue Mobile Home Park, 15 West Owens Avenue and to allocate funds for temporary housing and relocation costs of displaced residents in an amount not to exceed \$100,000 and other matters pertaining thereto - Ward 5 (Weekly)

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

City Hall Plaza, Special Outside Posting Bulletin Board
Court Clerk's Office Bulletin Board, City Hall Plaza
Las Vegas Library, 833 Las Vegas Boulevard North
Clark County Government Center, 500 S. Grand Central Parkway
Grant Sawyer Building, 555 E. Washington Avenue

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: FINANCE AND BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

☒

CONSENT

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DISCUSSION

SUBJECT:

RESOLUTIONS:

R-84-2004 - A resolution reducing the interest rate on the assessments in the City of Las Vegas, Nevada Special Improvement District No. 707 (Summerlin Area)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division: Finance & Business Services

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The Senior Local Improvement Refunding Bonds, Series 2004 will be issued to finance the City of Las Vegas, Nevada Special Improvement District No. 707 (Summerlin Area) Senior Subordinate Local Improvement Refunding Bonds, 2000 Series B (Refunding Bonds). Pursuant to NRS 271.488 the Council is required, upon the issuance of the Refunding Bonds, to reduce the rate of interest on the assessments which secure the Refunding Bonds provided that such interest rate may not exceed by more than one percent the highest rate of interest on the Bonds.

RECOMMENDATION:

It is recommended that the Council adopt this resolution.

BACKUP DOCUMENTATION:

Resolution No. R-84-2004

MOTION:

REESE – APPROVED Items 3 through 44 as recommended – **UNANIMOUS** with **MACK** abstaining on Item 39 because, even though his term has lapsed, his membership on the Boys and Girls Club Board of Directors remains to be resolved and Ward 2 seat vacant

MINUTES:

There was no related discussion.

(9:46 – 9:48)

1-1390

Summary C a resolution reducing the interest rate on the assessments in the City of Las Vegas, Nevada Special Improvement District No. 707 (Summerlin Area)

RESOLUTION NO. R-84-2004

A RESOLUTION REDUCING THE INTEREST RATE ON THE ASSESSMENTS IN THE CITY OF LAS VEGAS, NEVADA SPECIAL IMPROVEMENT DISTRICT NO. 707 (SUMMERLIN AREA); AND PROVIDING THE EFFECTIVE DATE HEREOF.

WHEREAS, the City of Las Vegas, Nevada (the "City") is organized and operating pursuant to the provisions of Chapter 517, Statutes of Nevada 1983, as amended, and the general laws of the State of Nevada; and

WHEREAS, the City has heretofore created its City of Las Vegas, Nevada Special Improvement District No. 707 (Summerlin Area); and

WHEREAS, the City Council (the "Council") has by Ordinance No. 3993, adopted and approved on May 15, 2000, as amended (the "Assessment Ordinance") levied assessments in the amount of \$40,000,000 against the property in the District benefited by the improvements in the District; and

WHEREAS, the City has heretofore issued its City of Las Vegas, Nevada, Special Improvement District No. 707 (Summerlin Area) Subordinate Local Improvement Refunding Bonds, 2000 Series B in the aggregate principal amount of \$5,355,000 (the "2000 Bonds"); and

WHEREAS, pursuant to NRS 271.488 (the "Refunding Act"), the City is authorized to issue bonds in order to refund, pay and discharge certain outstanding bonds of the City for the purpose of reducing interest rates and effecting other economies and to evidence such borrowing by the issuance of bonds in accordance with the provisions of NRS 350.500 through 350.720, cited in 350.500 thereof by the short title "Local Government Securities Law"; and

WHEREAS, the City has heretofore determined that it is in the best interests of the City and the owners of certain property in the District to issue the City's Senior Local Improvement Refunding Bonds, Series 2004 (the "Bonds") to refund, pay and discharge all of the 2000 Bonds and to reduce the interest payable on the assessments which secured the 2000 Bonds (the "Assessments"); and

WHEREAS, the Refunding Act requires that upon the issuance of the Bonds, the Council must reduce the rate of interest on the assessments which secure the Bonds provided that such interest rate may not exceed by more than one percent the highest rate of interest on the Bonds;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAS VEGAS IN THE STATE OF NEVADA:

Section 1. The interest rate on the unpaid installments of the assessments which secure the payment of the Bonds is reduced to 5.4823% per annum commencing April 1, 2004.

Section 2. The Council hereby finds that (i) the issuance of the Bonds will not materially or adversely impair the City's obligation with respect to the 2000 Bonds and (ii) the principal balance of the Assessments will not increase as a result of the issuance of the Bonds.

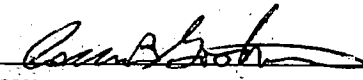
Section 3. The officers of the County be, and they hereby are, authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Resolution.

Section 4. All bylaws, orders and resolutions, or parts thereof, in conflict with this resolution are repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any bylaw, order, or resolution, or part thereof, heretofore repealed.

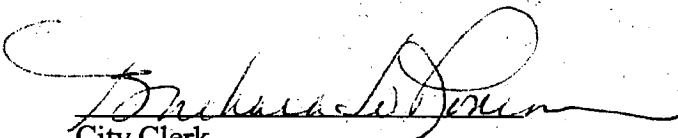
Section 5. If any section, paragraph, clause or provision of this resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this resolution.

Section 6. This resolution shall be in full force and effect from and after its adoption.

PASSED AND APPROVED THIS MAY 5, 2004.


Mayor

Attest:


City Clerk

The resolution has been reviewed by the Deputy City Attorney:


Deputy City Attorney

STATE OF NEVADA)
) ss.
CITY OF LAS VEGAS)

I, Barbara Jo Ronemus, the duly chosen, qualified and acting Clerk of City of Las Vegas, Nevada (the "City"), do hereby certify:

1. The foregoing pages constitute a true, correct, complete and compared copy of a resolution (the "Resolution") which was adopted and approved on May 5, 2004.

2. The members of the City Council were present at the May 5, 2004 meeting and voted upon the adoption of the Resolution as follows:

Those Voting Aye:	Oscar B. Goodman
	Gary Reese
	Larry Brown
	Lawrence Weekly
	Michael Mack
	Janet Moncrief

Those Voting Nay:	NONE
Those Absent:	NONE

3. The original of the Resolution has been approved and authenticated by the signatures of the Mayor of the City and myself as Clerk of the City, and sealed with the seal of the City, and has been recorded in the journal of the Council kept for that purpose in my office, which record has been duly signed by such officers and properly sealed.

4. All members of the Council were given due and proper notice of the meeting held on May 5, 2004.

5. All members of the Council were given due and proper notice of the meetings. Pursuant to NRS § 241.020, written notice of the meeting including the time, place, location and agenda of the meeting was given by 9:00 a.m. at least three working days before the meeting.

(a) By posting a copy of the notice 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 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

Las Vegas, Nevada

- (iii) Las Vegas Library
833 Las Vegas Boulevard North
Las Vegas, Nevada
- (iv) Clark County Government Center
500 S. Grand Central Parkway
Las Vegas, Nevada
- (v) Grant Sawyer Building
555 E. Washington Avenue
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.

6. A copy of the notice of each meeting was posted on the City's website no later than 9:00 a.m. on the third working day prior to each meeting.

7. Copies of the notice of such meeting as posted and mailed are attached hereto as Exhibit A.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City this May 5, 2004.


City Clerk

(SEAL)

EXHIBIT A

(Attach Copy of May 5, 2004 Meeting Notice)

CITY COUNCIL AGENDA

MAY 5, 2004

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CITY COUNCIL AGENDA

COUNCIL CHAMBERS • 400 STEWART AVENUE • PHONE 229-6011

CITY OF LAS VEGAS INTERNET ADDRESS: <http://www.lasvegasnevada.gov>

OSCAR B. GOODMAN, MAYOR (At-Large) • COUNCILMAN GARY REESE, MAYOR PRO TEM (Ward 3)

COUNCILMEMBERS: LARRY BROWN (Ward 4), VACANT (Ward 2),

LAWRENCE WEEKLY (Ward 5), MICHAEL MACK (Ward 6), JANET MONCRIEF (Ward 1)

Facilities are provided throughout City Hall for the convenience of persons with disabilities. For meetings held in the Council Chambers, sound equipment is available for persons with hearing impairments. If you need an accommodation to attend and participate in this meeting, please call the City Clerk's office at 229-6311 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is 386-9108.

MAY 5, 2004

Morning Session begins at 9:00 a.m.

Afternoon Session begins at 1:00 p.m.

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE COUNCIL MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

DUPLICATE AUDIO TAPES MAY BE AVAILABLE AT A COST OF \$3.00 PER TAPE AND DUPLICATE VIDEO TAPES MAY BE AVAILABLE AT A COST OF \$5.00 PER TAPE THROUGH THE CITY CLERK'S OFFICE.

NOTE: CELLULAR PHONES ARE TO BE TURNED OFF DURING THE COUNCIL MEETING.

CEREMONIAL MATTERS

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW
- INVOCATION - REVEREND MARY BREDLAU - BUNKER MORTUARY
- PLEDGE OF ALLEGIANCE
- RECOGNITION OF THE CITIZEN OF THE MONTH
- RECOGNITION OF THE NATIONAL ASSOCIATION OF LETTER CARRIERS FOOD DRIVE DAY
- RECOGNITION OF NATIONAL HISTORIC PRESERVATION WEEK
- RECOGNITION OF AMERICAN RED CROSS POOL SAFETY MONTH
- RECOGNITION OF NATIONAL TENNIS MONTH
- RECOGNITION OF SALVATION ARMY WEEK
- RECOGNITION OF NATIONAL ALS AWARENESS MONTH

BUSINESS ITEMS

1. Any items from the morning session that the Council, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time
2. ABEYANCE ITEM - Discussion and possible action to appoint a City Council member for Ward 2

CONSENT AGENDA

MATTERS LISTED ON THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE AND HAVE BEEN RECOMMENDED FOR APPROVAL BY THE SUBMITTING DEPARTMENTS. ALL ITEMS ON THE CONSENT AGENDA MAY BE APPROVED IN A SINGLE MOTION. HOWEVER, IF A COUNCIL MEMBER SO REQUESTS, ANY CONSENT ITEM MAY BE MOVED TO THE DISCUSSION PORTION OF THE AGENDA AND OTHER ACTION, INCLUDING POSTPONEMENT OR DENIAL OF THE ITEM, MAY TAKE PLACE.

ADMINISTRATIVE - CONSENT

3. Approval to authorize the president of City Parkway V to execute Modification No. 2 to the amended Designated Services Agreement for City Parkway Center Project with Design Workshop, Inc. to include the development of Lighting Design, Site Electrical, Developer Coordination and Marketing for the Union Park Development (61-acres site) (not to exceed \$208,377 - Industrial Development Special Revenue Fund) - Ward 5 (Weekly)

FINANCE & BUSINESS SERVICES DEPARTMENT - CONSENT

4. Approval of Service and Material Checks/Payroll Checks/Wires Transfers/Other Checks and Investments
5. Approval of a Special Event License for Harris Law Firm, Location: Harris Law Center Parking Lot, 801 South 4th Street, Date: May 5, 2004, Type: Special Event Beer/Wine, Event: Annual Open House and Cinco de Mayo Party, Responsible Person in Charge: Amber Holmes - Ward 5 (Weekly)
6. Approval of Special Event Licenses for City of Las Vegas Leisure Services - Cultural Division: Location: Arts District, 1228 South Casino Center Boulevard, Date: May 7, 2004, Type: Special Event Beer/Wine, Event: First Friday May Fun Fest, Responsible Person in Charge: Enrique Tinoco; Location: Arts District, 100 Boulder Avenue, Date: May 7, 2004, Type: Special Event Beer/Wine, Event: First Friday May Fun Fest, Responsible Person in Charge: Matt Marino; Location: Lewis Street Corridor, 399 South 4th Street, Dates: May 13 and 27, 2004, Type: Special Event Beer/Wine, Event: Written in Stone - Lewis Avenue Poetry Under the Stars, Responsible Person in Charge: Troy Warren - Ward 1 (Moncrief)
7. Approval of a Special Event License for Mexican Patriotic Committee, Location: Freedom Park, 850 North Mojave Road, Date: May 9, 2004, Type: Special Event Beer/Wine, Event: Family Picnic-Health Fair, Responsible Person in Charge: Eddie Escobedo - Ward 3 (Reese)
8. Approval of Change of Ownership and Business Name for a Beer/Wine/Cooler Off-sale License and a new Restricted Gaming License for 7 slots subject to the provisions of the fire codes, Health Dept. regulations and confirmation of approval by the Nevada Gaming Commission, From: Sarah Investments, Inc., dba Las Vegas Grocery III, Tallat Ahmad, Dir, Pres, Secy, Treas, 100%, To: Sun City Express, Inc., dba Sun City Express, 6050 Smoke Ranch Road, Renu Taneja, Dir, Pres, Secy, Treas, 100% - Ward 5 (Weekly)
9. Approval of a new Slot Operator Space Lease Location Restricted Gaming License for 12 slots subject to confirmation of approval by the Nevada Gaming Commission, Golden Route Operations, LLC, db at Golden Steer Steak House, 308 West Sahara Avenue - Ward 1 (Moncrief)

FINANCE & BUSINESS SERVICES DEPARTMENT - CONSENT

10. Approval of Change of Location for an Astrology and Psychic Arts and Science License subject to the provisions of the planning and fire codes, Annie Phillips, dba Annie Phillips, From: 2101 South Decatur Boulevard, Suite 16, To: 2801 South Valley View Boulevard, Suite 1, Annie Phillips, 100% - Ward 1 (Moncrief)
11. Approval of a new Burglar Alarm Service License, Crime Busters of Nevada, Inc., dba All Secure Alarm Protection, 4625 Wynn Road, Suite 101, David S. Gross, Dir, Pres, 50%, John C. Perdichizzi, Dir, Secy, Treas, 50% - Clark County
12. Approval of Change of Name for a Martial Arts Instruction Business License, Reylson Gracie, Inc., dba From: Reylson Gracie Jiu-Jitsu, To: Reylson Gracie Jiu-Jitsu Health & Wellness Center, Reylson Gracie, 100% - Ward 4 (Brown)
13. Approval of award of Bid No. 04.1730.18-LED, Gowan North Channel, Phase 3, Durango Drive to Lone Mountain Road and the construction conflicts and contingency reserve set by Finance and Business Services - Department of Public Works - Award recommended to: TAB CONTRACTORS, INC. (\$6,748,806.77 - Road and Flood Capital Projects Fund) - Ward 4 (Brown)
14. Approval of issuance of a purchase order for an Andros F-6A robot (including spare parts and extended warranty) plus spare parts and extended warranty for an existing Andros Mark V-A1 robot - Department of Fire and Rescue - Award recommended to: REMOTEC (\$194,162 - Multipurpose Special Revenue Fund)
15. Approval of award of Bid No. 040231-DAR, Annual Requirements Contract for Playground Equipment - Department of Field Operations - Award recommended to: MIRACLE PLAYGROUND SALES SOUTHWEST (Estimated annual amount \$150,000 - General Fund)
16. Approval of award of Contract No. 040267-LED, Primavera Expedition Software Development - Department of Public Works - Award recommended to: PBS CONSULTING (\$50,000 - General Fund)
17. Approval of award of Bid No. 040238-LED, Asbestos Abatement of Four (4) Condominium Buildings located at 1501 through 1513 Laurelhurst Drive and the construction conflicts and contingency reserve set by Finance and Business Services - Department of Public Works - Award recommended to: CST ENVIRONMENTAL, INC. (\$40,741 - Housing Program Special Revenue Fund) - Ward 1 (Moncrief)
18. Approval of award of Bid No. 03.15341.15-LED, Rescue Relief Vents, Fire Stations No. 2, 900 South Durango Blvd.; Fire Station No. 7, 10101 West Banbury Cross Drive; and Fire Station No. 9, 4747 North Rainbow Blvd. and the construction conflicts and contingency reserve set by Finance and Business Services - Department of Public Works - Award recommended to: TRADE WEST CONSTRUCTION, INC. (\$34,700 - Fire Services Capital Projects Fund) - Wards 2 and 6 (Vacant and Mack)

FIRE AND RESCUE DEPARTMENT - CONSENT

19. Approval of an Interlocal Agreement between the City of Las Vegas and the Southern Nevada Area Communication Council for the transfer of interoperable radio equipment for public safety communications - All Wards

NEIGHBORHOOD SERVICES DEPARTMENT - CONSENT

20. Approval of a Contribution Agreement Homeless Management Information System Statistical Analytical Services contract to reimburse Nevada Partnership for Homeless Youth up to \$37,061 for expenses related to the implementation of a Homeless Management Information System (HMIS) - All Wards
21. Approval of \$170,219.35 Federal HOME funds to Economic Opportunity Board for reimbursement for their Homebuyer Assistance Program - All Wards

PUBLIC WORKS DEPARTMENT - CONSENT

22. Approval to file an amendment to Right-of-Way Grant N-76116 with the Bureau of Land Management for roadway, sanitary sewer and drainage purposes on portions of land lying within the Southwest Quarter of Section 17, Township 19 South, Range 60 East, Mount Diablo Meridian, generally located on the north side of the Elkhorn Road alignment east of the Fort Apache Road alignment and along the Fort Apache Road alignment north of the Elkhorn Road alignment, APNs 125-17-401-007 and -008 - Ward 6 (Mack)
23. Approval to file an amendment to Right-of-Way Grant N-41255 with the Bureau of Land Management for roadway, sanitary sewer and drainage purposes on portions of land lying within the Southeast Quarter of Section 27, Township 20 South, Range 60 East, Mount Diablo Meridian, generally located east of Tenaya Way and north of Westcliff Drive, APNs 138-27-801-004 and -802-006 - Ward 2 (Vacant)
24. Approval to appraise and purchase or condemn right-of-way parcels for the Lone Mountain Trail along Alexander Road between Buffalo Drive and Tenaya Way (\$25,000 - Bureau of Land Management, Southern Nevada Public Lands Management Act) - Ward 4 (Brown)
25. Approval of Interlocal Contract #469 between the City of Las Vegas and the Southern Nevada Regional Transportation Commission for construction and construction management of the Elkhorn Road Overpass at US-95 (\$11,740,000 - Southern Nevada Regional Transportation Commission) - Ward 6 (Mack)
26. Approval of an Encroachment Request from Integrity Engineering on behalf of Earl M. Morimoto, owner (southeast corner of Las Vegas Boulevard and Carson Avenue) - Ward 1 (Moncrief)
27. Approval of an Encroachment Request from Southeast Engineering on behalf of Southwest Homes, LLC, owner (northwest corner of Campbell Road and Elkhorn Road) - Ward 6 (Mack)
28. Approval of an Engineering Design Services Agreement with Carollo Engineers for engineering and construction services to expand current capacity, increase reliability, and enhance security at the Lone Mountain Sewer Lift Station (\$299,937 - Sanitation Fund) - Ward 6 (Mack)

RESOLUTIONS - CONSENT

29. R-77-2004 - Approval of a Resolution directing the City Treasurer to prepare the Sixtieth Assessment Lien Apportionment Report for Special Improvement District No. 808 - Summerlin Area (Levy Assessments) - Ward 2 (Vacant)
30. R-78-2004 - Approval of a Resolution approving the Sixtieth Assessment Lien Apportionment Report for Special Improvement District No. 808 - Summerlin Area (Levy Assessments) - Ward 2 (Vacant)
31. R-79-2004 - Approval of a Resolution directing the City Treasurer to prepare the Eleventh Assessment Lien Apportionment Report for Special Improvement District No. 809 - Summerlin Area (Levy Assessments) - Ward 2 (Vacant)
32. R-80-2004 - Approval of a Resolution approving the Eleventh Assessment Lien Apportionment Report for Special Improvement District No. 809 - Summerlin Area (Levy Assessments) - Ward 2 (Vacant)
33. R-81-2004 - Approval of a Resolution directing the City Treasurer to give notice of the sale of properties subject to the lien of a delinquent assessment District 505 and in certain other districts; and providing other matters properly relating thereto - District 505 in Ward 6 (Mack) and the other districts in various wards
34. R-82-2004 - Approval of a Resolution directing the City Treasurer to give notice of the sale of properties subject to the lien of a delinquent assessment in Special Improvement Districts 404, 707, 808 and 809 and providing other matters properly relating thereto - Wards 2 and 4 (Vacant and Brown)
35. R-83-2004 - Approval of a resolution authorizing the City Director of Finance and Business Services to arrange for the sale of Local Improvement Bonds in conjunction with the Bond Ordinances for the City of Las Vegas, Nevada Special Improvement Districts 1474, 1481, and 1486 - Ward 6 (Mack)

RESOLUTIONS - CONSENT

- 36. R-84-2004 - A resolution reducing the interest rate on the assessments in the City of Las Vegas, Nevada Special Improvement District No. 707 (Summerlin Area)
- 37. R-85-2004 - Approval of a Resolution creating the Centennial Celebration 2005 Five Fifteen Club to honor citizens who share the birthday of Las Vegas

REAL ESTATE COMMITTEE - CONSENT

- 38. Approval of a Second Amendment to the Municipal Court Traffic School Lease located at 2917 West Washington Avenue renewing the Lease until June 30, 2005, with a six-month renewal option (\$11,220 a month - Municipal Court/Rental of Land) - Ward 5 (Weekly)
- 39. Approval authorizing staff to enter into negotiations with the Boys & Girls Clubs of Las Vegas for a Lease Agreement on vacant land located on a portion of APN 139-25-303-014 at the northwest corner of Harris Avenue and Mojave Road - Ward 3 (Reese)
- 40. Approval of a Lease Agreement with Barrick GSG L.L.C. dba GOLDSPIKE for the lease of 25 parking spaces located on the third floor of the Stewart Avenue Parking Garage located on the southwest corner of Stewart Avenue and Las Vegas Boulevard (\$1,250 monthly revenue - Park Enterprise Fund) - Ward 5 (Weekly)
- 41. Approval of a Lease Agreement to lease 5 parking spaces on the surface parking lot located at the southeast corner of Clark Avenue and Las Vegas Boulevard South to the Boulevard Hotel (\$350 monthly revenue - Park Enterprise Fund) - Ward 5 (Weekly)
- 42. Approval of a Lease Agreement lease 2 parking spaces on the surface parking lot located at the southeast corner of Clark Avenue and Las Vegas Boulevard South to Fredrickson, Mazeika & Grant, LLP (\$150 monthly revenue - Park Enterprise Fund) - Ward 5 (Weekly)
- 43. Approval of utilizing a maximum of \$95,000 of Redevelopment Set Aside Funds to purchase the residential property located at 807 Lawry Avenue from Wells Fargo Bank prior to a foreclosure sale - Ward 5 (Weekly)
- 44. Approval of using 18% Set Aside Funds to repay \$500,000 of Community Development Block Grant funding used to purchase property located at Madison Avenue and M Street to facilitate the construction of ten single-family homes - Ward 5 (Weekly)

DISCUSSION / ACTION ITEMS

ADMINISTRATIVE - DISCUSSION

- 45. ABEYANCE ITEM - Discussion and possible action to establish an employment policy for state legislators and other elected or appointed government officials
- 46. Report and possible action on the disposition of the Downtown Post Office located at Stewart Avenue and 4th Street - Ward 5 (Weekly)
- 47. Report on the status of the 61-acre design and development - Ward 5 (Weekly)
- 48. Discussion and possible action regarding City Parkway IV and City Parkway V executing a Memorandum of Understanding with the Board of Regents of the University and Community College System of Nevada (UCCSN) for the development of an academic medical center on 8 acres of the 61 acres, APN 139-34-110-003 - Ward 5 (Weekly)

BUSINESS DEVELOPMENT - DISCUSSION

49. Report on the status of current Office of Business Development Projects – All Wards

CITY ATTORNEY - DISCUSSION

50. Discussion and possible action on Appeal of Work Card Denial: Held in Abeyance from April 21, 2004. Charles H. Lloyd, 301 Orland Street #25, Las Vegas, Nevada 89108
51. Discussion and possible action on Appeal of Work Card Denial: Approved 11/5/2003 subject to six-month review: Melinda (Mindy) Lou George, 6409 1/2 Alisha Circle, Las Vegas, Nevada 89130
52. Discussion and possible action on Appeal of Work Card Denial: Tamara Carrera, 555 East Silverado Ranch, Building #1062, Las Vegas, Nevada 89123
53. Discussion and possible action on Appeal of Work Card Denial: Tina P. Morton, 305 Bonanza Way, Las Vegas, NV 89101
54. Discussion and possible action on Appeal of Work Card Denial: Caren Lynn Lopez, 4421 W. Washington Avenue, Las Vegas, NV 89107
55. Discussion and possible action on Appeal of Work Card Denial: Keith L. Brooks, 825 Camden Lane Court, North Las Vegas, NV 89030

FINANCE & BUSINESS SERVICES DEPARTMENT - DISCUSSION

56. Discussion and possible action on project funding requests for fiscal year 2005 Capital Improvement Plan
57. ABEYANCE ITEM - Discussion and possible action regarding Temporary Approval of Change of Ownership for a Beer/Wine/Cooler Off-sale License subject to Health Dept. regulations, From: Bells Market Partnership, Caroline Yousif, Ptnr, 50%, Jamal Jeberaeel, Ptnr, 50%, To: Sabah Shoshani, dba Bells Market, 720 West Owens Avenue, Sabah H. Shoshani, 100% - Ward 5 (Weekly)
58. Discussion and possible action regarding Temporary Approval of a new Martial Arts Instruction Business License subject to the provisions of the fire codes, C.R.I. - Counter Terrorism Training, LLC, dba C.R.I. - Counter Terrorism Training, 3214 West Desert Inn Road, Doron S. Benbenisty, Mgr, 85%, Christine M. Benbenisty, Mgr, 15% - Ward 1 (Moncrief)
59. Discussion and possible action regarding a new Massage Establishment License subject to the provisions of the planning codes, Jason Samuel Aguirre, dba Myo Works, 2701 North Tenaya Way, #100, Jason S. Aguirre, 100% (NOTE: Item to be heard in the afternoon session in conjunction with Item #101 - SUP-3947) - Ward 4 (Brown)
60. Discussion and possible action to reconsider the City Council's Action of March 17, 2004, denying the application for Young Il Kong dba Grand Master Kong Taekwon-do, 1780 North Buffalo Drive, Suite 105, Young Il Kong, 100% - Ward 4 (Brown)
61. Discussion and possible action regarding a new Martial Arts Instruction Business License subject to the provisions of the fire code, Young Il Kong, dba Grand Master Kong Taekwon-do, 1780 North Buffalo Drive, Suite 105, Young Il Kong, 100% - Ward 4 (Brown)

PUBLIC WORKS DEPARTMENT - DISCUSSION

62. Discussion and possible action regarding the award or delay of a construction contract for Special Improvement District 1502 - Grand Montecito Parkway (between Elkhorn Road and Centennial Parkway) - Ward 6 (Mack)

BOARDS & COMMISSIONS - DISCUSSION

- 63. ABEYANCE ITEM - CHILD CARE LICENSING BOARD – Lolanda Bunch, Term Expiration 6-2007 (Resigned)
- 64. CLARK COUNTY DISTRICT BOARD OF HEALTH – Sherry Colquitt, Term Expiration 5-15-2004

RECOMMENDING COMMITTEE REPORTS - DISCUSSION

BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING

- 65. Bill No. 2004-23 – Annexation No. ANX-3835 – Property location: On the northeast corner of Cartier Avenue and Maverick Street; Petitioned by: Saint Mary Coptic Orthodox Church; Acreage: 2.42 acres; Zoned: R-E (County zoning), R-E (City equivalent). Sponsored by: Councilman Lawrence Weekly
- 66. Bill No. 2004-24 – Annexation No. ANX-3871 – Property location: On the southwest corner of Buffalo Drive and Iron Mountain Road; Petitioned by: CCM Trust; Acreage: 10.75 acres; Zoned: R-E (County zoning), U (R-E) (City equivalent). Sponsored by: Councilman Michael Mack
- 67. Bill No. 2004-26 – Establishes the “Las Vegas Boulevard Scenic Byway Overlay District,” together with related regulations governing signage. Proposed by: Robert S. Genzer, Director of Planning and Development

BILLS ELIGIBLE FOR ADOPTION AT A LATER MEETING

THERE IS NO PUBLIC COMMENT ON THESE ITEMS AND NO ACTION WILL BE TAKEN BY THE COUNCIL AT THIS MEETING, EXCEPT THOSE ITEMS WHICH MAY BE STRICKEN OR TABLED. PUBLIC TESTIMONY TAKES PLACE AT THE RECOMMENDING COMMITTEE MEETING HELD FOR THAT PURPOSE.

- 68. Bill No. 2004-30 – Requires merchants to make certain disclosures in connection with the sale of motorized scooters and motorized skateboards. Sponsored by: Councilman Michael Mack
- 69. Bill No. 2004-31 – Prohibits the breeding or training of animals for the purpose of using them in an animal fighting venture. Sponsored by: Councilman Michael Mack
- 70. Bill No. 2004-32 – Ordinance Creating Special Improvement District No. 607 - Cliff's Edge. Sponsored By: Step Requirement
- 71. Bill No. 2004-33 – Levies Assessments for Special Improvement District No. 607 - Cliff's Edge. Sponsored By: Step Requirement
- 72. Bill No. 2004-34 – Levies Assessment for Special Improvement District No. 1485 - Alta Drive (Landscape Maintenance FY2005). Sponsored by: Step Requirement
- 73. Bill No. 2004-35 – Authorizing the issuance of Local Improvement Bonds, Series 2004 for the City of Las Vegas, Nevada Special Improvement District No. 607 Cliff's Edge not to exceed \$51,185,000. - Ward 6 (Mack)

NEW BILLS

THERE IS NO PUBLIC COMMENT ON THESE ITEMS. NEW BILLS ARE READ INTO THE RECORD AND REFERRED TO RECOMMENDING COMMITTEE FOR A SEPARATE HEARING TO RECEIVE PUBLIC TESTIMONY BEFORE ACTION BY THE COUNCIL AT A LATER MEETING. EXCEPTION: EMERGENCY BILLS OR THOSE ITEMS TO BE STRICKEN OR TABLED.

- 74. Bill No. 2004-36 – An ordinance amending Ordinance No. 5533 authorizing the issuance by the City of Las Vegas of its General Obligation (Limited Tax) Parking Bonds (Additionally Secured by Pledged Revenues), Series 2002A, and providing other matters relating thereto - Ward 5 (Weekly)

NEW BILLS

THERE IS NO PUBLIC COMMENT ON THESE ITEMS. NEW BILLS ARE READ INTO THE RECORD AND REFERRED TO RECOMMENDING COMMITTEE FOR A SEPARATE HEARING TO RECEIVE PUBLIC TESTIMONY BEFORE ACTION BY THE COUNCIL AT A LATER MEETING. EXCEPTION: EMERGENCY BILLS OR THOSE ITEMS TO BE STRICKEN OR TABLED.

75. Bill No. 2004-37 – Prohibits the sale of new vehicles (cars and trucks) on Sundays. Sponsored by: Councilman Michael Mack
76. Bill No. 2004-38 – Bond Ordinance providing for the issuance by the City of Las Vegas of its Registered Local Improvement District Bonds Series 2004B, for Special Improvement Districts (SID) numbers 1474 and 1486 in an amount not to exceed \$750,000 - Ward 6 (Mack)
77. Bill No. 2004-39 – Bond Ordinance providing for the issuance by the City of Las Vegas of its Registered Local Improvement District Bonds Series 2004A, for Special Improvement District (SID) number 1481 in an amount not to exceed \$2,800,000 - Ward 6 (Mack)

1:00 P.M. - AFTERNOON SESSION

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

HEARINGS - DISCUSSION

79. Public hearing and possible action on the submittal of the Clark County and City of Las Vegas Housing and Urban Development (HUD) 2004 Action Plan of the HUD Consolidated Plan for allocation of \$11,909,700 - All Wards

PLANNING & DEVELOPMENT DEPARTMENT

The items listed below, where appropriate, have been reviewed by the various City departments relative to requirements for storm drainage and flood control, connection to sanitary sewer, traffic circulation, and building and fire regulations. Their comments and/or recommendations and requirements have been incorporated into the action.

PLANNING & DEVELOPMENT DEPARTMENT – CONSENT

PM SESSION - ALL ITEMS LISTED ON THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE AND HAVE BEEN RECOMMENDED FOR APPROVAL. ALL ITEMS ON THE CONSENT AGENDA MAY BE APPROVED IN A SINGLE MOTION. HOWEVER, IF A COUNCIL MEMBER SO REQUESTS, ANY CONSENT ITEM MAY BE MOVED TO THE DISCUSSION PORTION OF THE AGENDA AND OTHER ACTION, INCLUDING POSTPONEMENT OR DENIAL OF THE ITEM, MAY TAKE PLACE.

80. EXTENSION OF TIME - SPECIAL USE PERMIT - EOT-4166 - APPLICANT/OWNER: CITYSTOP VI, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Special Use Permit (U-0032-02) FOR A MINOR AUTO REPAIR FACILITY at 3220 North Durango Drive (APN: 138-09-422-003, 004 and 005), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown). Staff recommends APPROVAL
81. EXTENSION OF TIME - REZONING - EOT-4181 - OWNER/APPLICANT: GOLDEN RULE, INC. - Request for an Extension of Time on an approved Rezoning (Z-0092-01) FROM: R-E (Residence Estates) TO: R-3 (Medium Density Residential) on 2.99 acres at 832 North Eastern Avenue (APN: 139-25-301-001), Ward 3 (Reese). Staff recommends APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – CONSENT

82. EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - EOT-4191 - OWNER/APPLICANT: GOLDEN RULE, INC. - Request for an Extension of Time on an approved Site Development Plan Review [Z-0092-01(1)] and a Reduction in the amount of Required Parking Lot Landscaping FOR A PROPOSED 3,948 SQUARE FOOT DAYCARE/PRESCHOOL FACILITY, A 14,000 SQUARE FOOT RECREATIONAL FACILITY, AND A 5,594 SQUARE FOOT CHURCH BUILDING on 2.99 acres at 832 North Eastern Avenue (APN: 139-25-301-001), R-3 (Medium Density Residential) Zone, Ward 3 (Reese). Staff recommends APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

83. REVIEW OF CONDITION - PUBLIC HEARING - ROC-4170 - APPLICANT: ASTORIA HOMES - OWNER: ASTORIA NORTHWEST 40, LIMITED LIABILITY COMPANY - Request for a Review of Condition Number 5 of an approved Site Development Plan Review (SDR-3482), which required that a General Plan Amendment to MLA-TC (Medium-Low Attached Residential - Town Center) be approved by City Council prior to the submittal of a Tentative Map for a 751-lot single-family residential development adjacent to the northeast corner of Farm Road and Fort Apache Road (APN: 125-17-201-001 and a portion of 125-17-201-002), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Land Use Designation], Ward 6 (Mack). Staff recommends APPROVAL
84. SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3996 - APPLICANT: FIRST STREET VENTURES, LIMITED LIABILITY COMPANY - OWNER: EQUILON ENTERPRISES, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and Waivers for a reduction of perimeter, parking lot, and sidewalk landscaping FOR A PROPOSED 2,762 SQUARE-FOOT GENERAL RETAIL BUILDING AND A 408 SQUARE-FOOT DRIVE THROUGH COFFEE KIOSK on 0.49 acres at 1509 West Charleston Boulevard (APN: 162-04-501-001 & 002) C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL
85. MASTER DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - MDR-3867 - APPLICANT/OWNER: HOWARD HUGHES PROPERTIES - Request for a Master Development Plan Review FOR SUMMERLIN VILLAGE 24 on 502.2 acres adjacent to the west side of Sky Vista Drive, between Alta Drive and Charleston Boulevard (a portion of APN: 137-22-000-010 and a portion of 164-04-000-011), P-C (Planned Community) Zone, Ward 2 (Vacant). The Planning Commission (7-0 vote) and staff recommend APPROVAL
86. MAJOR MODIFICATION - PUBLIC HEARING - MOD-3955 - APPLICANT: CLIFFS EDGE, LIMITED LIABILITY COMPANY - OWNER: CLIFFS EDGE, LIMITED LIABILITY COMPANY, ET AL - Request for a Major Modification to the Cliff's Edge Master Development Plan TO CHANGE LAND USE DESIGNATIONS FROM: VILLAGE COMMERCIAL TO: MEDIUM LOW DENSITY RESIDENTIAL AND MEDIUM DENSITY RESIDENTIAL; FROM: MEDIUM DENSITY RESIDENTIAL TO: RESIDENTIAL SMALL LOT; AND FROM: MEDIUM LOW DENSITY RESIDENTIAL TO: PUBLIC FACILITIES; TO MODIFY SECTION 6.2.3 REGARDING RETAINING WALLS; AND TO MODIFY TABLE 1 (SECTION 2.2) TO REFLECT CHANGES TO THE LAND USE CATEGORIES on 40 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road (APN: 126-13-401-014; 126-13-701-002, 003, 004, and 008; 126-24-501-004; 126-24-601-002 and 003), PD (Planned Development) Zone, Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
87. VACATION - PUBLIC HEARING - VAC-3861 - APPLICANT: CITY OF LAS VEGAS - Petition to Vacate a 20-foot wide public trail easement known as the "Pioneer Way Trail," generally located on the west side of Pioneer Way, from Deer Springs Way to Severance Lane; thence northerly to Farm Road; thence westerly along the north side of Farm Road to Buffalo Drive; thence northerly along the east side of Buffalo Drive to Whispering Sands Drive, Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
88. VACATION - PUBLIC HEARING - VAC-3926 - APPLICANT: HENRY BRENT COMPANY - OWNER: STEADFAST AMX I, LIMITED LIABILITY COMPANY AND STEADFAST AMX II, LIMITED LIABILITY COMPANY, ET AL - Petition to Vacate Third Street between Ogden Avenue and Stewart Avenue, Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

89. VACATION - PUBLIC HEARING - VAC-3932 - APPLICANT: PACIFIC COAST DEVELOPMENT - OWNER: DARK, LIMITED LIABILITY COMPANY - Petition to Vacate portions of Rebecca Road between Ann Road and El Campo Grande Avenue, Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
90. ABEYANCE ITEM - VARIANCE - PUBLIC HEARING - VAR-3880 - APPLICANT/OWNER: ASIE JAH - Request for a Variance TO ALLOW FIVE PARKING SPACES WHERE SIX ARE REQUIRED FOR A PROPOSED OFFICE on 0.18 acres at 2413 Maroney Avenue (APN: 162-02-410-096) R-2 (Medium-Low Density Residential) under Resolution of Intent to N-S (Neighborhood Service) Zone, Ward 3 (Reese). The Planning Commission (6-0 vote) and staff recommend APPROVAL
91. ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-3880 - PUBLIC HEARING - SDR-3710 - APPLICANT/OWNER: ASIE JAH - Request for a Site Development Review FOR A PROPOSED LAW OFFICE AND FOR A WAIVER OF THE PERIMETER PARKING LOT LANDSCAPING REQUIREMENTS on 0.18 acres at 2413 Maroney Avenue (APN: 162-02-410-096) R-2 (Medium-Low Density Residential) under Resolution of Intent to N-S (Neighborhood Service) Zone, Ward 3 (Reese). The Planning Commission (6-0 vote) and staff recommend APPROVAL
92. VARIANCE - PUBLIC HEARING - VAR-4001 - APPLICANT/OWNER: JOSEPH & LONNIE NOBLE - Request for a VARIANCE TO ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) DISTRICT ON 2.19 ACRES WHERE A MINIMUM OF FIVE ACRES IS REQUIRED adjacent to the south side of Lone Mountain Road, approximately 1020 feet east of Torrey Pines Drive (APN: 138-02-501-008), R-E (Residence Estates) Zone [Proposed: R-PD2 (Residential Planned Development – 2 Units per Acre)], Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
93. REZONING RELATED TO VAR-4001 - PUBLIC HEARING - ZON-3998 - APPLICANT/OWNER: JOSEPH & LONNIE NOBLE - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD2 (Residential Planned Development - 2 Units per Acre) on 2.19 acres adjacent to the south side of Lone Mountain Road, approximately 1,020 feet east of Torrey Pines Drive (APN: 138-02-501-008), Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
94. WAIVER RELATED TO VAR-4001 AND ZON-3998 - PUBLIC HEARING - WVR-4002 - APPLICANT/OWNER: JOSEPH & LONNIE NOBLE - Request for TITLE 18 WAIVERS TO ALLOW A 625-FOOT LONG PRIVATE DRIVE WHERE 200 FEET IS THE MAXIMUM ALLOWED, AND TO ALLOW A MODIFIED TURN-AROUND WHERE A CIRCULAR TURN-AROUND OR EMERGENCY ACCESS GATE IS REQUIRED adjacent to the south side of Lone Mountain Road, approximately 1,020 feet east of Torrey Pines Drive (APN: 138-02-501-008), R-E (Residence Estates) Zone [Proposed: R-PD2 (Residential Planned Development – 2 Units per Acre)], Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
95. SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-4001, ZON-3998 AND WVR-4002 - PUBLIC HEARING - SDR-3999 - APPLICANT/OWNER: JOSEPH & LONNIE NOBLE - Request for a Site Development Plan Review and a Waiver of perimeter landscaping standards FOR A FOUR-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 2.19 acres adjacent to the south side of Lone Mountain Road, approximately 1,020 feet east of Torrey Pines Drive (APN: 138-02-501-008), R-E (Residence Estates) Zone [Proposed: R-PD2 (Residential Planned Development - 2 Units per Acre)], Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend APPROVAL
96. ABEYANCE ITEM - VARIANCE - PUBLIC HEARING - VAR-3288 - APPLICANT: PAUL AND SANDY BROSSEAU - Request for a Variance to ALLOW A 5 FOOT SIDE SETBACK WHERE 10 FEET IS REQUIRED FOR an addition to an existing single family dwelling at 304 Canyon Drive (APN: 139-32-211-031), R-E (Residence Estates) Zone, Ward 1 (Moncrief). Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

97. VARIANCE - PUBLIC HEARING - VAR-4232 - APPLICANT: TANEY ENGINEERING - OWNER: CITATION HOMES - Request for a Variance TO ALLOW A 50 FOOT SETBACK FOR A PROPOSED MULTI-FAMILY BUILDING FROM A SINGLE FAMILY RESIDENTIAL PROPERTY WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE AN 82 FOOT SETBACK AND FOR A WAIVER TO ALLOW THE VARIANCE TO GO DIRECTLY TO CITY COUNCIL WITHOUT ACTION BY THE PLANNING COMMISSION on 1.04 acres adjacent to the south side of Van Buren Avenue approximately 350 feet East of Lamb Boulevard (APN: 140-29-101-009), R-2 (Medium-Low Density Residential) Zone under Resolution of Intent to R-3 (Medium Density Residential) Zone, Ward 3 (Reese). Staff recommends APPROVAL
98. SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-4232 - PUBLIC HEARING - SDR-4139 - APPLICANT: TANEY ENGINEERING - OWNER: CITATION HOMES - Request for a Site Development Plan Review FOR A 12-UNIT MULTI-FAMILY DEVELOPMENT on 1.04 acres adjacent to the south side of Van Buren Avenue approximately 350 feet East of Lamb Boulevard (APN: 140-29-101-009), R-2 (Medium-Low Density Residential) Zone under Resolution of Intent to R-3 (Medium Density Residential) Zone, Ward 3 (Reese). Staff recommends APPROVAL
99. REQUIRED ONE-YEAR REVIEW - PUBLIC HEARING - SPECIAL USE PERMIT - RQR-4177 - APPLICANT: JACKPOT BAIL BONDS - OWNER: KRISHNA, INC. - Request for a Required One-Year Review on an approved Special Use Permit (SUP-1841) FOR A PROPOSED BAILBOND SERVICE at 124 South Sixth Street, Suite 150 (APN: 139-34-611-051), C-2 (General Commercial) Zone, Ward 5 (Weekly). Staff recommends APPROVAL
100. ABEYANCE ITEM - SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3152 - REAGAN NATIONAL ADVERTISING ON BEHALF OF NORIKO TAKADA OBA QUALIFIED TRUST - Appeal filed the applicant from the Denial by the Planning Commission of a request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 5300 West Sahara Avenue (APN: 163-01-804-006), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (5-0 vote) and staff recommend DENIAL
101. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3947 - APPLICANT: JASON AGUIRRE - OWNER: THL, LIMITED LIABILITY COMPANY - Request for a Special Use Permit and Waivers from the 400-foot distance separation requirement from an existing City Park and the 1,000-foot distance separation requirement from an existing massage establishment FOR A PROPOSED MASSAGE ESTABLISHMENT at 2701 Tenaya Way, Suite #100 (APN: 138-15-710-009), C-PB (Planned Business Park) Zone, Ward 4 (Brown). (NOTE: Item be heard in conjunction with Morning Session Item # 59) The Planning Commission (7-0 vote) and staff recommend APPROVAL
102. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3961 - APPLICANT: NAMEER KALANDOS - OWNER: MEHRAN DAVID KOHANBASH - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION) IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE at 5000 West Charleston Boulevard, Suite 7 (APN: 138-36-804-002), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL
103. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3969 - APPLICANT: ADVANCE AMERICA, CASH ADVANCE CENTERS OF NEVADA, INC. - OWNER: ROGER ANDERSON - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED at 5950 West Charleston Boulevard, Suite 110 (APN: 138-36-406-006), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
104. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3972 - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: RITA QUAM FAMILY TRUST - Appeal filed by the applicant from the Denial by the Planning Commission of a request for a Special Use Permit FOR A PROPOSED OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 6750 West Sahara Avenue (APN: 163-02-415-012), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (5-2 vote) recommends DENIAL. Staff recommends APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

105. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3973 - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: J.G. SAHARA, LIMITED LIABILITY COMPANY - Appeal filed by the applicant from the Denial by the Planning Commission of a request for a Special Use Permit FOR A PROPOSED OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1000 East Sahara Avenue (APN: 162-03-801-116), C-1 (Limited Commercial) Zone, Ward 3 (Reese). The Planning Commission (6-1 vote) recommends DENIAL. Staff recommends APPROVAL
106. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3983 - APPLICANT: SCOTT STROMWALL - OWNER: RAY ST. CLAIR - Request for a Special Use Permit FOR PROPOSED MOTOR VEHICLE SALES (USED) ON A PARCEL LESS THAN 25,000 SQUARE FEET IN AREA IN CONJUNCTION WITH AN EXISTING MINOR AUTO REPAIR GARAGE at 210 West Wyoming Avenue (APN: 162-04-608-015), M (Industrial) Zone, Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL
107. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3984 - APPLICANT: ISLAND RESTAURANT - OWNER: HOWARD HUGHES CANYON POINTE Q4 - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB located adjacent to the northwest corner of Charleston Boulevard and Pavilion Center Drive (APN: 137-36-414-004), P-C (Planned Community) Zone, Ward 2 (Vacant). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
108. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3986 - APPLICANT: MUSTAFA KAVRUKLAR - OWNER: RITA QUAM FAMILY TRUST - Request for a Special Use Permit and a Waiver from the 400-foot distance separation requirement from an existing church FOR A SUPPER CLUB located at 6750 West Sahara Avenue (APN: 163-02-415-012), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL
109. ABEYANCE ITEM - REZONING - PUBLIC HEARING - ZON-2457 - DONNA F. BEAM REVOCABLE TRUST - Request for a Rezoning FROM: U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] TO: C-1 (Limited Commercial) Zone on 3.88 acres adjacent to the northeast and southeast corners of Smoke Ranch Road and Buffalo Drive (APN: 138-15-402-001 and 138-22-101-001) Ward 4 (Brown). The Planning Commission (4-2 vote) and staff recommend APPROVAL
110. SPECIAL USE PERMIT RELATED TO ZON-2457 - PUBLIC HEARING - SUP-3896 - APPLICANT: INVESTMENT EQUITY BUILDERS - OWNER: DONNA F. BEAM REVOCABLE TRUST - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) AND A WAIVER FROM THE 1,500 FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING SCHOOL, CHURCH, AND CITY PARK adjacent to the northeast corner of Smoke Ranch Road and Buffalo Drive (APN: 138-15-402-001), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown). Staff recommends DENIAL. The Planning Commission (5-0-2 vote) recommends APPROVAL
111. ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-2457 AND SUP-3896 - PUBLIC HEARING - SDR-2458 - DONNA F. BEAM REVOCABLE TRUST - Request for a Site Development Plan Review FOR TWO PROPOSED COMMERCIAL BUILDINGS on 3.88 acres adjacent to the northeast and southeast corners of Smoke Ranch Road and Buffalo Drive (APN: 138-15-402-001 and 138-22-101-001) U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 4 (Brown). The Planning Commission (4-2 vote) and staff recommend APPROVAL
112. ABEYANCE ITEM - REZONING - PUBLIC HEARING - ZON-3665 - APPLICANT/OWNER: DONNA J. CAPRI - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.16 acres adjacent to the southwest corner of Eastern Avenue and Canosa Avenue (APN: 162-02-713-114), Ward 3 (Reese). The Planning Commission (6-0 vote) and staff recommend APPROVAL
113. ABEYANCE ITEM - REZONING - PUBLIC HEARING - ZON-3919 - APPLICANT/OWNER: CORNERSTONE COMPANY - Request for a Rezoning FROM: R-4 (High Density Residential) TO: C-1 (Limited Commercial) on 0.46 acres adjacent to the northwest corner of Colorado Avenue and 4th Street (APN: 162-03-110-011), Ward 1 (Moncrief). The Planning Commission (4-0-2 vote) and staff recommend APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

114. ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3919 - PUBLIC HEARING - SDR-3920 - APPLICANT/OWNER: CORNERSTONE COMPANY - Request for a Site Development Plan Review and Waivers of the Downtown Centennial Plan streetscape and parking standards FOR A PROPOSED MODULAR OFFICE on 0.46 acres adjacent to the northwest corner of Colorado Avenue and 4th Street (APN: 162-03-110-011), R-4 (High Density Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 1 (Moncrief). The Planning Commission (4-0-2 vote) and staff recommend APPROVAL
115. REZONING - PUBLIC HEARING - ZON-3708 - APPLICANT/OWNER: EMERALD CREST HOLDINGS, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-1 (Single-Family Residential) TO: R-3 (Medium Density Residential) on 0.29 acres adjacent to the northeast corner of Torrey Pines Drive and Garwood Avenue (APN: 138-35-517-001), Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL
116. REZONING - PUBLIC HEARING - ZON-4124 - APPLICANT/OWNER: DAVID LITVAK - Request for a Rezoning FROM: R-4 (HIGH-DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.16 acres located at 203 and 205 East Colorado Avenue (APN: 162-03-110-053), Ward 1 (Moncrief). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
117. SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4124 - PUBLIC HEARING - SDR-3768 - APPLICANT/OWNER: DAVID LITVAK - Request for a Site Development Plan Review and Waivers of the Downtown Centennial Plan streetscape standards and perimeter landscaping standards FOR A PROPOSED 1,100 SQUARE-FOOT ANTIQUE STORE on 0.16 acres located at 203 and 205 East Colorado Avenue (APN: 162-03-110-053), R-4 (High Density Residential) Zone, Ward 1 (Moncrief). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL
118. REZONING - PUBLIC HEARING - ZON-3976 - APPLICANT: CHRYSALIS INVESTMENTS, LIMITED LIABILITY COMPANY - OWNER: SCME, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-E (Residence Estates) TO: C-1 (Limited Commercial) on 3.88 acres adjacent to the southeast corner of Thom Boulevard and Rome Boulevard (APN: 125-24-802-001 & 002), Ward 6 (Mack). The Planning Commission (6-0-1 vote) recommends DENIAL. Staff recommends APPROVAL
119. SPECIAL USE PERMIT RELATED TO ZON-3976 - PUBLIC HEARING - SUP-3980 - APPLICANT: CHRYSALIS INVESTMENTS, LIMITED LIABILITY COMPANY - OWNER: SCME, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED MINI-WAREHOUSE FACILITY adjacent to the southeast corner of Thom Boulevard and Rome Boulevard (APN: 125-24-802-001 & 002) R-E (Residence Estates) Zone, [Proposed: C-1 (Limited Commercial) Zone], Ward 6 (Mack). The Planning Commission (6-0-1 vote) recommends DENIAL. Staff recommends APPROVAL
120. SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3976 AND SUP-3980 - PUBLIC HEARING - SDR-3979 - APPLICANT: CHRYSALIS INVESTMENTS, LIMITED LIABILITY COMPANY - OWNER: SCME, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED MINI-WAREHOUSE FACILITY on 3.88 acres adjacent to the southeast corner of Thom Boulevard and Rome Boulevard (APN: 125-24-802-001 & 002), R-E (Residence Estates) Zone, [Proposed: C-1 (Limited Commercial) Zone], Ward 6 (Mack). The Planning Commission (6-0-1 vote) recommends DENIAL. Staff recommends APPROVAL
121. REZONING - PUBLIC HEARING - ZON-3995 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH - Request for a Rezoning FROM: U (Undeveloped) [SC (Service Commercial) General Plan Designation] TO: C-1 (Limited Commercial) on 12.50 acres adjacent to the northwest corner of Rainbow Boulevard and Westcliff Drive (APN: 138-27-802-001; 138-27-802-004), Ward 2 (Vacant). The Planning Commission (7-0 vote) and staff recommend APPROVAL
122. SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3995 - PUBLIC HEARING - SDR-3997 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH - Request for a Site Development Plan Review and a Waiver of the parking lot landscaping standards FOR A PROPOSED 40,649 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP AND A 1,200 SQUARE-FOOT TEMPORARY MODULAR BUILDING on 12.50 acres adjacent to the northwest corner of Rainbow Boulevard and Westcliff Drive (APN: 138-27-802-001; 138-27-802-004), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [Proposed: C-1 (Limited Commercial) Zone], Ward 2 (Vacant). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

123. GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3977 - APPLICANT: DR. JAS GROVER - OWNERS: HELEN GOULETTE, ET AL - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on 1.38 acres adjacent to the northeast corner of Rancho Drive and Oakley Drive (APN: 162-04-210-101 thru 103), Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend DENIAL
124. REZONING RELATED TO GPA-3977 - PUBLIC HEARING - ZON-3981 - APPLICANT: DR. JAS GROVER - OWNERS: HELEN GOULETTE, ET AL - Request for a Rezoning FROM: R-E (Residence Estates) TO: P-R (Professional Office and Parking) on 1.38 acres located adjacent to the northeast corner of Rancho Drive and Oakley Drive (APN: 162-04-210-101 thru 103), Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend DENIAL
125. SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3977 AND ZON-3981 - PUBLIC HEARING - SDR-3982 - APPLICANT: DR. JAS GROVER - OWNERS: HELEN GOULETTE, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 11,200 SQUARE-FOOT MEDICAL OFFICE on 1.38 acres adjacent to the northeast corner of Rancho Drive and Oakley Drive (APN: 162-04-210-101 thru 103), R-E (Residence Estates) Zone, [Proposed: P-R (Professional Office and Parking) Zone], Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend DENIAL
126. GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3985 - APPLICANT/OWNER: JOHN LEE AND ONG PARTNERS, LIMITED LIABILITY COMPANY - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on 1.30 acres adjacent to the south side of Via Olivero Avenue, approximately 950 feet east of Buffalo Drive (APN: a portion of 163-03-402-017), Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL
127. REZONING RELATED TO GPA-3985 - PUBLIC HEARING - ZON-3987 - APPLICANT/OWNER: JOHN LEE AND ONG PARTNERS, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (Undeveloped) [R (Rural Density Residential) General Plan Designation] TO: O (Office) and FROM: U (Undeveloped) [SC (Service Commercial) General Plan Designation] TO: C-1 (Limited Commercial) on 4.86 acres adjacent to the north side of Sahara Avenue, approximately 950 feet east of Buffalo Drive (APN: 163-03-402-017), Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL
128. SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3985 AND ZON-3987 - PUBLIC HEARING - SDR-3988 - APPLICANT/OWNER: JOHN LEE AND ONG PARTNERS, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a Waiver of foundation landscaping standards FOR A PROPOSED 42,400 SQUARE-FOOT OFFICE BUILDING AND 12,800 SQUARE-FOOT RETAIL BUILDING on 4.86 acres adjacent to the north side of Sahara Avenue, approximately 950 feet east of Buffalo Drive (APN: 163-03-402-017), U (Undeveloped) [R (Rural Density Residential) and [SC (Service Commercial) General Plan Designations], [Proposed: O (Office) and C-1 (Limited Commercial) Zone], Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL
129. GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-4000 - APPLICANT/OWNER: VALENCIA COMMUNITIES, INC. - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: DR (Desert Rural Density Residential) TO: MLA (Medium-Low Attached Density Residential) on 2.92 acres located at 1700 South Buffalo Drive (APN: 163-03-201-003 thru 005), Ward 1 (Moncrief). The Planning Commission (2-5 vote on a motion for approval) and staff recommend DENIAL
130. VARIANCE RELATED TO GPA-4000 - PUBLIC HEARING - VAR-4005 - APPLICANT/OWNER: VALENCIA COMMUNITIES, INC. - Request for a Variance TO ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT ON 2.92 ACRES WHERE A MINIMUM OF FIVE ACRES IS REQUIRED located at 1700 South Buffalo Drive (APN: 163-03-201-003 thru 005), R-E (Residence Estates) Zone, Proposed: R-PD10 (Residential Planned Development - 10 Units per Acre), Ward 1 (Moncrief). The Planning Commission (5-2 vote) and staff recommend DENIAL

PLANNING & DEVELOPMENT DEPARTMENT – DISCUSSION

131. REZONING RELATED TO GPA-4000 AND VAR-4005 - PUBLIC HEARING - ZON-4003 - APPLICANT/OWNER: VALENCIA COMMUNITIES, INC. - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD10 (Residential Planned Development - 10 Units per Acre) on 2.92 acres located at 1700 South Buffalo Drive (APN: 163-03-201-003 thru 005), Ward 1 (Moncrief). The Planning Commission (5-2 vote) and staff recommend DENIAL.
132. SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4000, VAR-4005 AND ZON-4003 - PUBLIC HEARING - SDR-4004 - APPLICANT/OWNER: VALENCIA COMMUNITIES, INC. - Request for a Site Development Plan Review FOR A 28-UNIT ATTACHED SINGLE-FAMILY DEVELOPMENT on 2.92 acres located at 1700 South Buffalo Drive (APN: 163-03-201-003 thru 005), R-E (Residence Estates) Zone, Proposed: R-PD10 (Residential Planned Development - 10 Units per Acre), Ward 1 (Moncrief). The Planning Commission (5-2 vote) and staff recommend DENIAL.
133. SET DATE ON ANY APPEALS FILED OR REQUIRED PUBLIC HEARINGS FROM THE CITY PLANNING COMMISSION MEETINGS, CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE AND DANGEROUS BUILDING OR NUISANCE/LITTER ABATEMENTS.

ADDENDUM

CITIZENS PARTICIPATION

Items raised under this portion of the City Council Agenda cannot be deliberated or acted upon until the notice provisions of the Open Meeting Law have been met. If you wish to speak on a matter not listed on the agenda, please step up to the podium and clearly state your name and address. In consideration of others, avoid repetition, and limit your comments to no more than three (3) minutes. To ensure all persons equal opportunity to speak, each subject matter will be limited to ten (10) minutes.

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

City Hall Plaza, Special Outside Posting Bulletin Board
Court Clerk's Office Bulletin Board, City Hall Plaza
Las Vegas Library, 833 Las Vegas Boulevard North
Clark County Government Center, 500 S. Grand Central Parkway
Grant Sawyer Building, 555 E. Washington Avenue

City of Las Vegas

CITY COUNCIL MEETING
CITY HALL, 400 STEWART AVENUE
COUNCIL CHAMBERS
WEDNESDAY, MAY 5, 2004
9:00 A.M.

ADDENDUM:

NEIGHBORHOOD SERVICES DEPARTMENT - DISCUSSION

- 61A. Report and possible action on the Sky Vue Mobile Home Park, 15 West Owens Avenue and to allocate funds for temporary housing and relocation costs of displaced residents in an amount not to exceed \$100,000 and other matters pertaining thereto - Ward 5 (Weekly)

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

City Hall Plaza, Special Outside Posting Bulletin Board
Court Clerk's Office Bulletin Board, City Hall Plaza
Las Vegas Library, 833 Las Vegas Boulevard North
Clark County Government Center, 500 S. Grand Central Parkway
Grant Sawyer Building, 555 E. Washington Avenue

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: CITY MANAGER'S OFFICE

DIRECTOR: ELIZABETH FRETWELL

☒

CONSENT

☐

DISCUSSION

SUBJECT:

RESOLUTIONS:

R-85-2004 - Approval of a Resolution creating the Centennial Celebration 2005 Five Fifteen Club to honor citizens who share the birthday of Las Vegas

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

This resolution creates the centennial celebration 515 club to honor citizens who share the same birthday of Las Vegas and sanction the 515 club members to serve for one year as official centennial birthday ambassadors promoting the mission and spirit of this most important celebration

Members will receive an official birthday present from the Centennial Committee, will cut the worlds largest birthday cake on may 15, 2005, march in the Helldorado Parade as the 515 club and will have their name placed in our time capsule at the end of 2005. All 515 club members will become official birthday ambassadors during 2005 to promote the Las Vegas Centennial Celebration.

Any Las Vegas resident can become a member of the 515 club by contacting the Las Vegas Centennial office. They must have a valid Nevada identification card or birth certificate stating their birthday is may 15. The centennial office will begin enrollment on May 10, 2004 and conclude on November 30, 2005

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

Resolution No. R-85-2004

MOTION:

REESE - APPROVED Items 3 through 44 as recommended - **UNANIMOUS** with **MACK** abstaining on Item 39 because, even though his term has lapsed, his membership on the Boys and Girls Club Board of Directors remains to be resolved and Ward 2 seat vacant

MINUTES:

There was no related discussion.

(9:46 - 9:48)

1-1390

RESOLUTION NO. R-85-2004

RESOLUTION CREATING THE CENTENNIAL CELEBRATION 2005 FIVE FIFTEEN CLUB TO HONOR CITIZENS WHO SHARE THE BIRTHDAY OF LAS VEGAS AND SANCTION THE FIVE FIFTEEN CLUB MEMBERS TO SERVE FOR ONE YEAR AS OFFICIAL CENTENNIAL BIRTHDAY AMBASSADORS PROMOTING THE MISSION AND SPIRIT OF THIS MOST IMPORTANT CELEBRATION

WHEREAS, the Las Vegas Centennial Committee and the Commission for the Las Vegas Centennial Board of Directors ("Centennial Board") is preparing to celebrate and commemorate the 100th birthday of the founding of Las Vegas (the "Centennial") by promoting a year long, first-rate, self supporting celebration, inclusive of the entire community with a broad-based citizen involvement ("Centennial Celebration"); and

WHEREAS, the Centennial Board is planning several spectacular Centennial Celebration events for both residents and tourists; and

WHEREAS, the most important event related to the Centennial Celebration will be the actual birthday, May 15, 2005 when Las Vegas will turn 100 years old; and

WHEREAS, on May 15, 1905, at 3:00 p.m. in 110 degree heat, approximately 3,000 people with cash in hand gathered in downtown Las Vegas to bid on 1,200 lots of land; and

WHEREAS, 176 lots were sold at that historic land auction, each selling \$100 - \$300 per acre, and so creating the new Clark Las Vegas Townsite; and

WHEREAS, after 100 years, this small dusty railroad town of Las Vegas has undergone an incredible transformation to become the fastest-growing urban community in the nation; and

WHEREAS, Las Vegas proposes to create the Centennial Celebration Five Fifteen Club and invites those residents in the Las Vegas community whose birthday falls on May 15th to be the Birthday Ambassadors of the Centennial; and

WHEREAS, by registering for the exclusive Centennial Celebration Five Fifteen Club ("Five Fifteen Club"), special privileges are granted to those who share the date of Las Vegas' birthday; and

WHEREAS, it is proposed that Five Fifteen Club members will help the Centennial by promoting the history of Las Vegas and the spirit of the Centennial Celebration; and

WHEREAS, it is further proposed that Five Fifteen Club members will officially cut the World's Largest Birthday Cake on May 15, 2005; and

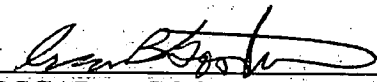
WHEREAS, it is further proposed that the Five Fifteen Club members names will be placed in the official Centennial Time Capsule to commemorate their participation in the Las Vegas Centennial Celebration.

NOW THEREFORE BE IT RESOLVED, at the requests of the Las Vegas Centennial Committee and the Commission for the Las Vegas Centennial, that the Las Vegas City Council determines that it is appropriate to celebrate the citizens of Las Vegas who share the birthday of the founding of Las Vegas, May 15th, and hereby authorizes the creation of the Centennial Celebration 2005 Five Fifteen Club; and

RESOLVED FURTHER, that the members of the Five Fifteen Club will be sanctioned to serve for one year as official Centennial Birthday Ambassadors who will promote the mission and spirit of the Centennial.

PASSED, ADOPTED AND APPROVED this 5th day of May, 2004.

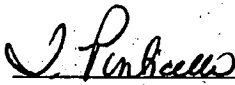
CITY OF LAS VEGAS

By: 
OSCAR B. GOODMAN, Mayor

ATTEST:


BARBARA JO RONEMUS, City Clerk

APPROVED TO FORM:

 4/27/04
Date

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

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

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Approval of a Second Amendment to the Municipal Court Traffic School Lease located at 2917 West Washington Avenue renewing the Lease until June 30, 2005, with a six-month renewal option (\$11,220 a month - Municipal Court/Rental of Land) - Ward 5 (Weekly)

Fiscal Impact☐**No Impact****Amount: \$11,220/month**☒**Budget Funds Available****Dept./Division: Public Works/Real Estate**☐**Augmentation Required****Funding Source: Muni Court/Rental of Land****PURPOSE/BACKGROUND:**

The term of the existing Lease will expire on 6/30/04. This Second Amendment will extend the term until 6/30/05. Rent=\$9,637/month, Common Area Operating=\$1,583 to total \$11,220/month. If CLV is not in default of the Lease, CLV may request to renew the Lease for an additional 6-month term by providing Landlord with a 120-day notice. The minimum monthly rental for the renewal period shall increase by three percent (3%).

RECOMMENDATION:

The 5/3/2004 Real Estate Committee and staff recommend approval and recommend authorization for staff to execute any further documents with the property management company to facilitate the intent of the Lease

BACKUP DOCUMENTATION:

Second Amendment to Lease Agreement

MOTION:

REESE - APPROVED Items 3 through 44 as recommended - **UNANIMOUS** with **MACK** abstaining on Item 39 because, even though his term has lapsed, his membership on the Boys and Girls Club Board of Directors remains to be resolved and Ward 2 seat vacant

MINUTES:

COUNCILMAN WEEKLY reported that the Real Estate Committee met to review all of the Real Estate items on the consent agenda and joins with the recommendation of staff that the City Council approve each item.

(9:46 - 9:48)

1-1390

**SECOND AMENDMENT TO LEASE AGREEMENT
MUNICIPAL COURT TRAFFIC SCHOOL**

THIS SECOND AMENDMENT TO LEASE AGREEMENT ("Second Amendment") is made and entered into this 5 day of May, 2004, by and between Jerry Lee ("Lessor") and the City of Las Vegas, a municipal corporation of the State of Nevada ("Lessee").

WHEREAS, Jim and Mary Pham, as Lessor, and Lessee entered into a lease Agreement dated June 20, 2001 for the lease of certain real property and improvements located at 2917 West Washington Avenue, Las Vegas, Nevada for use as the City of Las Vegas Municipal Court Traffic School (the "Lease Agreement"); and

WHEREAS, the Lease Agreement was assigned to Jerry Lee, the Lessor, who agreed to abide by the terms of the Lease Agreement with the Lessee; and

WHEREAS, the initial term of the Lease Agreement shall expire on June 30, 2004, and the Lessee desires to exercise its option to renew the Lease Agreement pursuant to Section 36.

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

1. In accordance with the Section 36 of the Lease Agreement, Lessor and Lessee have agreed to renew the Lease Agreement for the term of one (1) year beginning on July 1, 2004 and ending on June 30, 2005 ("Second Renewal Term")
2. Throughout the Second Renewal Term, Lessee agrees to pay Lessor, as and for minimum rent for the Premises, the sum of Nine Thousand Six Hundred Thirty Seven Dollars (\$9,637.00) per month, without demand, offset or reduction, payable monthly in advance. Lessee also agrees to pay a flat monthly Common Area Operating Cost of One Thousand Five- Hundred Eighty-Three Dollars (1,583.00) throughout the Second Renewal Term. The total monthly payment due to Lessor shall be Eleven Thousand Two Hundred Twenty Dollars (\$11,220.00).

3. If Lessee is not in default of this Lease, Lessee may request to renew the Lease for an additional six (6) month term by giving a written request to renew at least one hundred and twenty (120) days prior to the expiration of the Lease term. The minimum monthly rental for the renewal period shall increase by three percent (3%).

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

IN WITNESS THEREOF, each of said parties hereto has caused its name to be here into subscribed.

Lessee

CITY OF LAS VEGAS


OSCAR B. GOODMAN, MAYOR

ATTEST:


BARBARA JO RONEMUS, CITY CLERK

APPROVED AS TO FORM:

 3/25/04
DEPUTY CITY ATTORNEY

Lessor

JERRY LEE


JERRY LEE

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

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 Boys & Girls Clubs of Las Vegas for a Lease Agreement on vacant land located on a portion of APN 139-25-303-014 at the northwest corner of Harris Avenue and Mojave Road - Ward 3 (Reese)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division: Public Works/Real Estate

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Staff received an unsolicited letter of proposal from the Boys & Girls Clubs of Las Vegas on March 22, 2004, expressing their desire to acquire land located near Harris Avenue and Mojave Road. The Boys & Girls Clubs feel this location would be an ideal site for a new club, gym and affordable child care facility to serve the needs of the community.

RECOMMENDATION:

The 5/3/2004 Real Estate Committee and staff recommend approval

BACKUP DOCUMENTATION:

1. Letter from the Boys & Girls Clubs of Las Vegas dated 3/22/04
2. Site Map

MOTION:

REESE - APPROVED Items 3 through 44 as recommended - UNANIMOUS with MACK abstaining on Item 39 because, even though his term has lapsed, his membership on the Boys and Girls Club Board of Directors remains to be resolved and Ward 2 seat vacant

MINUTES:

COUNCILMAN WEEKLY reported that the Real Estate Committee met to review all of the Real Estate items on the consent agenda and joins with the recommendation of staff that the City Council approve each item.

(9:46 - 9:48)

1-1390



**BOYS & GIRLS CLUBS
OF LAS VEGAS**

March 18, 2004

2004 MAR 22 A 11: 49

SENT VIA FAX: (702) 384-0527

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

Dear Mr Roark,

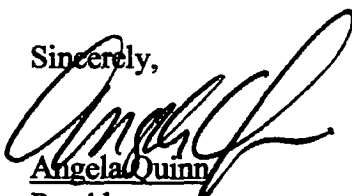
As you may know, Boys & Girls Clubs of Las Vegas have a club located at the corner of 28th Street and Stewart (our McCabe Club), in the City of Las Vegas, Ward 3. This club requires substantial rehabilitation to the extent that it cost prohibited doing so and we have been working with City staff to perhaps find an alternative site, to construct a new club.

Boys & Girls Club of Las Vegas is a private, 501c3 non-profit corporation that serves some 12,600 young people throughout southern Nevada.

It is our understanding that the City of Las Vegas may have some land available near Harris and Mohave, specifically APN 139-25-303-014 which we feel would be a good location for a new club and perhaps a gym and affordable child care facility. While we have no formal site plan, we do anticipate requiring approximately two acres for our project, depending on the final scope.

I look forward to working with you, your office and the City of Las Vegas on this project.

Sincerely,


Angela Quinn
President

Cc: Betsy Fretwell, Deputy City Manager
Ron Hall, B&GCLV Board Member

Administrative Office
P.O. Box 26689
Las Vegas, NV 89126
Phone (702) 367-2582
Fax (702) 367-2104
www.bgclv.org

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Steven Kalb*
Ken Knauss*
Brett Torino*
Ken Templeton

Officers
Steve Hill
Chairman of the Board

Richard Tuttle
Vice Chairman-Elect

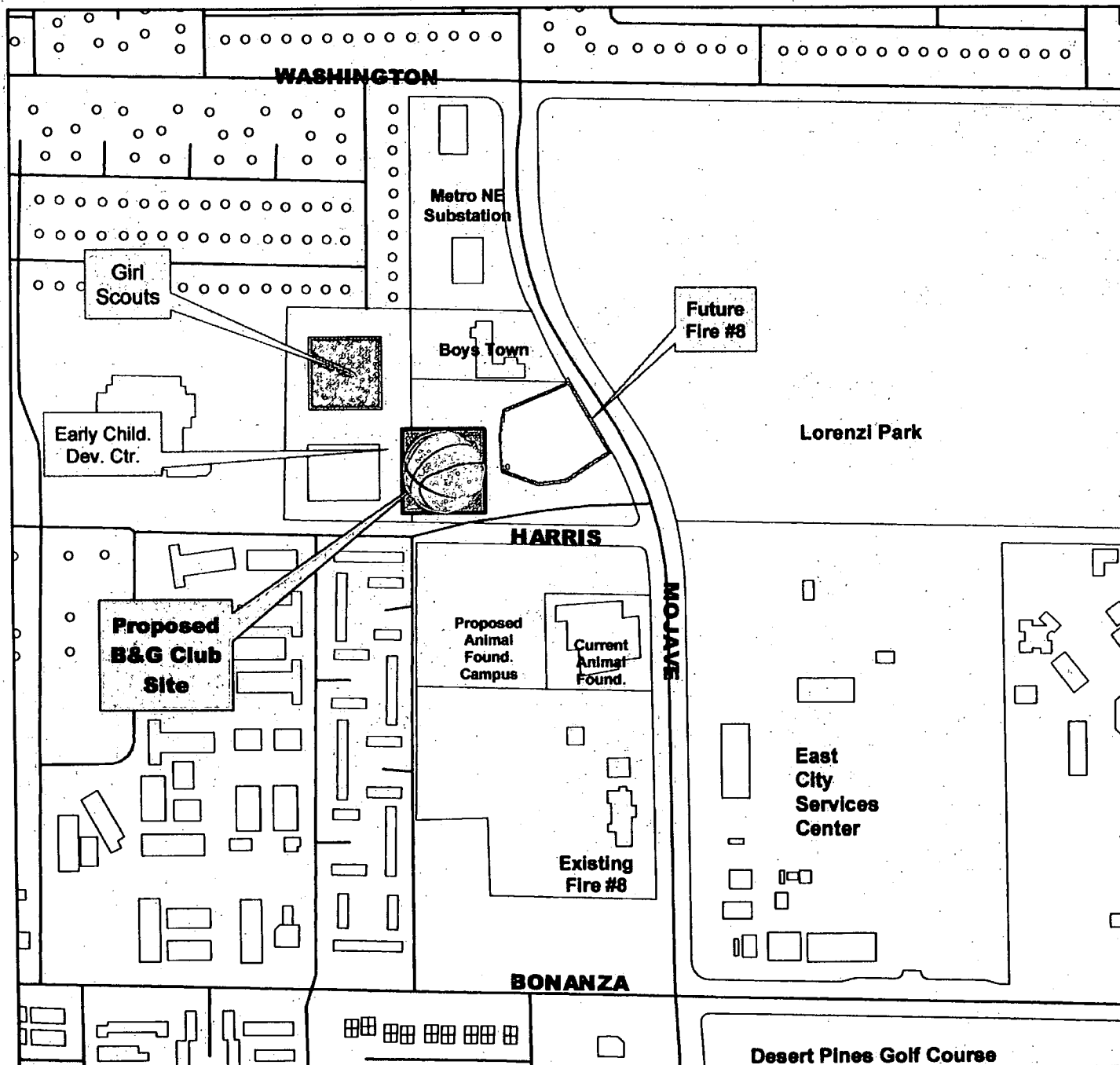
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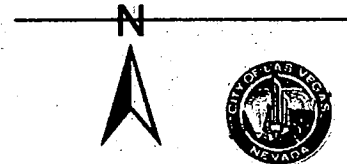


Site Map

Legend

-  Street Centerline
-  Building Footprints
-  City of Las Vegas

Real Estate & Asset Mgmt



4/13/2004

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☒

CONSENT

☐

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Approval of a Lease Agreement with Barrick GSG L.L.C. dba GOLDSPIKE for the lease of 25 parking spaces located on the third floor of the Stewart Avenue Parking Garage located on the southwest corner of Stewart Avenue and Las Vegas Boulevard (\$1,250 monthly revenue - Park Enterprise Fund) - Ward 5 (Weekly)

Fiscal Impact

☐

No Impact

Amount: \$1,250 monthly revenue

☐

Budget Funds Available

Dept./Division: PW/Real Estate & Assets

☐

Augmentation Required

Funding Source: Park Enterprise Fund

PURPOSE/BACKGROUND:

The City of Las Vegas owns the Stewart Avenue Parking Garage and was approached by Barrick with their desire to lease 25 parking spaces on the third floor of the garage for use by their employees. Each parking space will be leased at a monthly rate of \$50 - \$1,250 monthly incoming revenue. The lease term is month-to-month and Barrick will be responsible for providing their own liability insurance.

RECOMMENDATION:

The 5/3/2004 Real Estate Committee and staff recommend approval

BACKUP DOCUMENTATION:

Parking Lease Agreement

MOTION:

REESE - APPROVED Items 3 through 44 as recommended - UNANIMOUS with MACK abstaining on Item 39 because, even though his term has lapsed, his membership on the Boys and Girls Club Board of Directors remains to be resolved and Ward 2 seat vacant

NOTE: COUNCILMAN MACK disclosed that his brother, STEVEN MACK, owns property near Item 17. Although, he has abstained on previous actions related to the City's purchase of property, he did not believe awarding a contract related to the subsequent demolition of these structures carries any similar conflict. An approval action simply recognizes CST as the successful bidder. Moreover, Item 40 relates to the Stewart Avenue Parking Garage located across the street from the Lady Luck Hotel/Casino, with which his brother-in-law, ANDREW DONNER, has a contract related to its non-restricted gaming license. Neither of COUNCILMAN MACK'S relatives has spoken to him about the aforementioned items and he did not believe their businesses would be affected in any way; hence, he would be voting on Items 17 and 40.

CITY COUNCIL MEETING OF MAY 5, 2004

Consent – Public Works

Item 40 – Approval of a Lease Agreement with Barrick GSG L.L.C. dba GOLDSPIKE for the lease of 25 parking spaces located on the third floor of the Stewart Avenue Parking Garage located on the southwest corner of Stewart Avenue and Las Vegas Boulevard (\$1,250 monthly revenue - Park Enterprise Fund) - Ward 5 (Weekly)

MINUTES:

COUNCILMAN WEEKLY reported that the Real Estate Committee met to review all of the Real Estate items on the consent agenda and joins with the recommendation of staff that the City Council approve each item.

(9:46 – 9:48)

1-1390

PARKING GARAGE LEASE AGREEMENT

THIS PARKING GARAGE LEASE AGREEMENT (hereinafter referred to as "Lease") is entered into this 5 day of May, 2004, by and between the CITY OF LAS VEGAS, a municipal corporation of the State of Nevada, (hereinafter referred to as "Landlord"), and BARRICK – GSG L.L.C. dba GOLDSPIKE (hereinafter referred to as "Tenant").

Landlord and Tenant hereby agree to the following terms and conditions:

1. **LEASE OF PREMISES:** On the terms and conditions set forth below, Landlord hereby leases to Tenant, and Tenant leases from Landlord, twenty-five (25) parking spaces ("Garage") situated at the City of Las Vegas Stewart Avenue Parking Garage (second level only) and depicted in Exhibit "A" (Site Map) attached hereto and made a part of this Lease.

2. **LEASE PROVISIONS:**

2.1 **TERM:** The term of this Lease shall be on a month-to-month term, beginning the first day of the month following commencement and continuing until either party provides thirty (30) calendar days written notification of termination in accordance with Section 5.3, unless Landlord exercises its right to terminate in the event of default as provided in Section 3. This Lease may be terminated with or without cause by either party providing the other thirty (30) days advance written notice of its intent to terminate. Upon receipt of the notice, the Termination Date shall be on the last calendar day of the month in which the 30-day notification period ends.

2.2 **REDUCTION IN PARKING SPACES:** Landlord has the option of reducing the number of parking spaces leased to Tenant by providing Tenant with thirty (30) days written notice prior to the effective date of the reduction. The remaining terms of the Lease shall remain in full force and effect.

2.3 **PERMITTED USE:** The parking spaces shall be used for off-street motor vehicle parking for the Tenant and for no other purpose without the written consent of Landlord.

2.4 **COMPENSATION:** Tenant agrees to pay Landlord the amount of Fifty Dollars (\$50.00) per month or part thereof for each parking space leased to Tenant during the term of the Lease. Tenant agrees to pay Landlord the rent monthly in advance on the first (1st) day of each and every calendar month during the term of this Lease. If the City's Accounting Division does not receive payment by the fifteenth (15) of each month, the rent is considered late and subject to a ten percent (10%) penalty payment. The first rental payment will be due the first day of the month following the date first set forth above.

2.5 INSURANCE: During the existence of this Lease, the Tenant shall procure and maintain general comprehensive liability insurance for bodily injury and property damage in the amount of One Million and No/100ths Dollars (\$1,000,000.00) combined single limit. The Tenant shall provide the Landlord with the proper certificates of insurance or endorsements evidencing the coverage required herein. The Landlord, the City of Las Vegas, its officers, employees, agents, consultants and volunteers must be expressly covered as additional insured parties under the insurance coverage required herein.

The Tenant shall provide renewal certificates for insurance coverage required herein that expires during the existence of this Lease within thirty (30) calendar days prior to the expiration date of said insurance.

The insurance coverage required herein must provide for a thirty (30) day written notice to the Landlord before any amendments, modifications, suspension, cancellations, reductions or non-renewal of coverage. This notice requirement does not waive the insurance requirements contained herein.

In the event that the Tenant fails to obtain or maintain the insurance coverage required herein, the Landlord shall have the right to terminate this Lease.

2.6 MAINTENANCE AND UTILITIES: Landlord shall maintain the Premises in good order; shall make all necessary repairs on a timely basis and shall perform cleaning duties on a regular basis.

2.7 COMPLIANCE WITH LAWS: During the term of this Lease, Tenant shall not use or knowingly permit any person to use all or any portion of the parking garage or leased spaces in any manner which violates any laws, ordinances or regulations of the United States; the State of Nevada; Clark County, Nevada; or the City of Las Vegas, Nevada; or any other governmental authority having jurisdiction over the Premises.

2.8 HAZARDOUS WASTE: Tenant shall not cause or permit any hazardous waste or substances to be used, stored, generated or deposited on or in the Premises by Tenant, its agents, employees, contractors, invitees or sublessees without the Landlord's consent.

2.9 SURRENDER OF PREMISES: Upon the expiration or termination of this Lease, Tenant shall return the Premises to Landlord in a reasonably clean condition and in good order, except normal wear and tear. Any damage to the Premises resulting from Tenant's use or removal of Tenant's fixtures, furnishings and equipment shall be repaired by Tenant at Tenant's expense.

2.10 ACCESS TO PREMISES: Landlord shall deliver to Tenant the right to use, possession and occupancy of 25 Parking Spaces situated on the second floor level on a first-come first-serve basis in the Garage. Tenant acknowledges that Landlord will have restricted access to the Garage throughout the term of this Lease and will not guarantee the availability of the parking spaces at any given time of day or night. A request form will need to be filled out for each employee to receive a parking sticker. The contact person for the City will be Merle Jensen, Supervisor of Parking Enforcement and she can be reached at (702) 229-6432. Landlord agrees to provide reasonable timely notice to Tenant in the event access is not allowed to the Garage.

3. DEFAULT:

3.1 The following events of any one or more of them shall be events of default under this Lease:

- a. If Tenant abandons or vacates the Premises; or
- b. If Tenant fails to pay any compensation to be paid by Tenant under this Lease and such failure continues for thirty (30) days after written notification is issued that payment is delinquent.
- c. If Tenant fails to promptly and fully perform any other covenant, condition or agreement contained in this Lease for thirty (30) days after written notice from Landlord to Tenant.

3.2 If there is an event of default under this Lease, Landlord may terminate this Lease by a notice in writing to Tenant on a date (Termination Date) specified in the notice (which may be the date the notice is given), without any right by the Tenant to reinstate its rights by paying any compensation or other sum which is due or otherwise curing the situation which constituted an event of default. On the Termination Date, the term of this Lease shall terminate as fully and with the same effect as if that were the date of termination specified in Section 2.1.

4. INDEMNIFICATION: Tenant shall defend, indemnify and hold Landlord harmless against and from loss, liability and claims of any kind for loss or damage to property, or for any injury to or death of any person arising out of Tenant's use and occupancy of the Premises, or any work or activity allowed or suffered by Tenant on or about the Premise.

5. MISCELLANEOUS:

5.1 **ASSIGNMENT AND SUBLETTING:** Tenant shall not transfer, assign, delegate, mortgage or hypothecate this Lease, in whole or in part, or permit the use of the Premises by any person or persons other than Tenant, or sublet the Premises, or any part thereof, without the prior written consent of Landlord in each instance. Any assignment, encumbrance or sublease contrary to the provisions of this Section 5.1 shall be null and void and constitute a breach of this Lease.

5.2 **PRIOR AGREEMENTS AND AMENDMENTS:** This Lease contains all of the agreements and understanding of the parties with respect to any matter covered or mentioned in this Lease, and no other agreements or understandings shall be effective for any purpose. No provision of this Lease may be amended or added except by a written amendment signed by both Landlord and Tenant.

5.3 **NOTICES:** Any notice or other communication required or permitted to be given under this Lease (herein the "Notices") shall be in writing and shall be (i) personally delivered, or (ii) delivered by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid. The Notices shall be deemed received upon actual receipt. The Notices shall be directed to the parties at their respective addresses shown below, or such other address as either party may, from time to time,

specify in writing to the other party in the manner described above:

LANDLORD:

City of Las Vegas
Attn.: Public Works/Real Estate & Assets
400 Stewart, 4th Floor
Las Vegas, Nevada 89101
Phone (702) 229-1020
Fax (702) 384-0527

COPY TO:

City of Las Vegas
Attn.: Jerry Walker, Manager Streets & Sanitation
2900 Ronemus Dr.
Las Vegas, Nevada 89128
Phone (702) 6983
Fax (702) 256-7817

City of Las Vegas
Attn.: Merle Jensen, Supervisor Parking
Enforcement
416 N. 7th Street
Las Vegas, NV 89101

TENANT:

Barrick Gaming
Attn: Phil Flaherty
501 South Rancho, Suite B-10
Las Vegas, NV 89106
Phone (702) 280-7969
Fax (702) 876-4805

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

5.5 NO WAIVER: No waiver of any of the provisions of this Lease shall be deemed, or shall constitute, a waiver of any other provision, whether or not similar, nor shall any waiver constitute a continuing waiver. No waiver shall be binding unless executed in writing by the party making the waiver.

5.6 COUNTERPARTS: This Lease may be executed in three (3) counterparts, each of which shall be deemed to be an original.

5.7 HEADINGS AND INTERPRETATION: Headings used in this Lease are for convenience or reference only and are not intended to govern, limit or aid in the construction of any term or provision hereof. Any reference to a Section in this Lease shall include all sections and subsections related thereto.

5.8 CHOICE OF LAW: This Lease and each and every related document are to be governed by, and construed in accordance with, the laws of the State of Nevada.

5.9 SEVERABILITY: If any term, covenant, condition or provision of this Lease, or the application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction, or rendered by the adoption of a statute invalid, void or unenforceable, the remainder of the terms, covenants, conditions or provisions of this Lease, or the application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated thereby.

5.10 RELATIONSHIP OF THE PARTIES: The parties agree that their relationship is that of Tenant and Landlord, and that nothing contained herein shall constitute either party as being the agent or legal representative of the other for any purpose whatsoever, nor shall this Lease be deemed to create any form or business organization between the parties hereto, nor is either party granted the right or authority to assume or create any obligation or responsibility on behalf of the other party, nor shall either party be in any way liable for any debt of the other.

5.11 FORCE MAJEURE: Lessor and Lessee shall each be excused for the period of any delay in the performance of any obligation hereunder when prevented from doing so by cause or causes beyond that party's control, including labor disputes, civil commotion, war, governmental regulations or controls, fire or other casualty, inability to obtain any material or services, or acts of God.

5.12 MODIFICATIONS OR AMENDMENTS: Upon approval of this initial Lease by the City Council and after it has been fully executed by signature of all parties, the staff of the Real Estate & Asset Management Division shall have the authority to complete and execute any additional documents necessary for the completion of the intent of this contractual obligation, or to amend this Lease during the original term of this Lease. As an example, this may include amendments, changes of address, adjustments to monetary revenue or expenditure not to exceed ten thousand (\$10,000.00) dollars, filing and recording of appropriate documents with the County Recorders Office or the County Tax Assessors Office, and recordings and filing with the City Clerk's Office. No amendment, change or modification of this Lease shall be valid unless in writing and signed by all parties hereto.

...
...

5.13 DISCLOSURE OF PRINCIPALS: Pursuant to Resolution R-105-99 adopted by the City Council on November 17, 1999, Tenant warrants that it has disclosed, on the form attached as Exhibit "C" hereto, all principals, including partners, of Tenant, as well as all persons and entities holding more than a 1% interest in Tenant, or any principal of Tenant. If Tenant, or its principals or partners described above are required to provide disclosure under federal law (such as disclosure required by the Securities and Exchange Commission (SEC) or the Employee Retirement Income Act (ERISA)), and attaches current copies of such federal disclosures to Exhibit "C", the requirement of this Section shall be satisfied. Throughout the term hereof, Tenant shall within fifteen (15) days notify City in writing of any material change in the above disclosure. Copies of new federal disclosure filings shall also be sent to the City within fifteen (15) days of any such filing.

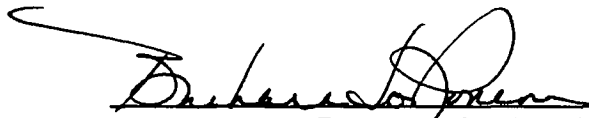
IN WITNESS WHEREOF, the parties hereto have caused this Lease to be executed by their duly authorized representatives the day and year first written above.

"Landlord"

CITY OF LAS VEGAS

By 
OSCAR B. GOODMAN, MAYOR

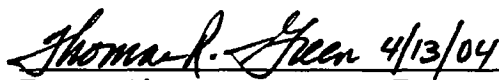
ATTEST:

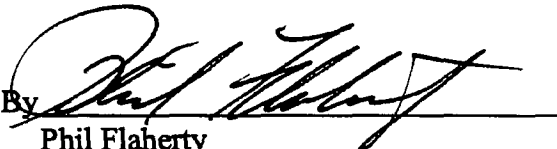

BARBARA JO RONEMUS, City Clerk

"Tenant"

BARRICK GAMING CORPORATION

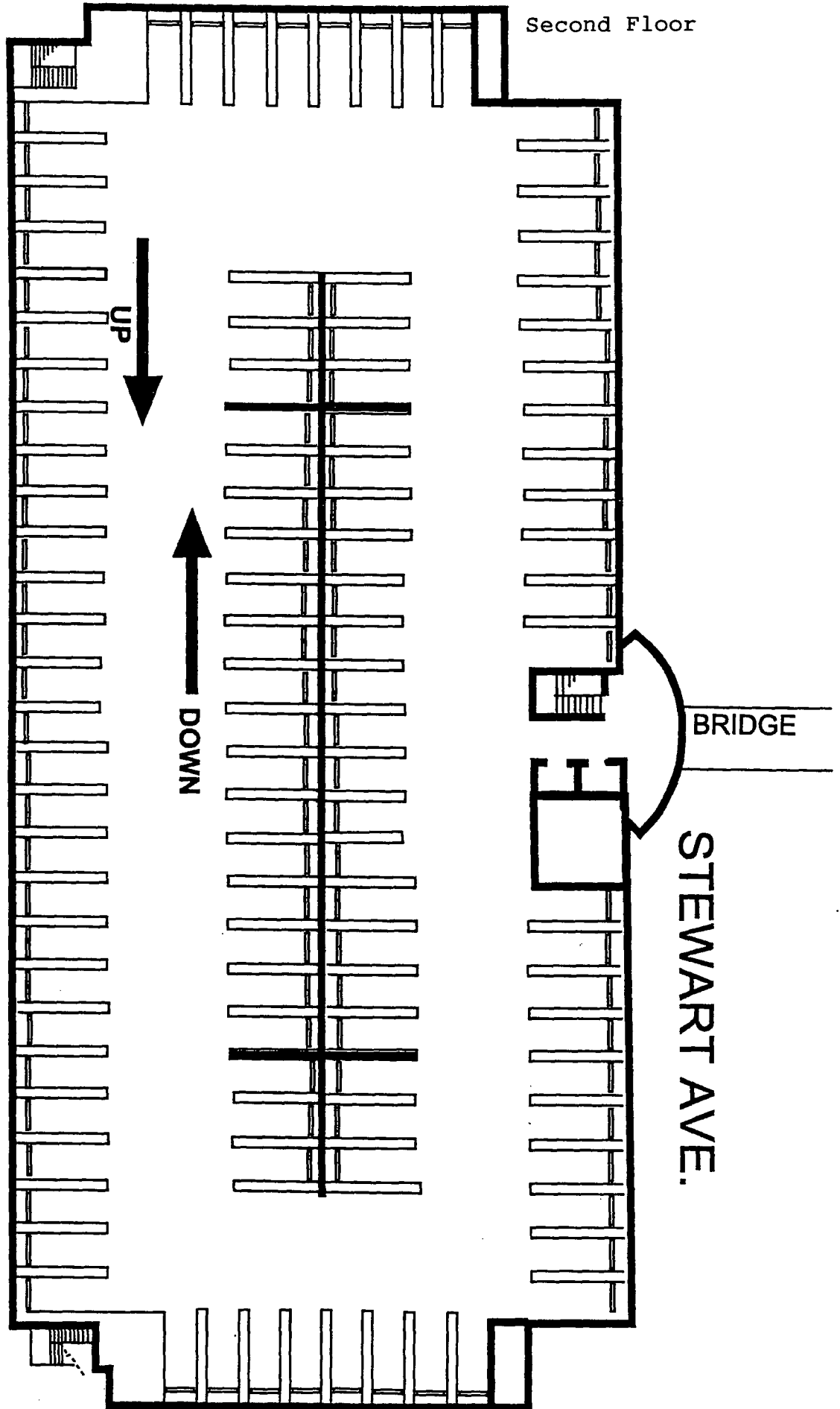
APPROVED AS TO FORM:


Deputy City Attorney Date

By 
Phil Flaherty

4TH STREET

Second Floor



LAS VEGAS BLVD

EXHIBIT "B"

Intentionally left blank

EXHIBIT "C"
CERTIFICATE
DISCLOSURE OF OWNERSHIP/PRINCIPALS

1. Definitions

"City" means the City of Las Vegas.

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

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

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

2. Policy

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

3. Instructions

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

4. Incorporation

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

EXHIBIT "C"
CERTIFICATE - DISCLOSURE OF OWNERSHIP/PRINCIPALS
(CONTINUED)

Block 1 Contracting Entity (Name) Barriek-GSG L.L.C. DBA Goldspike Name Attn: Phil Flaherty Address 1 Main St. LV NV 89101 EIN or Social Security # - - - - - 14-1866630	Block 2 Description Subject Matter of Contract/Agreement: Lease of 25 Parking Spaces @ Stewart Ave. Garage

Block 3	Type of Business
☐ Individual ☐ Partnership ☒ Limited Liability Company ☐ Corporation	

Block 4	Disclosure of Ownership and Principals		
In the space below, the Contracting Entity must disclose all principals (including partners) of the Contracting Entity, as well as persons or entities holding more than one-percent (1%) ownership interest in the Contracting Entity.			
	FULL NAME/TITLE	BUSINESS ADDRESS	BUSINESS PHONE
1.	100% Barriek Gaming Operations LLC	#1 Main St. LV NV	386-2522
2.	100% Barriek Gaming Investments, LLC	#1 Main St. LV NV	386-2522
3.	100% Barriek Gaming Corp	#1 Main St. LV NV	386-2522
4.	100% Barriek Corp	1 Main St. LV NV	386-2522
5.	25% Stephen A. Crystal	1 Main St. LV NV	386-2522
6.	75% Barriek Properties Inc	1 Main St LV NV	386-2522
7.	33 1/3% Dw. Barriek	1 Main St LV NV	386-2522
8.	33 1/3% Frede Barriek	1 Main St LV NV	386-2522
9.	33 1/3% Monte Barriek	1 Main St LV NV	386-2522
10.			

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

EXHIBIT "C"

Block 5 Disclosure of Ownership and Principals - Alternate

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

Name of Attached Document:

Disclosure of Ownership

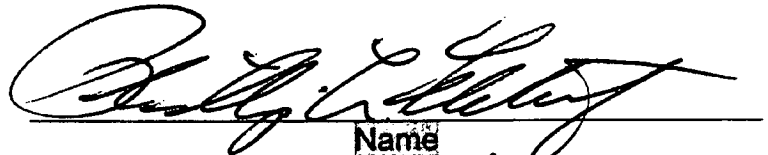
Date of Attached Document:

4/20/04

Number of Pages:

1

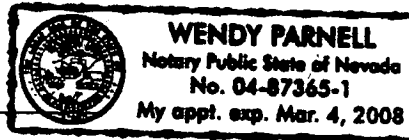
I certify, under penalty of perjury, that all the information provided in this Certificate is current, complete, and accurate. I further certify that I am an individual authorized to contractually bind the above named Contracting Entity.


Name
4/20/04
Date

Subscribed and sworn to before me this 20th
day of

April, 2004.

Wendy Parnell
Notary Public



AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☒

CONSENT

☐

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Approval of a Lease Agreement to lease 5 parking spaces on the surface parking lot located at the southeast corner of Clark Avenue and Las Vegas Boulevard South to the Boulevard Hotel (\$350 monthly revenue - Park Enterprise Fund) - Ward 5 (Weekly)

Fiscal Impact

☐

No Impact

Amount: \$350 monthly revenue

☐

Budget Funds Available

Dept./Division: PW/Real Estate & Assets

☐

Augmentation Required

Funding Source: Park Enterprise Fund

PURPOSE/BACKGROUND:

Staff received an unsolicited letter of proposal from the Boulevard Hotel on 4/12/04, expressing their desire to lease 5 parking spaces in the lot located at 501 Las Vegas Boulevard South for use by their employees/residents. Each parking space will be leased at a monthly rate of \$70 - \$350 monthly incoming revenue. The lease term is month-to-month and the Boulevard Hotel will be responsible for providing their own liability insurance.

RECOMMENDATION:

The 5/3/2004 Real Estate Committee and staff recommend approval

BACKUP DOCUMENTATION:

Parking Lot Lease Agreement

MOTION:

REESE – APPROVED Items 3 through 44 as recommended – **UNANIMOUS** with **MACK** abstaining on Item 39 because, even though his term has lapsed, his membership on the Boys and Girls Club Board of Directors remains to be resolved and Ward 2 seat vacant

MINUTES:

COUNCILMAN WEEKLY reported that the Real Estate Committee met to review all of the Real Estate items on the consent agenda and joins with the recommendation of staff that the City Council approve each item.

(9:46 – 9:48)

1-1390

PARKING LOT LEASE AGREEMENT

THIS PARKING LOT LEASE AGREEMENT (hereinafter referred to as "Lease") is entered into this 5 day of May, 2004, by and between the CITY OF LAS VEGAS, a municipal corporation of the State of Nevada, (hereinafter referred to as "Landlord"), and BOULEVARD HOTEL LLC, (hereinafter referred to as "Tenant").

Landlord and Tenant hereby agree to the following terms and conditions:

1. **LEASE OF PREMISES:** On the terms and conditions set forth below, Landlord hereby leases to Tenant, and Tenant leases from Landlord, five (5) parking spaces (the "Premises") situated on the parking lots described and depicted in Exhibit "A" (Site Map) attached hereto and made a part of this Lease.

2. **LEASE PROVISIONS:**

2.1 **TERM:** The term of this Lease shall be month-to-month term, commencing on the date first set forth above and continuing until either party provides thirty (30) calendar days written notification of termination in accordance with Section 5.3, unless Landlord exercises its right to terminate in the event of default as provided in Section 3. This Lease may be terminated with or without cause by either party providing the other thirty (30) days advance written notice of its intent to terminate. Upon receipt of the notice, the Termination Date shall be on the last calendar day of the month in which the 30-day notification period ends.

2.2 **REDUCTION IN PARKING SPACES:** Landlord has the option of reducing the number of parking spaces leased to Tenant by providing Tenant with thirty (30) days written notice prior to the effective date of the reduction. The remaining terms of the Lease shall remain in full force and effect.

2.3 **PERMITTED USE:** The parking spaces shall be used for off-street motor vehicle parking for the Tenant and for no other purpose without the written consent of Landlord.

2.4 **COMPENSATION:** Tenant agrees to pay Landlord the amount of Seventy Dollars (\$70.00) per month or part thereof for each parking space leased to Tenant during the term of the Lease. Tenant agrees to pay Landlord the rent monthly in advance on the first (1st) day of each and every calendar month during the term of this Lease. If the City's Accounting Division does not receive payment by the fifteenth (15) of each month, the rent is considered late and subject to a ten percent (10%) penalty payment. The first rental payment will be due the first day of the month following the date first set forth above.

2.5 INSURANCE: During the existence of this Lease, the Tenant shall procure and maintain general comprehensive liability insurance for bodily injury and property damage in the amount of One Million and No/100ths Dollars (\$1,000,000.00) combined single limit. The Tenant shall provide the Landlord with the proper certificates of insurance or endorsements evidencing the coverage required herein. The Landlord, the City of Las Vegas, its officers, employees, agents, consultants and volunteers must be expressly covered as additional insured parties under the insurance coverage required herein.

The Tenant shall provide renewal certificates for insurance coverage required herein that expires during the existence of this Lease within thirty (30) calendar days prior to the expiration date of said insurance.

The insurance coverage required herein must provide for a thirty (30) day written notice to the Landlord before any amendments, modifications, suspension, cancellations, reductions or non-renewal of coverage. This notice requirement does not waive the insurance requirements contained herein.

In the event that the Tenant fails to obtain or maintain the insurance coverage required herein, the Landlord shall have the right to terminate this Lease.

2.6 MAINTENANCE AND UTILITIES: Landlord shall maintain the Premises in good order, shall make all necessary repairs on a timely basis and shall perform cleaning duties on a regular basis.

2.7 COMPLIANCE WITH LAWS: During the term of this Lease, Tenant shall not use or knowingly permit any person to use all or any portion of the parking lots or leased spaces in any manner which violates any laws, ordinances or regulations of the United States; the State of Nevada; Clark County, Nevada; or the City of Las Vegas, Nevada; or any other governmental authority having jurisdiction over the Premises.

2.8 HAZARDOUS WASTE: Tenant shall not cause or permit any hazardous waste or substances to be used, stored, generated or deposited on or in the Premises by Tenant, its agents, employees, contractors, invitees or sublessees without the Landlord's consent.

2.9 SURRENDER OF PREMISES: Upon the expiration or termination of this Lease, Tenant shall return the Premises to Landlord in a reasonably clean condition and in good order, except normal wear and tear. Any damage to the Premises resulting from Tenant's use or removal of Tenant's fixtures, furnishings and equipment shall be repaired by Tenant at Tenant's expense.

2.10 ACCESS TO PREMISES: Landlord shall deliver to Tenant the right to use, possession and occupancy of the Premises. Tenant acknowledges that Landlord will have unrestricted access to the Premises throughout the term of this Lease, unless Landlord deems it necessary under certain situations or conditions to not allow access to the Premises. Landlord agrees to provide reasonable timely notice to Tenant in the event access is not allowed to the Premises.

2.10 SIGNAGE: Tenant is responsible for posting signs to designate the leased parking spaces with appropriate signage for identification at Tenant's cost.

3. DEFAULT:

3.1 The following events of any one or more of them shall be events of default under this Lease:

- a. If Tenant abandons or vacates the Premises; or
- b. If Tenant fails to pay any compensation to be paid by Tenant under this Lease and such failure continues for thirty (30) days after written notification is issued that payment is delinquent.
- c. If Tenant fails to promptly and fully perform any other covenant, condition or agreement contained in this Lease for thirty (30) days after written notice from Landlord to Tenant.

3.2 If there is an event of default under this Lease, Landlord may terminate this Lease by a notice in writing to Tenant on a date (Termination Date) specified in the notice (which may be the date the notice is given), without any right by the Tenant to reinstate its rights by paying any compensation or other sum which is due or otherwise curing the situation which constituted an event of default. On the Termination Date, the term of this Lease shall terminate as fully and with the same effect as if that were the date of termination specified in Section 2.1.

4. **INDEMNIFICATION:** Tenant shall defend, indemnify and hold Landlord harmless against and from loss, liability and claims of any kind for loss or damage to property, or for any injury to or death of any person arising out of Tenant's use and occupancy of the Premises, or any work or activity allowed or suffered by Tenant on or about the Premise.

5. MISCELLANEOUS:

5.1 **ASSIGNMENT AND SUBLETTING:** Tenant shall not transfer, assign, delegate, mortgage or hypothecate this Lease, in whole or in part, or permit the use of the Premises by any person or persons other than Tenant, or sublet the Premises, or any part thereof, without the prior written consent of Landlord in each instance. Any assignment, encumbrance or sublease contrary to the provisions of this Section 5.1 shall be null and void and constitute a breach of this Lease.

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specify in writing to the other party in the manner described above:

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City of Las Vegas
Attn.: Public Works/Real Estate & Assets
400 Stewart
4th Floor
Las Vegas, Nevada 89101
Phone (702) 229-1020
Fax (702) 384-0527

COPY TO:

City of Las Vegas
Attn.: City Attorney's Office
400 Stewart
9th Floor
Las Vegas, Nevada 89101
Phone (702) 229-6201
Fax (702) 386-1749

TENANT:

Boulevard Hotel
Attn: Nader Janati-Ataei
525 S. Las Vegas Boulevard
Las Vegas, NV 89101
Phone (702) 671-0200 Ext. 100
(702) 375-6631
Fax (702) 671-0271

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

5.5 NO WAIVER: No waiver of any of the provisions of this Lease shall be deemed, or shall constitute, a waiver of any other provision, whether or not similar, nor shall any waiver constitute a continuing waiver. No waiver shall be binding unless executed in writing by the party making the waiver.

5.6 **COUNTERPARTS:** This Lease may be executed in three (3) counterparts, each of which shall be deemed to be an original.

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5.9 **SEVERABILITY:** If any term, covenant, condition or provision of this Lease, or the application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction, or rendered by the adoption of a statute invalid, void or unenforceable, the remainder of the terms, covenants, conditions or provisions of this Lease, or the application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated thereby.

5.10 **RELATIONSHIP OF THE PARTIES:** The parties agree that their relationship is that of Tenant and Landlord, and that nothing contained herein shall constitute either party as being the agent or legal representative of the other for any purpose whatsoever, nor shall this Lease be deemed to create any form or business organization between the parties hereto, nor is either party granted the right or authority to assume or create any obligation or responsibility on behalf of the other party, nor shall either party be in any way liable for any debt of the other.

5.11 **FORCE MAJEURE:** Lessor and Lessee shall each be excused for the period of any delay in the performance of any obligation hereunder when prevented from doing so by cause or causes beyond that party's control, including labor disputes, civil commotion, war, governmental regulations or controls, fire or other casualty, inability to obtain any material or services, or acts of God.

5.12 **MODIFICATIONS OR AMENDMENTS:** Upon approval of this initial Lease by the City Council and after it has been fully executed by signature of all parties, the staff of the Real Estate & Asset Management Division shall have the authority to complete and execute any additional documents necessary for the completion of the intent of this contractual obligation, or to amend this Lease during the original term of this Lease. As an example, this may include amendments, changes of address, adjustments to monetary revenue or expenditure not to exceed ten thousand (\$10,000.00) dollars, filing and recording of appropriate documents with the County Records Office or the County Tax Assessors Office, and recordings and filing with the City Clerk's Office. No amendment, change or modification of this Lease shall be valid unless in writing and signed by all parties hereto.

...

...

5.13 DISCLOSURE OF PRINCIPALS: Pursuant to Resolution R-105-99 adopted by the City Council on November 17, 1999, Tenant warrants that it has disclosed, on the form attached as Exhibit "C" hereto, all principals, including partners, of Tenant, as well as all persons and entities holding more than a 1% interest in Tenant, or any principal of Tenant. If Tenant, or its principals or partners described above are required to provide disclosure under federal law (such as disclosure required by the Securities and Exchange Commission (SEC) or the Employee Retirement Income Act (ERISA)), and attaches current copies of such federal disclosures to Exhibit "C", the requirement of this Section shall be satisfied. Throughout the term hereof, Tenant shall within fifteen (15) days notify City in writing of any material change in the above disclosure. Copies of new federal disclosure filings shall also be sent to the City within fifteen (15) days of any such filing.

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

"Landlord"

CITY OF LAS VEGAS

By 
OSCAR B. GOODMAN, MAYOR

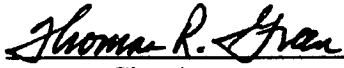
ATTEST:


BARBARA JO RONECUS, City Clerk

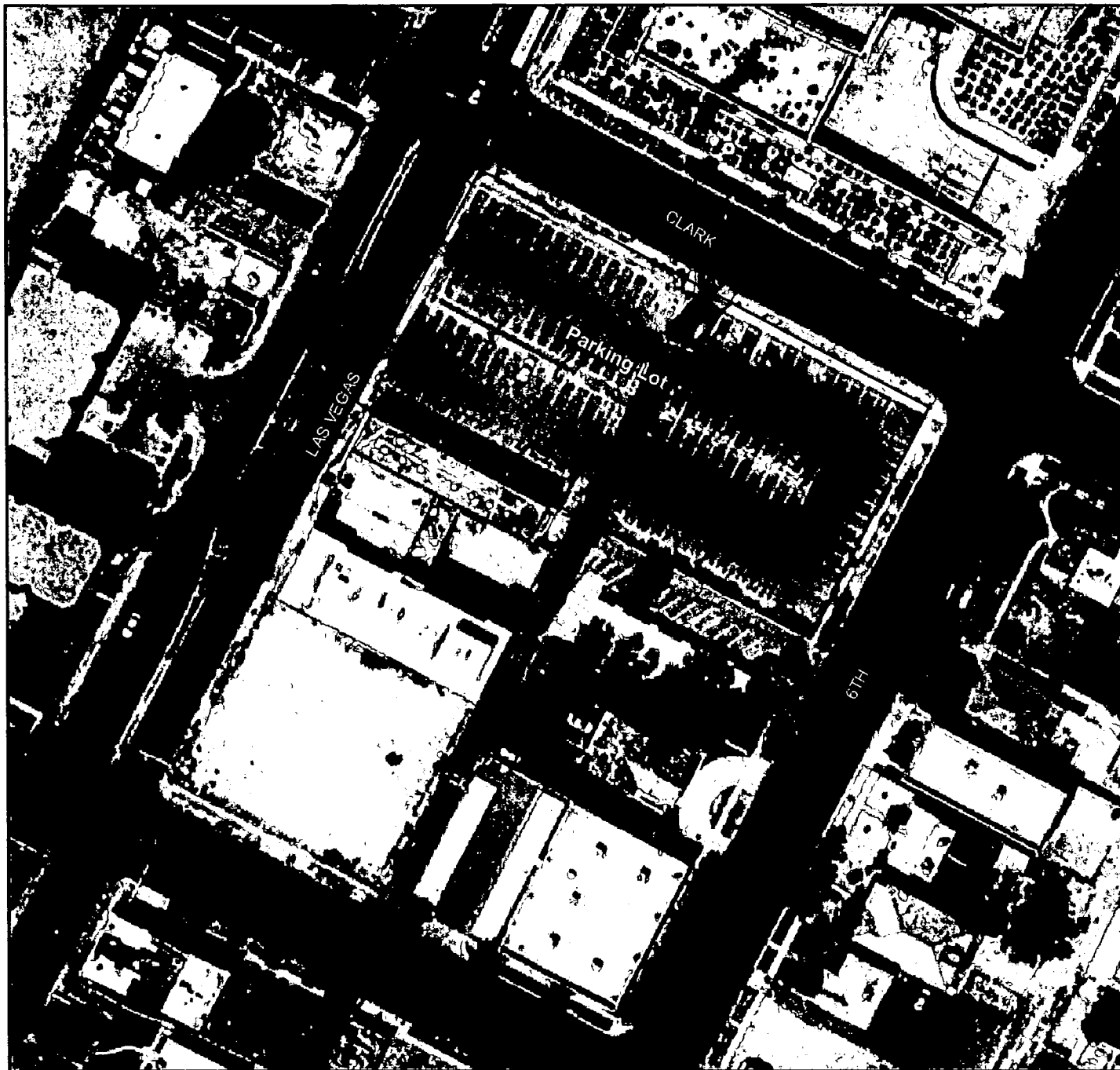
"Tenant"

BOULEVARD HOTEL

APPROVED AS TO FORM:

 4/16/04
Deputy City Attorney Date

By 
4/20/04



Site Map

Real Estate & Asset Mgmt



4/14/2004

EXHIBIT "B"

Intentionally left blank

CERTIFICATE - DISCLOSURE OF OWNERSHIP/PRINCIPALS
(CONTINUED)

Block 1	Contracting Entity (Name)	Block 2	Description
Boulevard Hotel		Subject Matter of Contract Agreement	
Name Boulevard Hotel LLC			
Address 525 S Las Vegas Blvd Las Vegas NV 89101			
EIN or Social Security # 1343-2256			

1005 Type of Business

☐ Individual ☐ Partnership ☒ Limited Liability Company ☐ Corporation

BLOCK 12		<u>Disclosure of Ownership and Principals</u>	
In the space below, the Contracting Entity must disclose all principals (including partners) of the Contracting Entity, as well as persons or entities holding more than one-percent (1%) ownership interest in the Contracting Entity.			
FULL NAME/TITLE		BUSINESS ADDRESS	BUSINESS PHONE
1.	Roder Jara ti atae	525 S Las Vegas Blvd Las Vegas NV 89101	(202) 674-0600 ext 100
2.	Sandra Jara ti atae	' / ' / ' / '	/ / / / /
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

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

Block 5: Disclosure of Ownership and Principals - Alternate

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

Name of Attached Document: _____

Date Attached Document: _____

Number of Pages: _____

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

[Signature]
Name

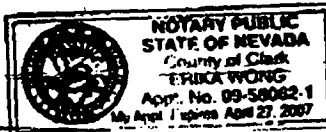
4-23-04
Date

Subscribed and sworn to before me this 23rd
day of

April

2004.

[Signature]
Notary Public



2004

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☒

CONSENT

☐

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Approval of a Lease Agreement lease 2 parking spaces on the surface parking lot located at the southeast corner of Clark Avenue and Las Vegas Boulevard South to Fredrickson, Mazeika & Grant, LLP (\$150 monthly revenue - Park Enterprise Fund) - Ward 5 (Weekly)

Fiscal Impact

☐

No Impact

Amount: \$150 monthly revenue

☐

Budget Funds Available

Dept./Division: PW/Real Estate & Assets

☐

Augmentation Required

Funding Source: Park Enterprise Fund

PURPOSE/BACKGROUND:

Staff received an unsolicited letter of proposal from Fredrickson, Mazeika & Grant, LLP on 4/13/04, expressing their desire to lease 2 parking spaces in the lot located at 501 Las Vegas Boulevard South for use by their employees. Each parking space will be leased at a monthly rate of \$75 - \$150 monthly incoming revenue. The lease term is month-to-month and Fredrickson, Mazeika & Grant, LLP will be responsible for providing their own liability insurance.

RECOMMENDATION:

The 5/3/2004 Real Estate Committee and staff recommend approval

BACKUP DOCUMENTATION:

Parking Lot Lease Agreement

MOTION:

REESE - APPROVED Items 3 through 44 as recommended - **UNANIMOUS** with **MACK** abstaining on Item 39 because, even though his term has lapsed, his membership on the Boys and Girls Club Board of Directors remains to be resolved and Ward 2 seat vacant

MINUTES:

COUNCILMAN WEEKLY reported that the Real Estate Committee met to review all of the Real Estate items on the consent agenda and joins with the recommendation of staff that the City Council approve each item.

(9:46 - 9:48)

1-1390

PARKING LOT LEASE AGREEMENT

THIS PARKING LOT LEASE AGREEMENT (hereinafter referred to as "Lease") is entered into this 5 day of May, 2004, by and between the CITY OF LAS VEGAS, a municipal corporation of the State of Nevada, (hereinafter referred to as "Landlord"), and FREDRICKSON, MAZEIKA, & GRANT, LLP, (hereinafter referred to as "Tenant").

Landlord and Tenant hereby agree to the following terms and conditions:

1. **LEASE OF PREMISES:** On the terms and conditions set forth below, Landlord hereby leases to Tenant, and Tenant leases from Landlord, two (2) parking spaces (the "Premises") situated on the parking lots described and depicted in Exhibit "A" (Site Map) attached hereto and made a part of this Lease.

2. **LEASE PROVISIONS:**

2.1 **TERM:** The term of this Lease shall be month-to-month term, commencing on the date first set forth above and continuing until either party provides thirty (30) calendar days written notification of termination in accordance with Section 5.3, unless Landlord exercises its right to terminate in the event of default as provided in Section 3. This Lease may be terminated with or without cause by either party providing the other thirty (30) days advance written notice of its intent to terminate. Upon receipt of the notice, the Termination Date shall be on the last calendar day of the month in which the 30-day notification period ends.

2.2 **REDUCTION IN PARKING SPACES:** Landlord has the option of reducing the number of parking spaces leased to Tenant by providing Tenant with thirty (30) days written notice prior to the effective date of the reduction. The remaining terms of the Lease shall remain in full force and effect.

2.3 **PERMITTED USE:** The parking spaces shall be used for off-street motor vehicle parking for the Tenant and for no other purpose without the written consent of Landlord.

2.4 **COMPENSATION:** Tenant agrees to pay Landlord the amount of Seventy Five Dollars (\$75.00) per month or part thereof for each parking space leased to Tenant during the term of the Lease. Tenant agrees to pay Landlord the rent monthly in advance on the first (1st) day of each and every calendar month during the term of this Lease. If the City's Accounting Division does not receive payment by the fifteenth (15) of each month, the rent is considered late and subject to a ten percent (10%) penalty payment. The first rental payment will be due the first day of the month following the date first set forth above.

2.5 INSURANCE: During the existence of this Lease, the Tenant shall procure and maintain general comprehensive liability insurance for bodily injury and property damage in the amount of One Million and No/100ths Dollars (\$1,000,000.00) combined single limit. The Tenant shall provide the Landlord with the proper certificates of insurance or endorsements evidencing the coverage required herein. The Landlord, the City of Las Vegas, its officers, employees, agents, consultants and volunteers must be expressly covered as additional insured parties under the insurance coverage required herein.

The Tenant shall provide renewal certificates for insurance coverage required herein that expires during the existence of this Lease within thirty (30) calendar days prior to the expiration date of said insurance.

The insurance coverage required herein must provide for a thirty (30) day written notice to the Landlord before any amendments, modifications, suspension, cancellations, reductions or non-renewal of coverage. This notice requirement does not waive the insurance requirements contained herein.

In the event that the Tenant fails to obtain or maintain the insurance coverage required herein, the Landlord shall have the right to terminate this Lease.

2.6 MAINTENANCE AND UTILITIES: Landlord shall maintain the Premises in good order; shall make all necessary repairs on a timely basis and shall perform cleaning duties on a regular basis.

2.7 COMPLIANCE WITH LAWS: During the term of this Lease, Tenant shall not use or knowingly permit any person to use all or any portion of the parking lots or leased spaces in any manner which violates any laws, ordinances or regulations of the United States; the State of Nevada; Clark County, Nevada; or the City of Las Vegas, Nevada; or any other governmental authority having jurisdiction over the Premises.

2.8 HAZARDOUS WASTE: Tenant shall not cause or permit any hazardous waste or substances to be used, stored, generated or deposited on or in the Premises by Tenant, its agents, employees, contractors, invitees or sublessees without the Landlord's consent.

2.9 SURRENDER OF PREMISES: Upon the expiration or termination of this Lease, Tenant shall return the Premises to Landlord in a reasonably clean condition and in good order, except normal wear and tear. Any damage to the Premises resulting from Tenant's use or removal of Tenant's fixtures, furnishings and equipment shall be repaired by Tenant at Tenant's expense.

2.10 ACCESS TO PREMISES: Landlord shall deliver to Tenant the right to use, possession and occupancy of the Premises. Tenant acknowledges that Landlord will have unrestricted access to the Premises throughout the term of this Lease, unless Landlord deems it necessary under certain situations or conditions to not allow access to the Premises. Landlord agrees to provide reasonable timely notice to Tenant in the event access is not allowed to the Premises.

2.10 SIGNAGE: Tenant is responsible for posting signs to designate the leased parking spaces with appropriate signage for identification at Tenant's cost.

3. DEFAULT:

3.1 The following events of any one or more of them shall be events of default under this Lease:

- a. If Tenant abandons or vacates the Premises; or
- b. If Tenant fails to pay any compensation to be paid by Tenant under this Lease and such failure continues for thirty (30) days after written notification is issued that payment is delinquent.
- c. If Tenant fails to promptly and fully perform any other covenant, condition or agreement contained in this Lease for thirty (30) days after written notice from Landlord to Tenant.

3.2 If there is an event of default under this Lease, Landlord may terminate this Lease by a notice in writing to Tenant on a date (Termination Date) specified in the notice (which may be the date the notice is given), without any right by the Tenant to reinstate its rights by paying any compensation or other sum which is due or otherwise curing the situation which constituted an event of default. On the Termination Date, the term of this Lease shall terminate as fully and with the same effect as if that were the date of termination specified in Section 2.1.

4. **INDEMNIFICATION:** Tenant shall defend, indemnify and hold Landlord harmless against and from loss, liability and claims of any kind for loss or damage to property, or for any injury to or death of any person arising out of Tenant's use and occupancy of the Premises, or any work or activity allowed or suffered by Tenant on or about the Premise.

5. MISCELLANEOUS:

5.1 **ASSIGNMENT AND SUBLETTING:** Tenant shall not transfer, assign, delegate, mortgage or hypothecate this Lease, in whole or in part, or permit the use of the Premises by any person or persons other than Tenant, or sublet the Premises, or any part thereof, without the prior written consent of Landlord in each instance. Any assignment, encumbrance or sublease contrary to the provisions of this Section 5.1 shall be null and void and constitute a breach of this Lease.

5.2 **PRIOR AGREEMENTS AND AMENDMENTS:** This Lease contains all of the agreements and understanding of the parties with respect to any matter covered or mentioned in this Lease, and no other agreements or understandings shall be effective for any purpose. No provision of this Lease may be amended or added except by a written amendment signed by both Landlord and Tenant.

5.3 **NOTICES:** Any notice or other communication required or permitted to be given under this Lease (herein the "Notices") shall be in writing and shall be (i) personally delivered, or (ii) delivered by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid. The Notices shall be deemed received upon actual receipt. The Notices shall be directed to the parties at their respective addresses shown below, or such other address as either party may, from time to time,

specify in writing to the other party in the manner described above:

LANDLORD:

City of Las Vegas
Attn.: Public Works/Real Estate & Assets
400 Stewart
4th Floor
Las Vegas, Nevada 89101
Phone (702) 229-1020
Fax (702) 384-0527

COPY TO:

City of Las Vegas
Attn.: City Attorney's Office
400 Stewart
9th Floor
Las Vegas, Nevada 89101
Phone (702) 229-6201
Fax (702) 386-1749

TENANT:

Fredrickson, Mazeika & Grant, LLP
Attn: Linda Susan Roth
333 South Sixth Street Suite 230
Las Vegas, NV 89101
Phone (702) 384-4048
Fax (702) 384-4484

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

5.5 NO WAIVER: No waiver of any of the provisions of this Lease shall be deemed, or shall constitute, a waiver of any other provision, whether or not similar, nor shall any waiver constitute a continuing waiver. No waiver shall be binding unless executed in writing by the party making the waiver.

5.6 **COUNTERPARTS:** This Lease may be executed in three (3) counterparts, each of which shall be deemed to be an original.

5.7 **HEADINGS AND INTERPRETATION:** Headings used in this Lease are for convenience or reference only and are not intended to govern, limit or aid in the construction of any term or provision hereof. Any reference to a Section in this Lease shall include all sections and subsections related thereto.

5.8 **CHOICE OF LAW:** This Lease and each and every related document are to be governed by, and construed in accordance with, the laws of the State of Nevada.

5.9 **SEVERABILITY:** If any term, covenant, condition or provision of this Lease, or the application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction, or rendered by the adoption of a statute invalid, void or unenforceable, the remainder of the terms, covenants, conditions or provisions of this Lease, or the application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated thereby.

5.10 **RELATIONSHIP OF THE PARTIES:** The parties agree that their relationship is that of Tenant and Landlord, and that nothing contained herein shall constitute either party as being the agent or legal representative of the other for any purpose whatsoever, nor shall this Lease be deemed to create any form or business organization between the parties hereto, nor is either party granted the right or authority to assume or create any obligation or responsibility on behalf of the other party, nor shall either party be in any way liable for any debt of the other.

5.11 **FORCE MAJEURE:** Lessor and Lessee shall each be excused for the period of any delay in the performance of any obligation hereunder when prevented from doing so by cause or causes beyond that party's control, including labor disputes, civil commotion, war, governmental regulations or controls, fire or other casualty, inability to obtain any material or services, or acts of God.

5.12 **MODIFICATIONS OR AMENDMENTS:** Upon approval of this initial Lease by the City Council and after it has been fully executed by signature of all parties, the staff of the Real Estate & Asset Management Division shall have the authority to complete and execute any additional documents necessary for the completion of the intent of this contractual obligation, or to amend this Lease during the original term of this Lease. As an example, this may include amendments, changes of address, adjustments to monetary revenue or expenditure not to exceed ten thousand (\$10,000.00) dollars, filing and recording of appropriate documents with the County Recorders Office or the County Tax Assessors Office, and recordings and filing with the City Clerk's Office. No amendment, change or modification of this Lease shall be valid unless in writing and signed by all parties hereto.

...

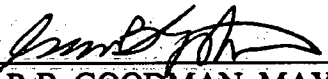
...

5.13 DISCLOSURE OF PRINCIPALS: Pursuant to Resolution R-105-99 adopted by the City Council on November 17, 1999, Tenant warrants that it has disclosed, on the form attached as Exhibit "C" hereto, all principals, including partners, of Tenant, as well as all persons and entities holding more than a 1% interest in Tenant, or any principal of Tenant. If Tenant, or its principals or partners described above are required to provide disclosure under federal law (such as disclosure required by the Securities and Exchange Commission (SEC) or the Employee Retirement Income Act (ERISA)), and attaches current copies of such federal disclosures to Exhibit "C", the requirement of this Section shall be satisfied. Throughout the term hereof, Tenant shall within fifteen (15) days notify City in writing of any material change in the above disclosure. Copies of new federal disclosure filings shall also be sent to the City within fifteen (15) days of any such filing.

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

"Landlord"

CITY OF LAS VEGAS

By 
OSCAR B. GOODMAN, MAYOR

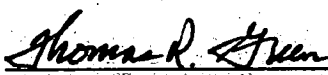
ATTEST:

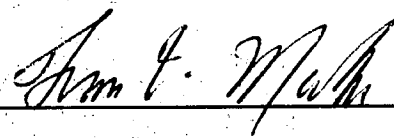

BARBARA JO RONEMUS, City Clerk

"Tenant"

FREDRICKSON, MAZEIKA, & GRANT, LLP

APPROVED AS TO FORM:

 4/16/04
Deputy City Attorney Date

By 



Site Map

Real Estate & Asset Mgmnt



4/14/2004

EXHIBIT "B"

Intentionally left blank

EXHIBIT "C"

CERTIFICATE - DISCLOSURE OF OWNERSHIP/PRINCIPALS (CONTINUED)

Block 1 Contracting Entity (Name)	Block 2 Description
Fredrickson Mazaika	Subject Matter of Contract/Agreement
+ Grant, LLP	Parking Lot
Address 333 S. Sixth St. #230	Lease
EIN or Social Security # 330461407	

Las Vegas, NV 89101

Block 3 Type of Business
☐ Individual ☒ Partnership ☐ Limited Liability Company ☐ Corporation

Block 4 Disclosure of Ownership and Principals			
In the space below, the Contracting Entity must disclose all principals (including partners) of the Contracting Entity, as well as persons or entities holding more than one-percent (1%) ownership interest in the Contracting Entity.			
	FULL NAME/TITLE	BUSINESS ADDRESS	BUSINESS PHONE
1.	DENNIS FREDRICKSON / MANAGING PARTNER	550 H. C ST., STE. 1410 SAN DIEGO CA 92101	619-234-1722
2.	THOMAS MAZEIKA / PARTNER	333 S. SIXTH ST., STE. 230 LAS VEGAS, NV 89101	702-384-4048
3.	TIMOTHY GRANT / PARTNER	550 H. C ST., STE. 1410 SAN DIEGO, CA 92101	619-234-1722
4.			
5.			
6.			
7.			
8.			
9.			
10.			

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

2004

EXHIBIT "C"

Block 4: Disclosure of Ownership and Principals - Alternate

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

Name of Attached Document: _____

Number of Pages: _____

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

Naomi E. Sudranski

Name

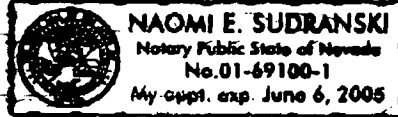
4/14/04

Date

Subscribed and sworn to before me this 19th day of

April, 2004.

Naomi E. Sudranski
Notary Public



2004

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: NEIGHBORHOOD SERVICES**DIRECTOR: ORLANDO SANCHEZ**☒**CONSENT**☐**DISCUSSION****SUBJECT:****REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief**

Approval of utilizing a maximum of \$95,000 of Redevelopment Set Aside Funds to purchase the residential property located at 807 Lawry Avenue from Wells Fargo Bank prior to a foreclosure sale - Ward 5 (Weekly)

Fiscal Impact☐**No Impact****Amount: \$95,000**☒**Budget Funds Available****Dept./Division: Neigh. Svcs./Neigh. Devel.**☐**Augmentation Required****Funding Source: Redevelopment Set Aside Funds****PURPOSE/BACKGROUND:**

Neighborhood Services Department has received notice from Wells Fargo Bank that the owner of 807 Lawry Avenue is in default. The Department has invested \$49,521.42 of HUD HOME Program Funds in the property to make it affordable to the homeowner. If the homeowner does not cure the default by June 17, 2004, the Department will purchase the property from Wells Fargo Bank for a sum not to exceed \$95,000 and resell it subsequently. By so doing, the property can be kept as "Affordable" and the City of Las Vegas will not have to reimburse HUD for the \$49,521.42.

RECOMMENDATION:

The 5/3/2004 Real Estate Committee and staff recommend the purchase and subsequent resale of the residential property.

BACKUP DOCUMENTATION:

Notice of Default letter from Wells Fargo dated March 22, 2004

MOTION:

REESE - APPROVED Items 3 through 44 as recommended - UNANIMOUS with MACK abstaining on Item 39 because, even though his term has lapsed, his membership on the Boys and Girls Club Board of Directors remains to be resolved and Ward 2 seat vacant

MINUTES:

COUNCILMAN WEEKLY reported that the Real Estate Committee met to review all of the Real Estate items on the consent agenda and joins with the recommendation of staff that the City Council approve each item.

(9:46 - 9:48)

1-1390

**WELLS
FARGO**

March 22, 2004

City of Las Vegas
Neighborhood Services Dept.
400 E. Stewart 2nd Floor
Las Vegas, NV 89101-2986

Certified No 7002 3150 0005 4016 3809

RE: NOTICE OF DEFAULT NO. 2004-18

COLONIA SANTIAGO
Property Address: 807 Lawry Street
Las Vegas, Nevada 89106

Enclosed is a copy of the Notice of Default and Election to Sell which we are mailing to you on behalf of the Beneficiary.

Nevada law provides that before a sale of the property can be held, a period of three months must expire from the date the Notice of Default was recorded and mailed, whichever occurs last. In the event the trustor does not cure the default, upon the expiration of the three-month period, June 17, 2004, a sale date will be set and a Notice of Trustee's Sale will be prepared by this office. The Notice of Trustee's Sale will then be published, posted and mailed as required by law.

Should you have any questions regarding this document, please do not hesitate to contact the undersigned at (775) 689-6167.

American Securities Company of Nevada



Philomena Plunket
Authorized Representative

enclosure

APN #139-21-601-005
F/C No. 2004-18

80400034-DK

CLARK COUNTY, NEVADA
FRANCES DEANE, RECORDER
RECORDED AT THE REQUEST OF:
LAND TITLE OF NEVADA

03-17-2004 14:32 JYB
BOOK/INSTR: 20040317-02885
BREACH

FEE: PAGE COUNT: 2
RPTT: 15.00
.00

RECEIVED COPY - HAS NOT BEEN COMPARED TO THE ORIGINAL

**NOTICE OF BREACH AND DEFAULT AND OF ELECTION TO CAUSE
SALE OF REAL PROPERTY UNDER DEED OF TRUST**

In the matter of the Deed of Trust made and executed by Colisha M. Jenkins, a single person, TRUSTOR and American Securities Company of Nevada, as duly authorized TRUSTEE.

SAID Deed of Trust is dated February 14, 2002 and recorded February 28, 2002 as Instrument No. 03057, Book 20020228, of Official Records in the Office of the County Recorder of Clark County, Nevada, securing among other obligations, one note in the amount of \$83,320.00 in favor of Wells Fargo Home Mortgage, Inc., as Beneficiary.

NOTICE IS HEREBY GIVEN that the breach of an obligation for which said Deed of Trust is a security has occurred in that there has been a default(s) in the payment of the principal and interest due on November 1, 2003.

THERE IS NOW OWING AND UNPAID upon said note the principal sum of \$81,639.03 plus arrearages now owing and unpaid through March 11, 2004 in the amount of \$3,528.96, principal and interest, plus any late charges, taxes and/or miscellaneous fees hereafter incurred.

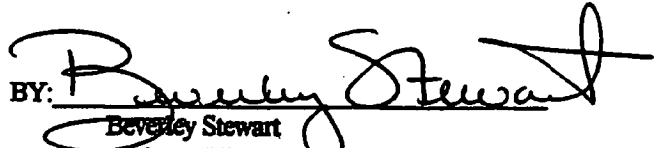
By reason of said breach and default, it is hereby declared that the whole of said unpaid amount of said note and all other sums secured by said Deed of Trust are immediately due and payable, and notice is hereby given of the election of the undersigned to cause TRUSTEE to sell the property described in the Deed of Trust in the manner provided therein; and

NOTICE IS FURTHER HEREBY GIVEN that the beneficiary has heretofore executed and delivered to said TRUSTEE a written declaration of said breach and default and a written demand for the sale of said property.

March 11, 2004

WELLS FARGO HOME MORTGAGE, INC.

BY:

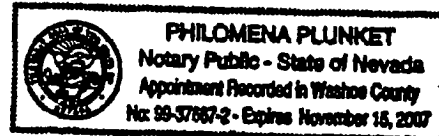

Beverly Stewart
Assistant Vice President

STATE OF NEVADA)
)
COUNTY OF WASHOE)

On this 11th day of March, 2004 personally appeared before me, Beverley Stewart, known to me to be the person who executed the foregoing instrument, or proved to be the same based upon the presentation of satisfactory evidence, and who acknowledged that he/she executed the same freely and voluntarily and for the uses and purposes therein stated.

Philomena Plunket

Notary Public



Recording requested by:
Please mail recorded document to:

Wells Fargo Bank, N.A.
C/o American Securities Company of Nevada
Attn: Philomena Plunket
5340 Kietzke Lane #101
Reno, NV 89511

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: NEIGHBORHOOD SERVICES**DIRECTOR: ORLANDO SANCHEZ**☒**CONSENT**☐**DISCUSSION****SUBJECT:****REPORT FROM REAL ESTATE COMMITTEE - Councilmen Weekly and Councilwoman Moncrief**

Approval of using 18% Set Aside Funds to repay \$500,000 of Community Development Block Grant funding used to purchase property located at Madison Avenue and M Street to facilitate the construction of ten single-family homes - Ward 5 (Weekly)

Fiscal Impact☐**No Impact****Amount: \$500,000**☒**Budget Funds Available****Dept./Division: Neigh. Svcs./Neigh. Devel.**☐**Augmentation Required****Funding Source: 18% Set Aside Funds****PURPOSE/BACKGROUND:**

On February 19, 2003, City Council approved reprogramming of \$500,000 in CDBG Funds from completed and canceled projects to Westside New Pioneers for the acquisition and soft costs of land located at the Northeast corner of Madison Avenue and M Street. The City has since assumed ownership of the property and Neighborhood Services is now requesting approval to exchange the \$500,000 in CDBG Funds with \$500,000 in 18% Set Aside Funds to facilitate the construction of ten single-family homes.

RECOMMENDATION:

The 5/3/2004 Real Estate Committee and staff recommend that the City Council approve the exchange of \$500,000 in CDBG Funds with \$500,000 in 18% Set Aside Funds to facilitate the construction of ten single-family homes.

BACKUP DOCUMENTATION:

None

MOTION:

REESE – APPROVED Items 3 through 44 as recommended – UNANIMOUS with MACK abstaining on Item 39 because, even though his term has lapsed, his membership on the Boys and Girls Club Board of Directors remains to be resolved and Ward 2 seat vacant

MINUTES:

COUNCILMAN WEEKLY reported that the Real Estate Committee met to review all of the Real Estate items on the consent agenda and joins with the recommendation of staff that the City Council approve each item.

(9:46 – 9:48)

1-1390

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: CITY MANAGER

DIRECTOR: DOUGLAS A. SELBY

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ADMINISTRATIVE:

ABEYANCE ITEM - Discussion and possible action to establish an employment policy for state legislators and other elected or appointed government officials

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Recent events have called attention to the need to establish a policy to address the employment of state legislators and other elected and appointed government officials by the City of Las Vegas. Staff will present policy options for consideration by the City Council.

RECOMMENDATION:

Receive a presentation and direct staff to prepare an appropriate policy

BACKUP DOCUMENTATION:

None

MOTION:

GOODMAN – ABEYANCE to 5/19/2004 – UNANIMOUS with Ward 2 seat vacant

MINUTES:

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

APPEARANCES:

OSCAR GOODMAN, Mayor

DOUG SELBY, City Manager

GARY REESE, Councilman

LARRY BROWN, Councilman

MICHAEL MACK, Councilman

BRAD JERBIC, City Attorney

NOTE: MAYOR GOODMAN directed CITY MANAGER SELBY to come up with a policy precluding City employees to serve as legislators.

(9:48 – 9:54)

1-1452

CITY COUNCIL MEETING OF
May 5, 2004

VERBATIM TRANSCRIPT - ITEM 45

Discussion and possible action to establish an employment policy for state legislators and other elected or appointed government officials

Appearance List:

OSCAR GOODMAN, Mayor

DOUG SELBY, City Manager

GARY REESE, Councilman

LARRY BROWN, Councilman

MICHAEL MACK, Councilman

BRAD JERBIC, City Attorney

(9:48 - 9:54)

1- 1452

7 minutes

Typed by: Ydoleena Yturralde

Proofed by: Stacey Campbell

CITY COUNCIL MEETING OF
May 5, 2004

VERBATIM TRANSCRIPT – ITEM 45

19 **MAYOR GOODMAN**

20 Item 45 is discussion and impossible action to establish an employment policy for state
21 legislators and other elected or appointed government officials. Dr. Selby?

22

23 **DOUG SELBY**

24 Mayor and Council, if you will recall this item has been before you on a number of occasions,
25 most recently you abeyed it pending action by the Supreme Court. Unless something's happened
26 in the last 24 hours, I don't believe the Supreme Court has given any guidance on this matter.
27 So, this item is back before you again. Filing has opened and is in process now.

28

29 **MAYOR GOODMAN**

30 Dr. Selby, there was an account in one of the papers this morning to the effect that the, Attorney
31 General's action was being challenged, and there was a suggestion in the article that the Supreme
32 Court was going to allow the Attorney General a sufficient amount of time to respond, which
33 would take it into the summer, it looks like. I think with the election term coming up here, that
34 we have to take a stand, and I'm ready to hear discussion at this point in time but I – it's my
35 feeling that we have to direct you to come up with some kind of a policy which would, where
36 I'm coming from at this point in time based on all the discussions that we have, which would
37 preclude a city employee from serving in a legislative capacity, notwithstanding the fact that it
38 may put us at a disadvantage up at the legislature. I just feel that the problems that are associated
39 with the City employee being a full-time City employee for the two years that they would be
40 serving the legislature, even though they would only be up in Carson City for a minor portion of
41 that time, that it's difficult to have an environment, which is a healthy environment in the City –
42 I think it's an inherent conflict.

43

44 **COUNCILMAN REESE**

45 Are you making that in a form of a motion, Your Honor?

CITY COUNCIL MEETING OF
May 5, 2004

VERBATIM TRANSCRIPT – ITEM 45

46 **MAYOR GOODMAN**

47 I think there should be some discussion if we would like it, but that would be – my motion. But
48 I'm happy to hear discussion at this time.

49

50 **COUNCILMAN BROWN**

51 Your Honor?

52

53 **MAYOR GOODMAN**

54 Yes, please.

55

56 **COUNCILMAN BROWN**

57 What was your motion?

58

59 **MAYOR GOODMAN**

60 My motion is to, for the City Manger to come up with a policy, which would preclude a City
61 employee from working at the legislature.

62

63 **COUNCILMAN BROWN**

64 Okay.

65

66 **MAYOR GOODMAN**

67 I – just feel that we have to give our City employees some direction that, if in fact they choose to
68 run, which is certainly their prerogative, that they understand that there may be some
69 consequences as far as future employment with the City.

70

71 **COUNCILMAN BROWN**

72 Well, to date, if I'm not mistaken, the Manager's Office has provided Council with a host of
73 options ranging from barring employees up to allowing, and that document, I thought, was put
74 forth to create some dialogue and discussion. If I'm not mistaken, the last time we acted on a
75 similar agenda item, there was reference to the Supreme Court making a decision. So I certainly

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76 haven't met with the Manager's Office or staff as far as the strengths and weaknesses of those
77 arguments that were put on the matrix. I'd, I'm not ready to support your motion to direct him
78 for one option. I would prefer, if we need to expedite it, regardless of what happens at the
79 Supreme Court level, I still would like the opportunity to hear a lot more detail with your –

80

81 **MAYOR GOODMAN**

82 And – I think, personally I think that's more than fair. I just felt that – based on the information
83 that I received by way of the newspaper this morning that this was going to be an extended
84 situation. We had to come to a head but could we abey it for two weeks and –

85

86 **COUNCILMAN REESE**

87 – I think that we have probably two options and that is either to disallow or to allow with the
88 opportunity of them paying all their benefits while they're serving if we allow them to – run for
89 public office and make the rules and restrictions a lot tougher and tighter to make it easier for the
90 supervisors to supervise in the off seasons, you know, in the non-serving time. So, to me it's –
91 either not let them serve or serve with many, many conditions. I – I think those are basically the
92 two, but I would certainly respect Councilman Brown as far as showing this abeyance. But to
93 me that's basically the two options that we have.

94

95 **MAYOR GOODMAN**

96 But I think – fairness does require, based on the fact that we are going to make a decision, to
97 have the additional two weeks so this could be discussed with the Manager, further discussion
98 along the lines –

99

100 **COUNCILMAN REESE**

101 Absolutely.

102

103 **MAYOR GOODMAN**

104 That – the Mayor Pro Tem and Councilman Brown have indicated.

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105 **COUNCILMAN MACK**

106 Your Honor?

107

108 **MAYOR GOODMAN**

109 Mr. Jerbic? Pardon Me.

110

111 **COUNCILMAN MACK**

112 Go ahead.

13

114 **MAYOR GOODMAN**

115 Councilman Mack.

116

117 **COUNCILMAN MACK**

118 Mr. Jerbic.

119

120 **MAYOR GOODMAN**

121 Mr. Jerbic.

122

23 **BRAD JERBIC**

124 I just want to put on the record that I received information from the Attorney General's Office
125 that they filed a Writ of Mandamus with the Nevada Supreme Court. The State Legislature has
126 been given until today –

127

128 **MAYOR GOODMAN**

129 – Oh.

130

131 **BRAD JERBIC**

132 – to file their response to the writ of mandamus.

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133 **MAYOR GOODMAN**

134 Shows you can't trust the newspapers.

135

136 **BRAD JERBIC**

137 Yeah. That's – the information from the AGO's office, but I – have no idea when Nevada
138 Supreme Court is going to rule on that or if there's going to be other parties that will file writs as
139 well or briefs as well that will be considered. I just want to bring to the Council's attention that
140 the Attorney General's Office wrote an opinion that essentially prohibited executive employees
41 at the state branch from serving in the legislature. Even if the Supreme Court were to reverse the
142 Attorney General's opinion, I don't think it has any effect on this Council and your decision to
143 stand independent to whatever the Supreme Court says.

144

145 **MAYOR GOODMAN**

146 All right. But, well, I'm going to withdraw my motion. I do that and make a motion to abey for
147 two weeks.

148

149 **COUNCILMAN MACK**

150 Your Honor?

51

152 **MAYOR GOODMAN**

153 Yes, sir.

154

155 **COUNCILMAN MACK**

156 If I can make a quick comment. There might be City employees at this current time that might
157 want to file for the current election. I know the filing has opened up and my personal opinion is
158 – I'd like to continue to allow our City employees to run for office and, but I think that it's
159 prudent, you know, that we don't have the double pay, payroll situation from both City and State.
160 So, I guess my question – is to Roni possibly, is we currently cannot restrict anyone for filing for
161 office. So, any City employee at this time could file for office until we come up with some type

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162 of decision? So I think that message needs to be out there loud and clear that, you know, anyone
163 that's interested could still file for office.

164

165 **MAYOR GOODMAN**

166 All right. Well, I think we're going to have a healthy discussion, Dr. Selby. It looks like there
167 may be some disagreement, which is good.

168

169 **COUNCILMAN REESE**

70 I think what he means is right now is (inaudible) –

171

172 **MAYOR GOODMAN**

173 – Right.

174

175 **COUNCILMAN REESE**

176 So he's just saying can they apply –

177

178 **MAYOR GOODMAN**

179 – they can.

80

181 **COUNCILMAN REESE**

182 – after today?

183

184 **MAYOR GOODMAN**

185 Okay. My motion is to abey for two weeks. Please vote. Post. . Motion carries. (**Motion**
186 **carried unanimously with Ward 2 seat vacant.**) Thank you.

187 **(END OF DISCUSSION)**

188 /yy:sc

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2004

DEPARTMENT: CITY MANAGER**DIRECTOR: DOUGLAS A. SELBY**☐**CONSENT**☒**DISCUSSION****SUBJECT:****ADMINISTRATIVE:**

Report and possible action on the disposition of the Downtown Post Office located at Stewart Avenue and 4th Street - Ward 5 (Weekly)

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

The existing Post Office building has been acquired by the City of Las Vegas from the General Services Administration with historical restoration conditions. A study has been conducted under the direction of Samuel Tolman AIA NCARB to help determine the best use of the existing Post Office building. The report includes proposed cultural programming resulting from interviews with city staff and individuals in the community, and historical research and restoration options. Recommendations as to future programming of the Post Office will be made.

RECOMMENDATION:

Accept report and direct staff accordingly.

BACKUP DOCUMENTATION:

Submitted at meeting: consultant report on the Downtown US Post Office

MOTION:

WEEKLY – APPROVED the report and directed staff to begin working with the Historic Preservation Commission to move forward with this plan – UNANIMOUS with Ward 2 seat vacant

NOTE: COUNCILMAN MACK disclosed that his brother-in-law ANDREW DONNER has a contract with the Lady Luck Casino, which is adjacent to the Post Office. He has a non-restricted gaming license. COUNCILMAN MACK did not believe action on this matter would have any impact on his relative's business; therefore, he would be voting.

MINUTES:

DEPUTY CITY MANAGER FRETWELL called forward ROBERT CHATTEL, CAROL GOLDSTEIN, and SAM TOLMAN, lead architect on this project. She reported that MR. CHATTEL and MS. GOLDSTEIN have conducted over 150 interviews of key community partners interested in the ultimate outcome of the Post Office and noted that the goal of this

CITY COUNCIL MEETING OF MAY 5, 2004

Administrative

Item 46 – Report and possible action on the disposition of the Downtown Post Office located at Stewart Avenue and 4th Street – Ward 5 (Weekly)

MINUTES – Continued:

effort is to identify and work towards a plan that will 1) actively provide an opportunity for all local residents to take advantage of this unique, cultural and historic building, and 2) be an attraction to tourists. Accomplishing the aforementioned goals under one roof is not easy. The program has to be unique and fluid. One of the most important pieces of this puzzle is to try to build on the unique history of the Post Office.

Consequently, the consultant was charged with putting together the key components to be able to accomplish these goals, while keeping in mind the strict guidelines of the Department of the Interior and Park Service and the Historic Preservation Commission that must be met in order to preserve the Post Office building. One of the components includes creating an educational environment to engage the schools, ranging from grades K-12 to Law School, and families. Sufficient civic spaces are needed in order to accommodate small and mid-size events, such as rotating exhibits and receptions. In an effort to tie the old with the present and future, the intent is to have a permanent exhibit of the 40s, 50s, and 60s on the second floor showing clips of judicial proceedings that took place in the building that set the tone for the future of Las Vegas, as well as other historical presentations. The third floor will house a display on current surveillance practices at the casinos and include reception space, with ties to the roof, such as an interior neon display leading to an outdoor neon gallery on the roof. This would be visible from a distance and attract people to the museum. DEPUTY CITY MANAGER FRETWELL recommended the lower level include a catering kitchen with a café that would open into an amphitheater. This is a neat way to create another gateway into the building that people can experience. With the surrounding City Park, the Frank Wright Plaza, and the Downtown Transportation Center, which is to be vacated in the future, there is a lot of opportunity to transition from the inside to the outside and vice versa. The consultants have emphasized that it is very important to connect the Third Street and Lewis Corridors, the Arts District, the Cultural Corridor, and the Fremont Street Experience to the Post Office.

Referring to the consultant's report, DEPUTY CITY MANAGER FRETWELL went over the key steps to be taken: 1) identify the initial preliminary estimates on the capital costs; 2) begin the selection process to identify an architectural firm who has experience in historic preservation and putting together a museum and cultural center of the desired caliber; 3) put together a business plan; 4) include the Historic Preservation Commission and the Park Service; and 5) take advantage of the potential partners identified in the report.

DEPUTY CITY MANAGER FRETWELL thanked MR. CHATTEL and MS. GOLDSTEIN for their detailed work in the report, which sets a very strong foundation for moving forward. Also, MR. TOLMAN and NANCY DEANER of Leisure Services have done a yeoman's job in pulling this together and leading the charge for the City. She recommended Council accept the report and direct staff to begin working with the Historic Preservation Commission to move forward with this plan.

CITY COUNCIL MEETING OF MAY 5, 2004

Administrative

Item 46 – Report and possible action on the disposition of the Downtown Post Office located at Stewart Avenue and 4th Street – Ward 5 (Weekly)

MINUTES – Continued:

COUNCILMAN WEEKLY asked if immediate discussions would be sought with representatives of the Lady Luck regarding some of the recommended visual ideas. DEPUTY CITY MANAGER FRETWELL responded that discussions would commence with the Lady Luck and the Fremont Street Experience, if the Council approves this report. She also noted that the Council has allocated \$1 million to this project to date, which will help through the architectural and construction design phase of this project, as well as help lay out the business plan to facilitate some of the partnerships. Next year will be the big capital improvement year, and some preliminary estimates, which are not currently available, will have to be provided. Operational impact, if any, will also have to be assessed next year. Staff hopes the museum will be up and operation by fiscal year 2007. She answered for COUNCILMAN WEEKLY that staff is in the process of pursuing a Save America's Treasures Grant in the amount of up to \$1 million, and it is keeping a watchful eye on any other source to assist with making this project a reality.

COUNCILMAN WEEKLY pronounced that people are excited about this project. A board member, BOB STODAH, of the Centennial Celebration Committee is planning a function at the Post Office to honor SENATOR HARRY REID. He thanked DEPUTY CITY MANAGER FRETWELL for all the energy she put into this project.

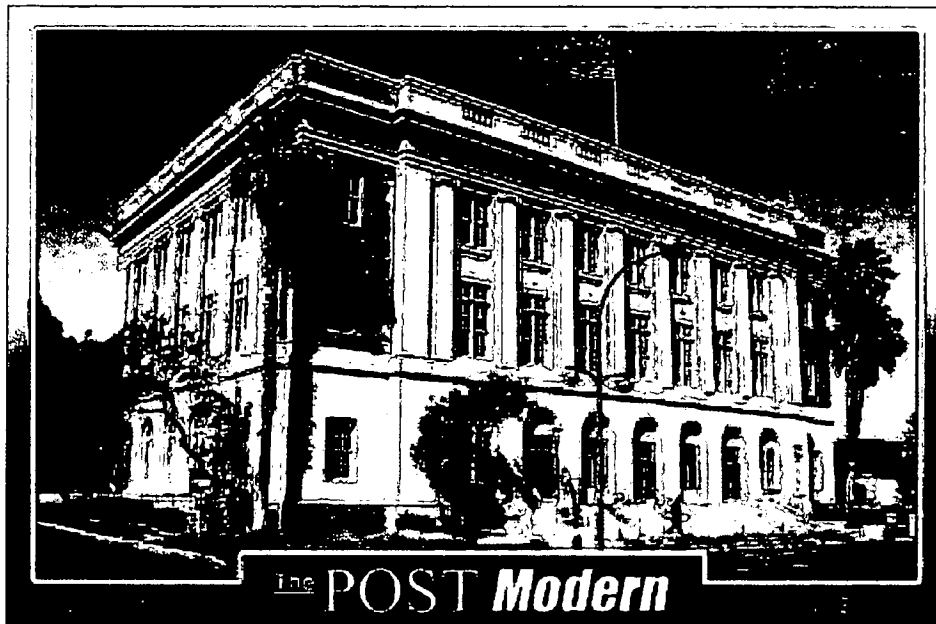
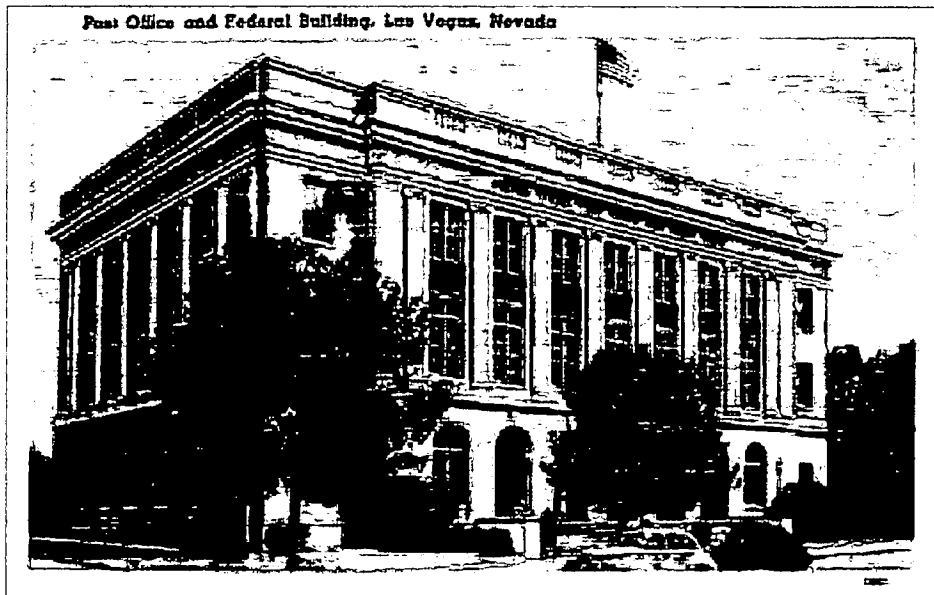
MAYOR GOODMAN mentioned that he is not a consultant fan, but he was very impressed with the product this consultant created. It is going to be the cornerstone of what is going to make this project successful. It is going to be a first class project, along with all the other projects in the downtown area.

(9:54 – 10:12)

1-1715

The POST *Modern*

Reinventing the United States Post Office and Court House, Las Vegas



Consultant Report: Building Reuse Recommendations

City of Las Vegas

Adopted May 5, 2004

Submitted at City Council

Date 5/5/04 Item 46

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Cover: vintage postcard (Richard Wright)

Executive Summary

In the summer of 2003, the City of Las Vegas contracted with consultant Chattel Architecture, Planning and Preservation, Inc. to conduct a feasibility analysis for the adaptive use of the Las Vegas United States Post Office and Court House as a cultural facility. The consultants' work was provided under the responsible control of Samuel D. Tolman, AIA, NCARB, Architectural Project Manager, Office of Architectural Services, City of Las Vegas. Nancy Deaner, Manager, Cultural Affairs Division, City of Las Vegas assisted in coordination and management of arts and cultural programming issues.

The consultants were charged by the City to identify and develop the concept of a unique cultural venue as an appropriate adaptive use of the National Register of Historic Places-listed historic building. The recommended cultural center, The POST Modern, is designed for flexibility in use, while complying with *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings (Secretary's Standards)*¹ required by the National Park Service.

METHODOLOGY

Extensive community involvement was a major feature of the consultant's work. The consultant conducted over 140 interviews with a broad spectrum of Las Vegas constituencies whose backgrounds included federal, state and local government; art and culture; historic preservation; design and building arts; community history; tourism; gaming and hospitality; downtown business, and civic and community groups.

¹ Weeks, Kay D. and Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*, Washington D.C.: U.S. Department of the Interior, 1995.

Research was conducted on local cultural infrastructure, significant historic and architectural features of the building, the building's social history and pivotal events associated with the building, and the courtroom in particular. The consultants reviewed pertinent documents related to prior research of the building and assembled new documentary materials, located additional drawings, aerial photographs and maps to more fully explore past uses and document alterations over time.

GOALS

Program goals include:

- Build identity by offering a unique product
- Capitalize on building's history and the authenticity of downtown, with a focus on the mid-century era – the popular culture of the 1940s through the 1960s
- Celebrate and feature Las Vegas' neon signs and outdoor illumination
- Highlight Las Vegas' unique architectural and design aesthetic
- Present the history and impacts of events that occurred in the building

Design goals include:

- Feature the building's architecture
- Ensure long-term life of the building's physical fabric by investing in higher, front end capital improvements to reduce near-term replacement and maintenance costs
- Conform to the *Secretary's Standards*
- Interpret previous uses and allow flexibility for adaptive use
- Provide flexibility in interpreting zoning and other land use requirements
- Feature cutting edge standards in exhibition presentation
- Link downtown activity nodes, paths and attractions

Audience and organizational development goals include:

- Maintain a first-class vision and create a high quality visitor experience
- Attract residents and visitors
- Focus on gallery exhibits and experiential and educational environments, rather than building a permanent collection of artifacts
- Create sustainable, local partnerships
- Welcome controversy

THE SITE AND ENVIRONS

Significant infrastructure improvements are recommended to take advantage of The POST Modern's location at the fulcrum of streets leading to the future Monorail station, the Fremont Street Experience, the Lewis Street/Justice Corridor and the Cultural Corridor.

Urban design improvements

- Re-open the view corridor towards the building on Third Street
- Construct a user-friendly pedestrian network leading to the building from Third and Fourth streets, and Stewart Avenue
- Expand the Neon Museum Outdoor Gallery as the primary streetscape enhancement expenditure along Third and Fourth streets, and Stewart Avenue
- Commission annual light works installations for Valentine's Day along Third Street between the Clark County Marriage License Bureau and The POST Modern

The POST Modern site improvements

- Initiate a Downtown Culture Shuttle originating at The POST Modern
- Provide safe and secure parking options for visitors
- Design new landscape improvements
- Redesign the park between The POST Modern and City Hall
- Commission a landmark public art attraction in the redesigned park

CULTURAL PROGRAM RECOMMENDATIONS

The POST Modern will have eight galleries and nearly 17,000 square feet of exhibition space, including two galleries designed as educational environments for school groups and families.

The galleries will also host cultural events and civic and educational programming. Small and mid-sized (from 30 to 500 person) special events and receptions will be accommodated in the building and on the roof.

The first floor gallery will accommodate rotating exhibitions on loan from other cultural institutions and temporary exhibitions produced by The POST Modern. Topics for exhibitions will relate to special events in the downtown area, such as the National Finals Rodeo, the World Series Poker Tour and major holidays.

The second floor galleries will highlight the Courtroom as the site of a controversial and important milestone in Las Vegas history – the proceedings of the Senate Special Committee to Investigate

Organized Crime in Interstate Commerce. Issues surrounding the hearings and their impact on the city and country will be presented through multiple perspectives. Immersive exhibits will allow the visitor to explore and absorb the related civics, political and social impacts of the city's development subsequent to the hearings.

The third floor galleries will feature the mid-century era of Las Vegas development. One gallery will consist of participatory environments on the "inside" history of gaming industry operations and government oversight. The other gallery is proposed to be a permanent exhibition of the "outside" history – the flamboyant and symbolic visual iconography of Las Vegas. A partnership with the Neon Museum is recommended to produce an exhibition of restored signs and interpretive and archival materials from their collection. Complementary The POST Modern produced rotating exhibitions will explore local architecture, interior design, staging and set design innovations of the era.

First Floor

- Original postal boxes retained and used as an oral history audio installation
- Cultural Visitors Center for information on arts and cultural sites, events and programs throughout Las Vegas
- Temporary exhibition gallery and special events space
- Gift shop and bookstore (including the Official City of Las Vegas Store)
- Annual Valentine's Day/Week Marriage License Bureau satellite and U.S. Postal Service kiosk with custom designed envelopes/cancellations

Second Floor

- Permanent exhibitions related to the Kefauver Hearings (held in the courtroom in 1950), their impact on the country and the development of Las Vegas from the mid- 1940s through the mid 1960s. Topics include stories of the institutions, government and people involved; myths and reality; the role of the media; and the extraordinary social, cultural and political impact on Las Vegas and the country.
- Courtroom re-enactment media experience/immersive theater
- Civic and educational events, performances and receptions

Third Floor

- Permanent and rotating exhibitions allowing visitors to go "behind the scenes" of the history of casino

operations and government surveillance of organized crime activities from past eras

- Long-term loaned exhibition of neon signs and interpretive materials proposed as a partnership with and curated by the Neon Museum
- Rotating exhibitions on the history of the Las Vegas aesthetic: architecture, interior and stage design and commercial/graphic design

Basement

- “The Bright Spot” Café on the Park (named after the original drive-in at Third Street and Stewart Avenue) – operated in partnership with the Culinary Union
- Catering kitchen for special events

Roof

- Observation deck for receptions and special events
- Continuation of Neon Museum Outdoor Gallery on the rooftop

HISTORIC PRESERVATION FEATURES

- The building is listed in the National Register of Historic Places at the local level of significance.
- The building was the one of the locations of the Senate Special Committee to Investigate Organized Crime in Interstate Commerce, known as the Kefauver Hearings. The hearings appear to place the building on a level of national significance, linking this site to other locations around the country where hearings took place.
- The report identifies and classifies significant spaces and key character-defining features of the building.
- While there have been some alterations and additions to the building since its construction, it still retains significance.
- Both the landscape and immediate surroundings have been significantly altered.

DESIGN AND IMPLEMENTATION RECOMMENDATIONS

- The project will conform to *Secretary’s Standards*, as required by covenants and conditions outlined in the Quitclaim Deed² and to ensure proposed project impacts are managed.
- The City will consult with the National Park Service as early as possible and on a periodic basis during design to ensure

² “Quitclaim Deed [by and between United States of America, as grantor, and City of Las Vegas, as grantee],” Federal Building and Post Office, 13 May 2002.

comments received are incorporated into final plans submitted for approval prior to commencement of work.

- The report identifies areas within the building that could be altered without destroying significant spaces or key character-defining features
- The City will utilize a performance-based approach to determine the extent of upgrades required and limit intervention into significant spaces.
- Existing service lines will be reused where feasible.
- A new central plant will be located outside but proximate to the building footprint to allow for future expansion of functional open space beyond the existing site.
- Seismic retrofit will reduce life safety and property damage risks and provide for contemporary uses with additional strengthening.
- Hazardous materials abatement will occur in the least destructive manner possible.
- The City will explore the potential for the project to become a Nevada State AFL-CIO showcase for a restoration crafts mentor/training program

RECOMMENDED NEXT STEPS

The consultants identified immediate and near term implementation tasks related to:

- Organizational and business planning
- Interim project management requirements
- Collaboration discussions
- Building maintenance and protection, historic preservation and pre-construction activities
- Design team selection
- Audience development events before and during construction

The consultants would like to acknowledge and express their deep appreciation to the many generous and enthusiastic Las Vegas who gave us their time, shared their memories and provided us with their invaluable wisdom and sound counsel.

Introduction

Welcome to the renewal and reinvention of the United States Post Office and Court House, Las Vegas – now, “The POST Modern.”

Imagine visiting one of Las Vegas’ most beloved landmarks, where the architecture and stately elegance are preserved and rehabilitated as a dynamic 21st century cultural destination.

Alighting from the Monorail or Culture Shuttle, or walking along Fremont Street, you are drawn to the site by the vintage Neon Museum Outdoor Gallery Trails leading to The POST Modern. From the freeway and from up close, you are dazzled by restored neon signs glowing atop the new rooftop garden and by larger-than-life light and video projections, transforming the building’s façade into an ever-changing theater screen.

At the building’s entrance, you immediately recognize that architects and designers worked at the highest levels of concept development, design and execution. Walking inside, you enter the world of Las Vegas’ sparkling and intriguing “Mid-Century Modern” era – when the city experienced explosive growth and the vibrating, neon-tinted architecture and aesthetics of excess emerged. Surrounding you are immersive galleries, simulations and fascinating exhibits interweaving colorful, hidden histories of the tourism and gaming industries, organized crime’s dramatic influence on the city and the nation, civics and humanities lessons learned, and a popular mythology that has captured the world’s fascination for years.

The POST Modern will embrace a provocative and challenging vision, celebrate high culture and popular imagination, and thrive on the multiple perspectives and truths surrounding major milestones in Las Vegas and American history. The POST Modern will be a stimulating, compelling, participatory experience to explore and find meaning in the most vibrant and alluring of contemporary cities.

Methodology

Program Methodology

In the summer of 2003, the City of Las Vegas contracted with Chattel Architecture, Planning and Preservation, Inc. to conduct a feasibility analysis for the adaptive use of the United States Post Office and Court House (POCtH) as a cultural facility.

The consultants' work was provided under the responsible control of Samuel D. Tolman, AIA, NCARB, Architectural Project Manager, Office of Architectural Services, City of Las Vegas and Nancy Deaner, Manager, Cultural Affairs Division, City of Las Vegas.

The consultants interviewed over 140 people from a large cross-section of the community (refer to Appendix H for a complete list of interviewees), including:

- civic and community leaders
- historians and preservationists
- former court house employees and attorneys
- cultural workers
- educators
- directors and curators of arts, cultural, library and history organizations
- public relations and marketing executives
- television, radio and press media
- gaming and hospitality businesses
- social and community services
- organized labor
- international diplomacy corps
- visitor services industries
- state and federal elected and appointed officials
- Mayor, City Council members and Council staff
- City Commissioners
- City administrators, department directors, managers and staff

The consultants conducted site visits to museums and visual arts venues in the region and reviewed pertinent documents and reports, such as:

- arts and cultural infrastructure documents and reports (e.g., cultural and arts facility inventories, community arts facilities, spaces, programs and user data, long range plans, cultural facility proposals, prior needs assessments, City-sponsored programs and activities, arts organizations grants/program histories, etc.)
- reports and plans having an impact on cultural planning and activities in the downtown area (e.g., cultural tourism proposals, convention and visitors bureau data and projections, Fremont Street Experience (FSE) programming, transportation and land use plans, CIP budget, downtown open space plans and proposals, downtown redevelopment activity, streetscape plans, economic development plans/reports, demographic information, etc.)

Building Research Methodology

As part of background work to evaluate the detailed character of the building and its setting, the National Register of Historic Places (National Register) nomination form prepared in 1982 was reviewed. The building was listed in the National Register at the local level of significance for its "intrinsic and representational values...in two areas: architecture and politics/government."³ The National Register nomination form focused on design and construction of the building. Our intent in performing new archival research was to fill the gap in both time and social history by more fully exploring past uses of the building and documenting alterations over time made to accommodate changes in tenancy, technology and fashion.

The National Register nomination form was soon followed by the *Historic Structures Report: Federal Building-United States Post Office* (HSR) prepared in 1985.⁴ This HSR documented the current, altered condition of the building and made several recommendations for appropriate treatments in continued maintenance of the building for its original purpose. Several other reports on the building were procured from the U.S. General Services Administration (GSA) in San Francisco, some of which are referenced in this report. All known reports are included in the reference list (refer to Appendix A), however not all known reports were available for review.

More recent reports, including two prepared for the City of Las Vegas, should also be mentioned. The JMA Architecture Studios *Federal Building / United States Post Office Building Existing Conditions, Adaptive Reuse Feasibility Study*⁵ (JMA report) and Griswold & Associates *Conservation Assessment: Historic Fabric and Surfaces/Federal Building and Post Office*⁶ were consulted. The JMA report appears to serve as the Program of Preservation and Utilization identified in the Quitclaim Deed. This report further develops the alternative presented in the JMA report for a culture center/museum.

³Fraserdesign, "Federal Building / U.S. Post Office," National Register of Historic Places Nomination Form, Las Vegas, Nevada, 7 March 1982, Section 8.

⁴Page, Anderson & Turnbull, Inc, *Historic Structures Report: Federal Building - United States Post Office*, Project Number ZNV72178, June 1985.

⁵JMA Architecture Studios, *Federal Building / United States Post Office Building Existing Conditions, Adaptive Reuse Feasibility Study*, Final Report, September 24, 2001.

⁶Griswold Conservation Associates, LLC, *Conservation Assessment: Historic Fabric and Surfaces/Federal Building and Post Office, Las Vegas, Nevada*, 21 November 2003.

Original drawings of the building were provided in digital form from GSA, while alteration drawings were provided on microfilm and subsequently digitized. Additional drawings, principally blue line prints, found on the premises were also scanned. The set of architectural, structural and mechanical drawings for a new Central Plant were also consulted. The full complement of these drawings is substantial, however it is nonetheless incomplete (refer to Appendix D).

Historic photographs, aerials and maps were also sought to help describe changes over time to the building and its setting. The compendium of all these resources informed the preparation of maps and floor plans describing the relative significance of spaces within the building, helping to guide program development.

The *Secretary's Standards* are utilized as the architectural and design review criteria (refer to Appendix G). This report further describes how proposed uses and potential impacts of the conceptual layout may affect the historic building and its setting.

Project Goals

Program Goals

Build identity by offering a unique product: Currently, there are several local museums where a visitor can learn about the construction of Hoover Dam (originally known as Boulder Dam), the contributions of pioneer families and the "Rat Pack." Major cultural institutions have expansion plans for high-end exhibits exploring the panoramic history of Las Vegas and southern Nevada and expanding their collections devoted to the subject. It would be folly to duplicate those efforts. Visitors will be attracted to The POST Modern only if the experiences are not offered elsewhere.

Capitalize on the building's history: The building resonates as the site of an important milestone in modern Las Vegas history and the nation: the Kefauver Hearings. The hearings were of as epic a consequence for the future of Las Vegas as the building of Hoover Dam and the advent of air conditioning. It is estimated that 20-30 million people flocked to restaurants, bars and neighbors' homes to watch the all-day hearings on the (then) new media of television. Most visitors and residents today are unaware of what the Kefauver Hearings represent, but they have been living for 50 years with the legacy. There is an opportunity to build a compelling, vibrant and participatory exhibition program and an educational component for area schools based on this focus.

The Significance of the Kefauver Hearings on Local and National History

Senator Estes Kefauver's organized crime hearings were the high point in the building's history and a key moment in American history. Kefauver revealed an intricate web of organized crime, but suggested guilt by association, fitting the temper of the McCarthyistic times: other congressional committees were questioning the loyalty and patriotism of those suspected of communism and spying, while Kefauver's group examined a national—indeed, international—network that affected the daily lives of millions.

Casino executives defended their industry and themselves while the committee focused on their past and rumors about the present. Yet the hearings produced different results than Kefauver intended. Rather than driving out organized crime, it became more entrenched, with Las Vegas attracting other illegal operators from elsewhere who built the neon-lit Strip that burned itself into the world's consciousness.

To the public, Las Vegas seemed a mysterious, dangerous place, a theme it has used to promote itself as a tourist mecca. The hearings brought together longtime residents who joined with recent arrivals from other cities, reflecting Las Vegas's and the Sunbelt's transformation in the postwar boom, how newcomers were changing the city into a major metropolitan area, and how it remained, at heart, a small town: Cliff Jones, a dam worker-turned lawyer and lieutenant governor, part-owner of a casino tied to Meyer Lansky's empire; Bill Moore, a businessman-turned-casino co-owner and tax commissioner, regulating and defending his industry; and Wilbur Clark, the Desert Inn's public face, beloved yet seemingly unaware that others ran his hotel.

Looming in the background were dynamic figures like U.S. Senator Pat McCarran, one of the nation's most powerful politicians, who disliked this growing new industry yet saw it as his duty as a Nevadan to protect it, and Hank Greenspun, a crusading publisher, later as powerful and important in Nevada as the politicians and casino owners he attacked—and he and McCarran would confront each other in the same building three years later, in another link of the old Nevada and the new, the older America and the new, that the Post Office and Court House so beautifully represents.

More significantly to the nation, as the site of the hearings, the federal building, used by a succession of respected federal judges, proved to be the foundation of a change in organized crime in America. Whatever his failures in Las Vegas, Kefauver shined a light upon corruption elsewhere, and many who had worked in illegal gambling in other cities increasingly moved to Las Vegas, which became, in the public mind, America's organized crime capital.



– Dr. Michael Green, Professor of History, Community College of Southern Nevada

Connect to the history and authenticity of downtown Las Vegas: The “sub-culture” of downtown’s authenticity is the focus of much interest among visitors. Tourism and hospitality professionals, scholars and marketing experts stressed that visitors are consistently fascinated by the “inside stories” of Las Vegas. Yet there are no major visitor attractions or in-depth exhibitions presenting that mystique. It is widely agreed that tourists would be attracted to exhibitions that reveal the hidden histories of the gaming businesses, scandals of earlier eras, colorful and notorious figures who built the city, and the boosterism creating the Vegas allure and mystique.

Celebrate Las Vegas’ neon signs and outdoor illumination: A firm majority of interviewees were most enthusiastic about involving the Neon Museum in this project. The Neon Museum is widely believed to be the ideal fit thematically, as the high points in the history of the medium’s use directly parallel the history of the building. This exhibition theme is a market niche allied with the spirit of downtown’s branding efforts as a way to rekindle visitor interest. The Neon Museum’s board and staff leadership expressed interest in discussing the opportunity to curate and install restored signs, prepare archival exhibitions and sponsor docent tours of the Outdoor Gallery as a complement to their current priority of building a Visitors’ Center and related site improvements at the Boneyard.

Highlight Las Vegas design and building arts: Discussions with the American Institute of Architects (AIA), museum directors and curators revealed an unmet demand for exhibitions featuring the city’s history and innovations in architecture, interior design, casino floor show set and prop design, and commercial/graphic design. It was often suggested that the most fitting venue to showcase such a theme would be in this landmark building. A strong visitor interest in the topic is evident in thematic tour packages, international publicity and media exposure for the Neon Museum’s collection, and a proliferation of books, exhibitions, articles and atmospheric scenes in film and television productions. Exhibitions could feature the region’s ambitious and original design innovations through the decades.

Present history in all its complexity: Celebrities, revered civic leaders, honored pioneers and notorious defendants passed through the doors of the courtroom between the 1930s and 1960s. Interviewees supported bringing both the uplifting and the grave aspects of the city’s history to life. They suggested that a focused exploration of this particular era in the city’s history would most appropriately be told in the building where it occurred.

Design Goals

Feature the building's architecture: For over 70 years, the building was treated with reverence and care. Replacement fixtures, such as the glorious pendant lamps that once adorned the lobby, should be selected with an eye toward bringing this venerable building from the 1930s into the 21st century with style, class and sparkle. The courtroom rehabilitation should employ the finest materials and finishes to highlight its restrained, elegant, architectural ornamentation. Areas with potential to expand square footage, such as the building roof and light wells, should be used to their best advantage.

Ensure long-term life of the building's physical fabric by investing in higher, front end capital improvements to reduce near-term replacement and maintenance costs: The proposed project should be a *substantial* rehabilitation in that it should provide for replacement and upgrade of building systems and infrastructure for the long term. It should also include provisions for improved accessibility and circulation.

Conform to the Secretary's Standards: Basic concepts contained in the HSR and Conservation Assessment should be used as a guide for rehabilitation. The National Park Service (NPS) should be consulted early and throughout the design process. The reuse program should ensure that impacts to historic building fabric are limited.

Interpret previous uses and allow flexibility for adaptive use: Significant spaces and key character-defining features, and areas where sensitive reconfiguration may be allowed should be identified. The historic role and use of the building in the community should be respected and interpreted.

Provide flexibility in interpreting zoning and other land use requirements: Strict adherence to setbacks, height, parking and other regulations could make reuse impractical. Therefore, it may be necessary to provide incentives to facilitate rehabilitation and leniency in application of regular codes. When possible, full compliance should be accommodated, and where necessary, variance, text amendments, or other modification should be sought to facilitate and make possible the proposed use.

Feature cutting edge standards in exhibition presentation: Exhibition designers and curators understand the visitor's need for a stimulating experience, which must compete with the sensations and stimuli available through other leisure-time experiences. The

POST Modern must captivate audiences embedded in a culture of video, virtual reality games and feature film special effects. Las Vegas audiences are also inundated with expensive technology and immersive environments of slot machines, floor shows, advertising and ticketed events.

Link downtown activity nodes, paths and attractions: The building and site are located at the intersection of the Third Street Pedestrian Corridor, the Art Trail and the Cultural Corridor Trail. With the vacation of Third Street between Ogden and Stewart avenues, the site can also be positioned as the northern anchor of the Casino Center/downtown entertainment district and the southern anchor of the Cultural Corridor. Recommendations in Section Two address specific streetscape improvements to create an energized pedestrian environment.

Phased site improvements for an eventual build-out of the entire block as a clustering of additional cultural facilities should be included in conceptual and schematic designs. The site will be significantly improved by relocation of the Regional Transportation Center's bus traffic and a re-envisioning and re-design of the City Hall-adjacent park. Recommendations in Section Two address specific site improvements to create a viable concentration of activities.

Audience and Organizational Development Goals

Maintain a first-class vision and create a high quality visitor experience: The POST Modern should set and maintain the highest standards for execution from conceptual development through design and implementation. Soliciting and attracting the strongest talent and expertise to work on this project is a must. In particular, design excellence and high-end exhibition and programming production values are key to the project's image and critical to long-term viability.

Focus on gallery exhibits and experiential environments, rather than building a permanent collection of artifacts: The focus in the short term should be on loans of objects and materials for exhibitions, rather than the costly investments of acquisition, conservation, care, insurance and other aspects of collection development. This will allow the venue to be flexible, responding to changing demand.

There will be little interest in a new popular culture/local history venue if it consists merely of "books on the wall" presentations and artifacts of material culture encased in climate-controlled vitrines. Several regional institutions have expressed a willingness to share their collections (largely in storage) towards greater exposure. The venue should be envisioned as media-rich exhibition environment, augmented by extensive cultural programming, changing exhibitions and participatory experiences.

Create sustainable, local partnerships: Local and state-wide civic, cultural, educational, humanities and business groups have expressed a strong interest in sponsoring and producing public programs based at the site. Positioning The POST Modern as a "platform" for other groups' productions and presentations will result in a rich array of offerings, foster a sense of community ownership, create a lively atmosphere, provide earned income, and infuse the project with front-end exposure and broad participation.

Welcome controversy: The Centennial theme "We Did It Our Way" is indicative of a city that is ready to embrace its complex past. Exhibition trends are also moving toward a more balanced interpretation of themes and issues. It is now quite common to present issues through multiple lenses and perspectives, challenging audiences with more than one set of truths. Even exhibitions that deal with contested issues seek to balance exploration of the darker side of human nature and civilizations with affirmation and humanism.

Contemporary Historic Sites: Exploring Controversy and Multiple Truths

"The Essence of Ojai," Ojai Valley Museum

An exhibit detailing the town's colorful history as a magnet for the spiritual leaders and their followers who developed Ojai as a haven for quirky, New Age practitioners and an important center for unconventional philosophies and healing practices.

Matewan Historic District and Development Center, Matewan, West Virginia

A regional heritage tourism program built on the violent Matewan Massacre of 1920 and issues surrounding the infamous Hatfield-McCoy feud, important milestones in organized labor history.

"Through the Gates: Brown v. the Board of Education," California African American Museum

Artists' installations and contemporary photography juxtaposed with historic artifacts and archival materials tracing the evolution of key federal and state court rulings on the issue of "separate but equal" education facilities.

"Speak Out v. the U.S.," Manhattan New School

Fifth grade curriculum development and lesson plans on free speech and constitutional issues, including a mock "Brown v. the Board of Education" trial and (this year) a courtroom field trip day to view the Martha Stewart trial.

National Civil Rights Museum, Lorraine Hotel, Memphis, Tennessee

This museum – site of the assassination of Dr. Martin Luther King, Jr. – re-creates the crime scene environment, exhibits material evidence and history of a case that was never brought to trial, explores conspiracy theories and discusses the long history of the civil rights struggle and the impact of civil rights movement on the world.

The Sixth Floor Museum at Dealey Plaza, Texas Book Depository, Dallas, Texas

Location of the assassination of President John F. Kennedy. A permanent historical exhibition of his life, focusing on the impact of his death on the nation and world. Exhibits present equally-weighted evidence and analyses of the multiple theories surrounding the event.

Contemporary Historic Sites (continued)

Lower East Side Tenement Museum, New York City

Rehabilitation of a 19th century apartment building, recreating crowded, unsanitary housing and neighborhood conditions, balanced by warm personal histories of the tightly knit community of immigrant families who were prior occupants.

Los Angeles Police Department Experience Museum and Education Center

Explores the LAPD's highly controversial history through exhibits and artifacts, balancing what LAPD organizers characterize as "the good the bad and the ugly" behind the department's activities. Opening temporary installation of artists' works relating to themes of custody, captivity, surveillance and containment.

"Out of Line," Anne Frank House

A contemporary interactive exhibition dealing with multiple points of view, pitting two democratic ideals against one another: freedom of expression and the right to be protected against discrimination. Visitors witness films and video expressing multiple points-of-view and are forced to make a choice as to where the line should be drawn.

Vietnam Era Educational Center, New Jersey Vietnam Veterans Foundation

The first education center to explore opposing views and experiences about the Vietnam War. The often contradictory elements of history – "memory" and "evidence" - are presented through a small "testimony theater" and an "evidentiary timeline".

"Voices of Eastern State," Eastern State Penitentiary, Philadelphia, Pennsylvania

Visitors explore former prison cellblocks and yards with a portable audio tour, narrated by Steve Buscemi (currently starring in "The Sopranos") and including ambient whispers, voices, and shouts echoing the oppositional experiences of wardens, guards and inmates.

Section One: Findings

Downtown Development Trends

New ownership, new energy, new ideas: Many downtown gaming and hotel properties (as well as vacant parcels) have changed ownership over the past three years. New owners are young, urbane, responsive to recent shifts in the region's visitor profile, and poised to capitalize on downtown's history and authenticity. They have a strong interest in supporting nearby off-site amenities to enhance downtown's drawing power, image and cache. Over the next several years, there will be an extraordinary infusion of private dollars invested in revamping the look and style of Fremont Street and its environs. The current overhaul of the FSE light canopy, new leadership of the FSE organization and new management of Neonopolis are expected to help increase visits to downtown in the near future.

An economic and civic renaissance: The energy and financial commitment adjacent to downtown are unparalleled in recent history. Current milestones include:

- opening of the Las Vegas Premium Outlets Mall
- conceptual planning for the "61 Acres"
- development of the Justice Corridor and Lewis Street improvements
- proposals for a new medical campus
- multiple plans for mixed-use development projects
- new housing units under construction
- enthusiasm and leadership for a major performing arts center
- a thriving Arts District
- the future downtown Monorail stations

Heightened media interest: Las Vegas has always been in the national spotlight, and recently downtown has benefited from increased media attention. Prime time television programming includes:

- several prime time fictional dramatic series

- a reality TV series
- documentary marathons on the History, Discovery and Travel channels
- poker tournaments as both competitive sporting events and trend-setting entertainment

This summer, a reality TV series is scheduled for broadcast based at the Golden Nugget.

Civic anniversaries: Next year, the city's Centennial will celebrate Las Vegas' (and especially downtown's) age, as well as its youthful exuberance. 2005 is also the 150th anniversary of the establishment of the Mormon Fort. A high level of community involvement, combined with interest from major corporate underwriters and media sponsors, is a convincing testimony to the interest in and passion for local and regional history.

City-sponsored initiatives: The City is embarking on several new initiatives to boost revitalization downtown, including:

- the new City Hall East development
- an extensive Urban Trails program
- solicitation of developer interest for the East Fremont Street Entertainment District
- development of the new Central City Inter-Modal Transportation Terminal
- attention to pedestrian and community safety issues

Perception problems: In spite of the gains cited above, for a significant number of visitors and local residents, downtown still carries a negative stigma. Interviewees cited:

- personal safety and security issues
- failures of Neonopolis, the City Hall-adjacent park and Binion's Horseshoe
- proliferation of marginal retail establishments
- lack of monitored parking structures
- related socio-environmental concerns

Current Cultural Facility Infrastructure

Las Vegas is in the midst of a major building boom of museums and exhibition spaces. Many new galleries are being designed for presentation of local and regional history, especially related to entertainment and natural history. A strong recommendation of museum and cultural history professionals interviewed (and their funders) is that The POST Modern should not duplicate or compete with these efforts, but instead present material that is unique and distinctive.

Space inventory: There is a strong network of small (under 1,000 square feet) community galleries in branch libraries and community cultural centers. These are augmented by small and mid-size spaces at major museums and University of Nevada, Las Vegas (UNLV) galleries. Space for loaned, temporary museum-quality exhibitions is limited.

Locations: Cultural venues are widely dispersed throughout the region. Exceptions are the Cultural Corridor cluster, the Arts District and the future Las Vegas Springs Preserve cluster. Distances among institutions are major impediments to collaboration and audience development.

Marketing: Cultural venues have collective marketing budgets that are less than 1% of local entertainment, gaming and shopping attractions, resulting in little exposure and a comparatively invisible profile. All organizations expressed an interest in far greater exposure of their products and programs.

Local history exhibitions: The Nevada State Museum, the Las Vegas Natural History Museum, the Desert Living Center, Las Vegas Springs Preserve Visitor Center and the Clark County Heritage Museum are each planning significant exhibition space. In a move away from earlier traditions of artifact display and informational text, new venues will include state-of-the-art, technologically-driven, interactive installations.

Topical exhibitions: The region also hosts a variety of topical history museums and exhibits, such as the Atomic Testing Museum, the planned Moulin Rouge Museum, the Walker African American Museum, the Old Mormon Fort State Park, the Neon Museum and the Liberace Museum. All are in various stages of facility planning.

Museum design: Museum professionals cited the high standard set by the new Nevada Museum of Art in Reno. They and aspire to

the same level of excellence and philanthropic support. The project is touted in the media as the centerpiece of Reno's changing image, in terms of its ambitious exhibition program, its radical design, and its successful private fundraising effort.

Private sector competition: A major concern among non-profit museum professionals is the proliferation of cultural venues at gaming properties, sapping the visitor's desire to seek those amenities off-site. While such ventures are loss leaders, casino owners recognize the branding and marketing value of the investment.

Audience Development – Residents

Longtime residents of Las Vegas and Nevada view the building as a pre-eminent symbol of the community's heritage and as a civic building with a singular resonance. Many people interviewed had sentimental personal memories to share about working or visiting the Post Office. Some post office boxes have been passed down through generations from the day the building opened for business.

Clear priorities emerged in the interview process, indicating that residents and civic leaders expect a public benefit component to be integral to any reuse of the building. These priorities should guide programming and audience development efforts:

Create a gathering place: There is widespread desire for a place of common ground, for residents to come together to explore community values, share views, and educate themselves in civic and human affairs. Residents desire programs that foster a sense of community and mutual respect and that serve as a balance and counterpoint to the glorified, superficial image of Las Vegas.

Produce inclusive programs: Exhibits and programs should appeal to diverse audiences and reflect the entire community's experiences and perspectives. Cultural concepts should be presented and viewed in the broadest terms. Local professional and civic groups expressed great enthusiasm for participating in and sponsoring inter-generational, humanities, educational, and public affairs programming. Potential partners include Nevada and Las Vegas Bar Associations, the Sentinel Voice, the Nevada AFL-CIO, the local chapter of the AIA and the UNLV Law School Moot Court Competition.

Focus on popular culture: There is heightened interest in local history due to the Centennial celebration, similar to the high interest in the nation's history surrounding the 1976 Bicentennial celebration. It is not clear to what extent this will continue after the Centennial. But for now, residents are far more interested in exhibits and programs related to community history than they are in corporate history. Programs such as Chautauquas, re-enactments, lecture series, oral histories and curricula development were cited as relevant.

Broadcast the building: The City's and School District's cable channels, KNPR and Las Vegas Philharmonic broadcasts of live events at The POST Modern are ways to reach residents who may later be enticed to attend live performances and events.

Create curriculum-related programs for school groups: The Courtroom space and related galleries provide an unparalleled opportunity to educate teachers and students in civics and civic affairs, leadership, local history, justice and the legal and judicial system.

Attract recent arrivals: While newer residents may not be as connected to local history, they may be more inclined to explore places that help them (and their children) understand and experience their new hometown. This impression is backed by the 2001/2002 Clark County Resident Survey sponsored by the Las Vegas Convention and Visitors Authority (LVCVA). Out of 30 favorite leisure time activity categories, "sightseeing" placed as the sixth, above shopping, recreation and sporting events. First through fifth places were movies, gambling, hiking, eating out, and golf, respectively.

Market aggressively: A major publicity effort will be required to bring residents to a downtown cultural venue, an area viewed as a government and tourist district. Organization-sponsored events are critical to lure first time visitors.

Provide site amenities: The widespread perception of downtown's inhospitable environment must be overcome. Active, well-lit sidewalk environments are absolutely necessary. Valet parking and guarded lot parking should be provided for special events.

Audience Development – Visitors

Cultural experiences are not primary or secondary attractions for visitors to Las Vegas, especially those from major metropolitan areas. Local museum attendance figures support this assertion. While initial ticket sales at gaming property-sponsored fine art exhibitions were promising, more recently such amenities serve as ancillary marketing tools, not revenue generators.

The building is one of the most significant landmarks in southern Nevada. However, industry leaders interviewed agreed that for domestic and international tourists, the building will not be an attraction in and of itself, as most tourists come from communities with a wealth of historic architecture. The reuse of the building is of far greater consideration. Criteria emerged from these discussions and LVCVA surveys that should guide efforts to attract out of town visitors:

Recognize the competitive marketplace: Cultural providers and tourism industry professionals stressed the difficulty in drawing visitors to cultural product amidst the competitive leisure and entertainment menu in the region. Most local cultural venues capture far less than 1/5 of 1% of the 36 million annual visitors.

Perhaps due to the 220 days per year of staged programming, the answer “not enough time” is consistently the primary reason that visitors give for not attending certain attractions while they visit, according to LVCVA surveys. Artistically-produced shows such as Cirque du Soleil, Blue Man Group and Celine Dion monopolize visitors’ time and budget for quasi-cultural/entertainment activity.

Market to the entire region: There are about 7,500 hotel rooms downtown and 75,000 on the Strip. Although occupancy and turnover are high downtown, the comparative numbers indicate great value in joining other downtown cultural venues to market to Strip visitors. This is no small task. One of the biggest challenges will be to attract first time visitors to the building.

In the FY 2002 Las Vegas Visitor Profile, the number of visitors who visited Downtown Las Vegas was 44%, down 16% from the year the Fremont Street Experience opened in 1999. The same survey showed that while 55% of the respondents came downtown primarily to see the Fremont Street Experience less than 1% came to sightsee, a decline of 12% since 1998.

Downtown gaming properties currently cater to several primary markets:

- older, repeat visitors with higher price resistance to paying for leisure activities
- the 25-50 year old market, seeking authenticity of product for whom new owners intend to capitalize on the "Vintage Vegas" theme
- the college-age "spring break" market, whose time and disposable income are spent in lounges, bars, and on the gaming floor
- the package tour market, increasingly comprised of international visitors

Exceptions to the above profile are the Lady Luck timeshare property and the Golden Nugget, the only Four Diamond AAA property downtown. Owners anticipate the 500 Lady Luck units will run 52 weeks a year at 92% occupancy, or approximately 30,000 rentals a year.

In 2002, the average visitor who declared that they spent money on sightseeing spent \$144.20 per trip. This would indicate the wisdom of marketing to the higher end visitor downtown and those staying at Strip hotels.

Market to repeat visitors: In the FY 2002 Las Vegas Visitor Profile, the number of repeat visitors was 80%. Common wisdom is that this group is always seeking in a fresh experience. However, an aggregate of nearly 49% stated they had no interest in, were unfamiliar with, or didn't like downtown, or thought it was a bad area.

Market to travel agents and tour operators: Hospitality and tourism professionals advised that The POST Modern would be of high interest to:

- tour package operators booking groups at downtown hotels
- travel agents and package operators booking international visitor tours, especially if presentations are multi-lingual and primarily visual
- meeting planners booking extra-curricular convention programs for spouses
- local bus tour operators booking stops at the Premium Outlet Mall adjacent to downtown
- hotel concierges connecting with tour bus industry planners
- shopping mall public relations desks offering incentives, gift certificates, and vouchers
- publishers of the Nevada Commission on Tourism's Meeting Guide Planner

Market to conventions and trade show organizers: About 1/2 of the estimated 1.5 million convention attendees in 2002 came for events attended by less than 500 people. This scale of convention is flexible in seeking creative, unusual venues for special events. The growing trade show market also includes a range of smaller events, slotted between larger trade shows.

Industry professionals noted a significant unmet demand for event rentals at unique places that are not associated with gaming properties. Smaller conventions are also compatible with the market targeted by downtown hotel owners. They seconded the extraordinary value of a new off-site, convenient, amenity to help them compete for convention business.

Incentive-based perks, such as VIP invitations to special receptions are also a strong market. The POST Modern can be a value-added incentive as an auspicious location for meeting planners booking such events. MacWorld was lured to Boston from New York due to a variety of incentives, including priority use of major public landmarks for special events.

A variety of smaller conventions, conferences and trade shows (some of which meet annually in Las Vegas) with thematic or business niches would book The Post Modern as a special event locale. For example, the following conventions were in Las Vegas over the past few years:

Building Arts

American Institute of Building Design
American Society of Civil Engineers
United Brotherhood of Carpenters and Joiners
International Brotherhood of Electrical Workers
Society of Architectural Historians
United Union of Roofers, Waterproofers and Allied Workers

Law

Consumer Attorneys Association
Deputy Public Defenders Association
Illinois State Bar Association
National Association of Criminal Defense Lawyers
National Conference of Appellate Court Clerks
North Carolina Bar Association
Professional Bail Agents of the United States

Postal Service

American Postal Workers Union
International Stamp and Coin Collectors
National Association of Postal Supervisors
National Postal Stamp Forum

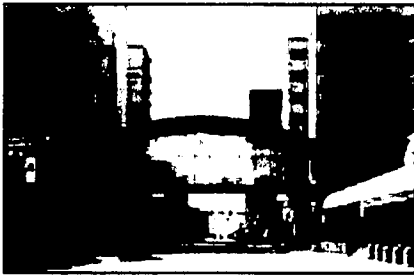
Create must-see attractions for newlyweds: Visitors traveling as a couple are the most common visitor groupings, according to LVCVA surveys. In the FY 2002 Las Vegas Visitor Profile, 6% of first time visitors and 3% of repeat visitors listed "wedding" as their primary purpose, equaling approximately 1 to 2 million people per year participating and attending weddings, based on a 36 million annual visitor figure. A large number of wedding anniversary celebrants and honeymooners can be added to that figure.

The POST Modern is located a few blocks from the current Clark County Marriage License Bureau and Office of Civil Marriages. The Marriage License Bureau is estimated to issue between 150-200 licenses a day and many more on holidays (when the Bureau is open 24 hours a day) including about 1,500-2,000 in the 3-4 days surrounding Valentine's Day.

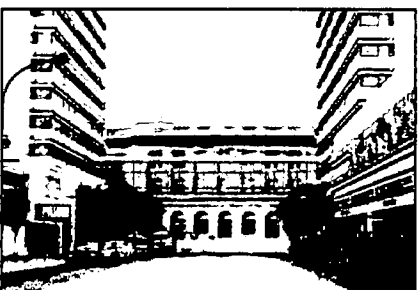
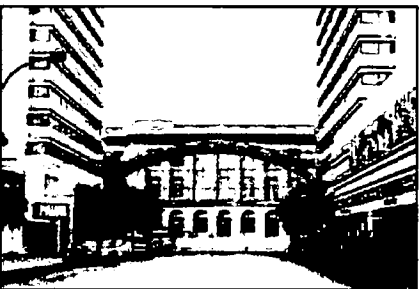
The Marriage License Bureau will be relocated to the Regional Justice Center, allowing lines to form north along Third Street on crowded holidays. From there it is a short walk to nearby wedding chapels and to Fremont Street, where many couples celebrate immediately afterwards. The POST Modern is perfectly situated and themed to benefit from this built-in target market.

Capitalize on the after-dark target market: The building must have hours of operation that differ from most cultural facilities to attract large audiences. Daytime hours and weekday programming will likely appeal to local residents, school groups, and tour operators. Since FSE visitor volume is comparatively low during the daytime, peaking after sundown until well after midnight, the venue should also be open in the evening.

Build in flexibility to respond to changing demand: Many visitors to Las Vegas come more than once a year. They desire unexpected experiences and a refreshed product. Some lounge and bar enterprises close down and re-vamp as often as every six months. Permanent exhibitions must be balanced with rotating material that can be newly marketed.



Top: See-through pedestrian bridge, Anchorage, Alaska. Above: Bridge, Fort Lauderdale, Florida (© George Von Kantor). Below: Existing pedestrian bridge contrasted with transparent alternatives.



Section Two: Urban Design Recommendations

Part 1. Site Environs

The POST Modern is ideally located to draw from high visitor volumes nearby. At the same time, the building is commonly viewed as isolated and off the beaten track. Downtown business leaders are extremely concerned that the site's reuse expand the geographic identity and energy generated by the FSE environment. The POST Modern's surroundings must also be marketed to convince local residents who are either unfamiliar with downtown or skeptical of the local atmosphere. Two site maps at the end of this section illustrate the following recommendations.

Over the past 15 years, Stewart Avenue has served as a downtown traffic circulator and distributor, creating a highly inhospitable and bleak pedestrian environment:

- the Regional Transportation Center's (RTC) bus traffic, noise and pollutants
- Fourth Street and Casino Center servicing freeway traffic
- looming parking structures and blank building walls flanking the roadway
- numerous driveway entrances
- narrow, unlit sidewalks

The relocation of the RTC will improve conditions significantly, although this may be offset by construction of the Casino Center distributor road.

Re-open the view corridor north on Third Street from the Justice Corridor: When constructed, the building was a singularly impressive landmark, sited to dominate views from over a mile south on Third Street. That axial view has been undermined by several subsequent urban design decisions, resulting in a complete loss of visibility toward the building. Contributing factors include:



FSE stage and mature street trees block views north toward building

- Construction of the Lady Luck pedestrian bridge and its design as an opaque structure with a decorative, arched parapet. Assuming the bridge must remain, the parapet should be removed and the bridge redesigned to be as transparent as possible.
- Construction of a massive, elevated and covered stage in the south crosswalk of the Fremont/Third Street intersection. The stage should be either relocated or redesigned to open views and facilitate northbound pedestrian traffic.
- Planting and maturation of trees blocking sight lines and views of the restored neon signs from the pedestrianized block of Third Street between Fremont Street and Ogden Avenue as well as along Ogden Avenue. View-obstructing landscaping should be removed.

Construct a user-friendly pedestrian network: The building and site are at the fulcrum of several City land use and urban design initiatives. Implementation and funding for streetscape improvements offer potential for customized streetscape amenities connecting anchor destinations:

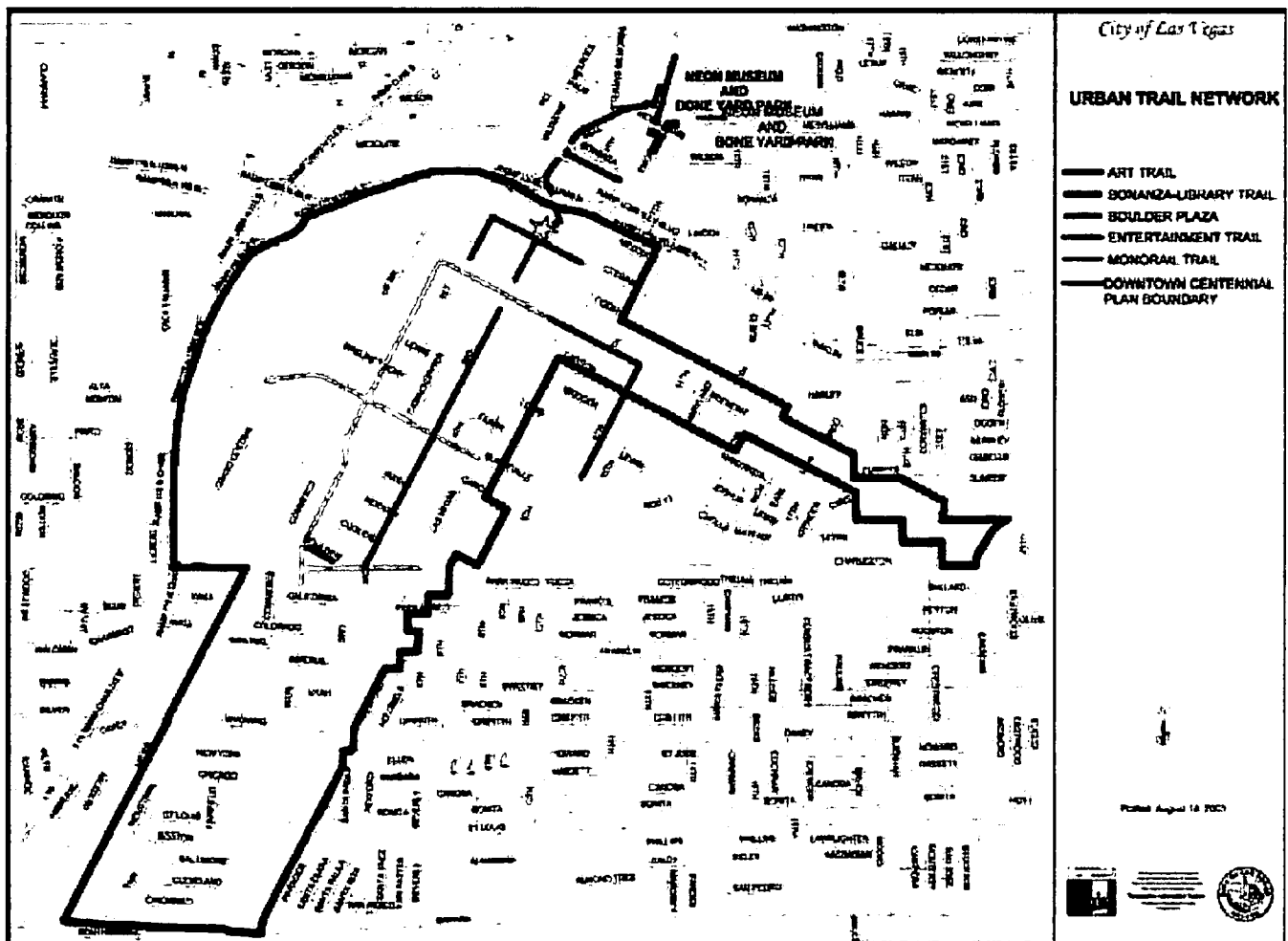
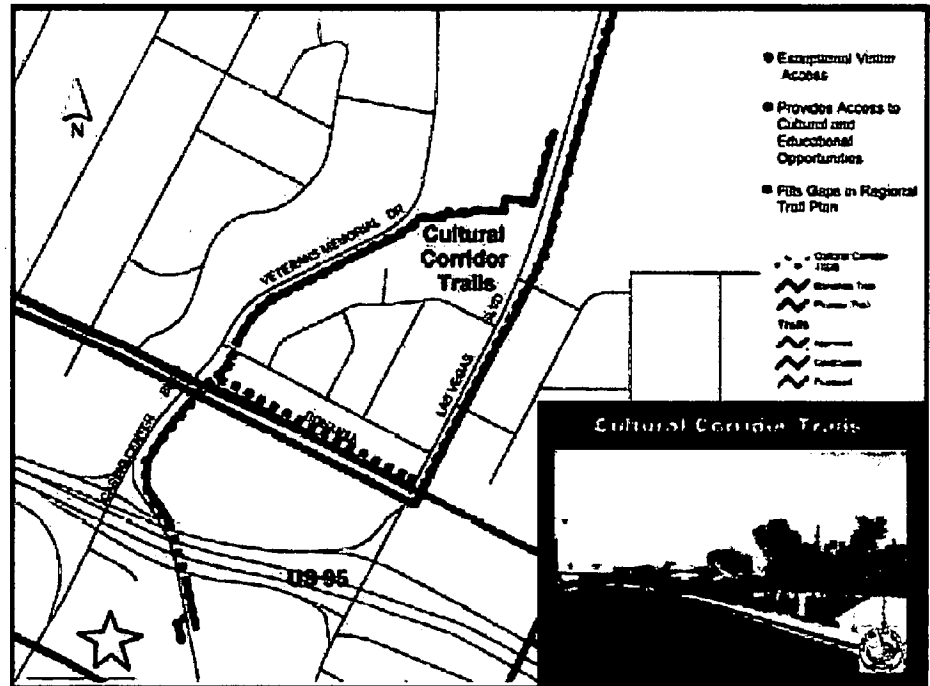
- **Fourth Street** link between City Hall and the Cultural Corridor⁷
- northerly anchor of the **Third Street** Pedestrian Connector between Ogden and Stewart avenues⁸
- A future landmark destination along the **Downtown Art Trail**, leading from the planned Monorail station on Main Street and from Fremont Street⁹

⁷ Downtown North Land Use Plan, 2003.

⁸ Las Vegas Downtown Centennial Plan, 2000.

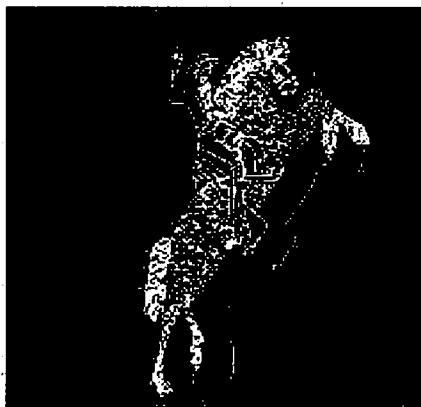
⁹ Urban Trails Map, 2004.

Las Vegas Cultural Corridor Trail and 2004 Urban Trail Network maps with The POST Modern starred



Create an urban cultural park: The opportunity exists to invigorate the north end of downtown, with a critical mass of activity linking the entertainment attractions of Fremont Street and the Cultural Corridor's offerings.

- Over the long term, the entire block surrounding the building site should be infused with active, energetic uses.
- Landscape improvements should incorporate on-site management and activities produced in a controlled environment.
- The first phase of The POST Modern Park should be anchored by a photogenic, kinetic, "must see" participatory landmark, visible from the I-515 freeway and activated during the day and evening¹⁰ (refer to the following section for examples).



Hacienda "Horse and Rider" and "Silver Slipper" (© The Neon Museum)

Expand the Neon Museum Outdoor Gallery: In lieu of the Downtown Standard Streetscape Design Standards for Stewart Avenue¹¹ funds for landscape and hardscape improvements in the vicinity of the building and site should specify installation of restored neon signs as the primary focus of funding.

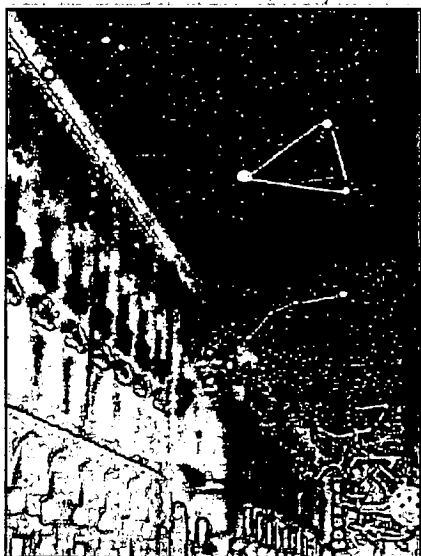
- The City should partner with the Neon Museum to raise matching funds for sign restoration and develop agreements for long-term loans from the Museum's collection. Applications for projects funded by the Southern Nevada Public Lands Management Act should incorporate funding for the Neon Museum Outdoor Gallery.
- The Neon Museum should develop a comprehensive Sign Placement Plan and retain control over curatorial decisions.
- A Neon Museum Outdoor Gallery component of the Cultural Corridor Trail should be installed at intervals along Fourth Street between Stewart Avenue and the freeway underpass. The signs should be mounted similarly to Fourth Street's Hacienda "Horse and Rider," so as to be visible from the freeway.
- The Neon Museum Outdoor Gallery component of the Downtown Art Trail should begin at the intersection of Stewart Avenue and Main Street, visible from the Main Street Monorail stop. The trail should continue along a widened sidewalk on the north side of Stewart Avenue (using an easement along the Main Street Station parking lot's landscaped setback) with

¹⁰ Capital Improvement Plan FY 2003-2007, Post Office Park Phases I and II.

¹¹ Downtown Centennial Plan, 2000.

signs projecting from the north facades of the Horseshoe parking garage and Lady Luck tower.

- Installation of Neon Museum Outdoor Gallery signs should continue along the Third Street component of the Downtown Art Trail between Fremont Street and Ogden Avenue as part of the street vacation between Ogden and Stewart avenues.¹²



Above and right: Lightworks created by artists Carmello Giammello, Luigi Mainolfi, and Rebecca Horn (City of Torino)

Commission annual "Promenade of Love" lightworks

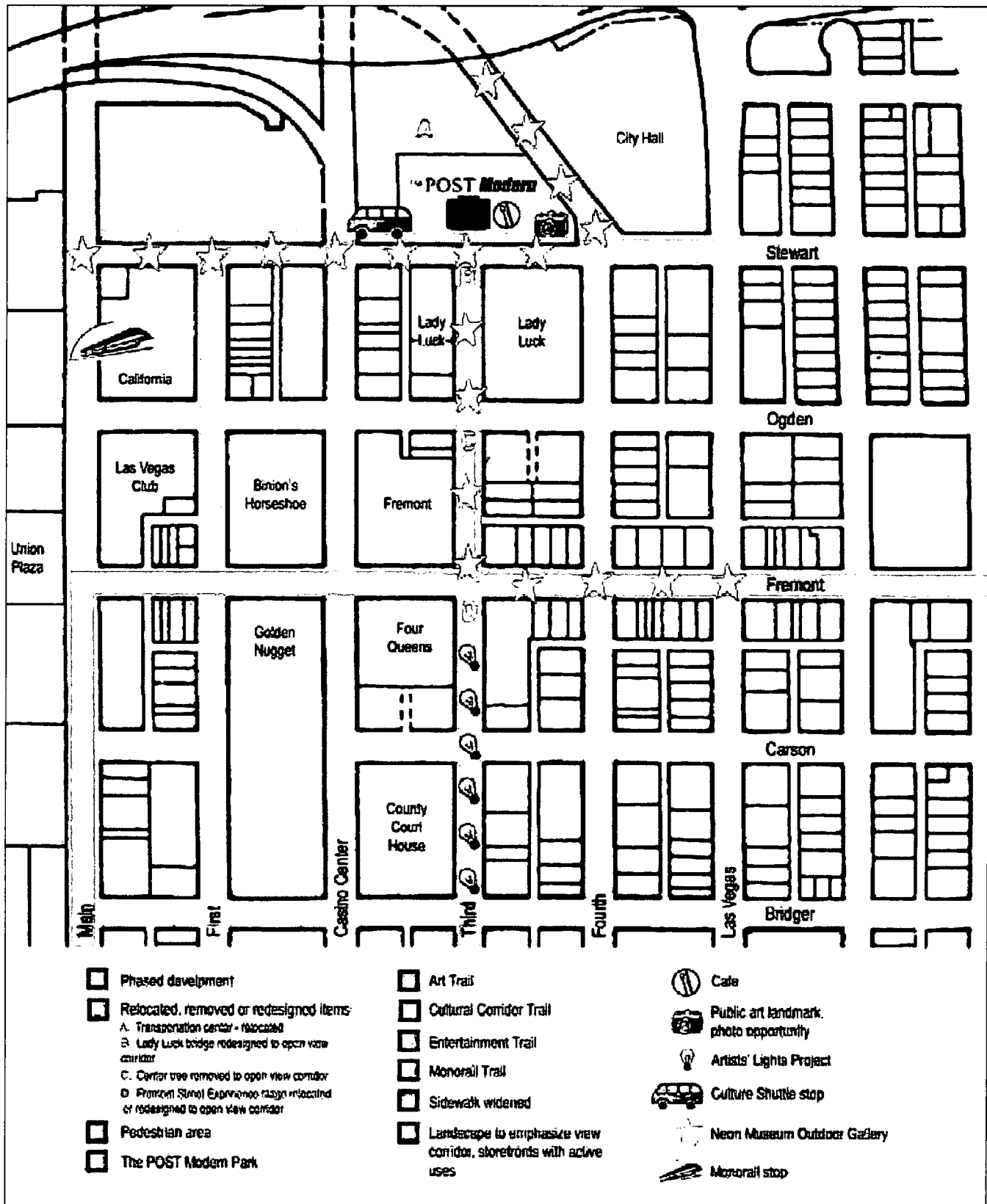
installations: Section One describes the impressive number of couples visiting Las Vegas to obtain marriage licenses, patronize wedding chapels, attend weddings elsewhere in the city and celebrate honeymoons and anniversaries. Added to this are local residents celebrating the same events. Remarkably, there are no amenities or special destination attractions specially targeted to this sizeable market niche. The Centennial celebration will correct this oversight and set a new precedent with a mass wedding ceremony and reception on Fremont Street.

Lightworks installations, scheduled to bracket Valentine's Day week, would continue the new tradition, bringing repeat visitors to the site on an annual basis. Modeled on the internationally successful "Luci d'Artista" in Torino, Italy, artists would be commissioned to produce a series of delicate and magical, incandescent light works strung across Third Street at close intervals between the Regional Justice Center and Stewart Avenue. A major installation commissioned for the POST Modern Park east of the building would be available for commemorative wedding photo opportunities and ceremonies. The Promenade of Love would be marketed by wedding chapel operators, travel agents, limousine drivers and hotel concierge referrals.



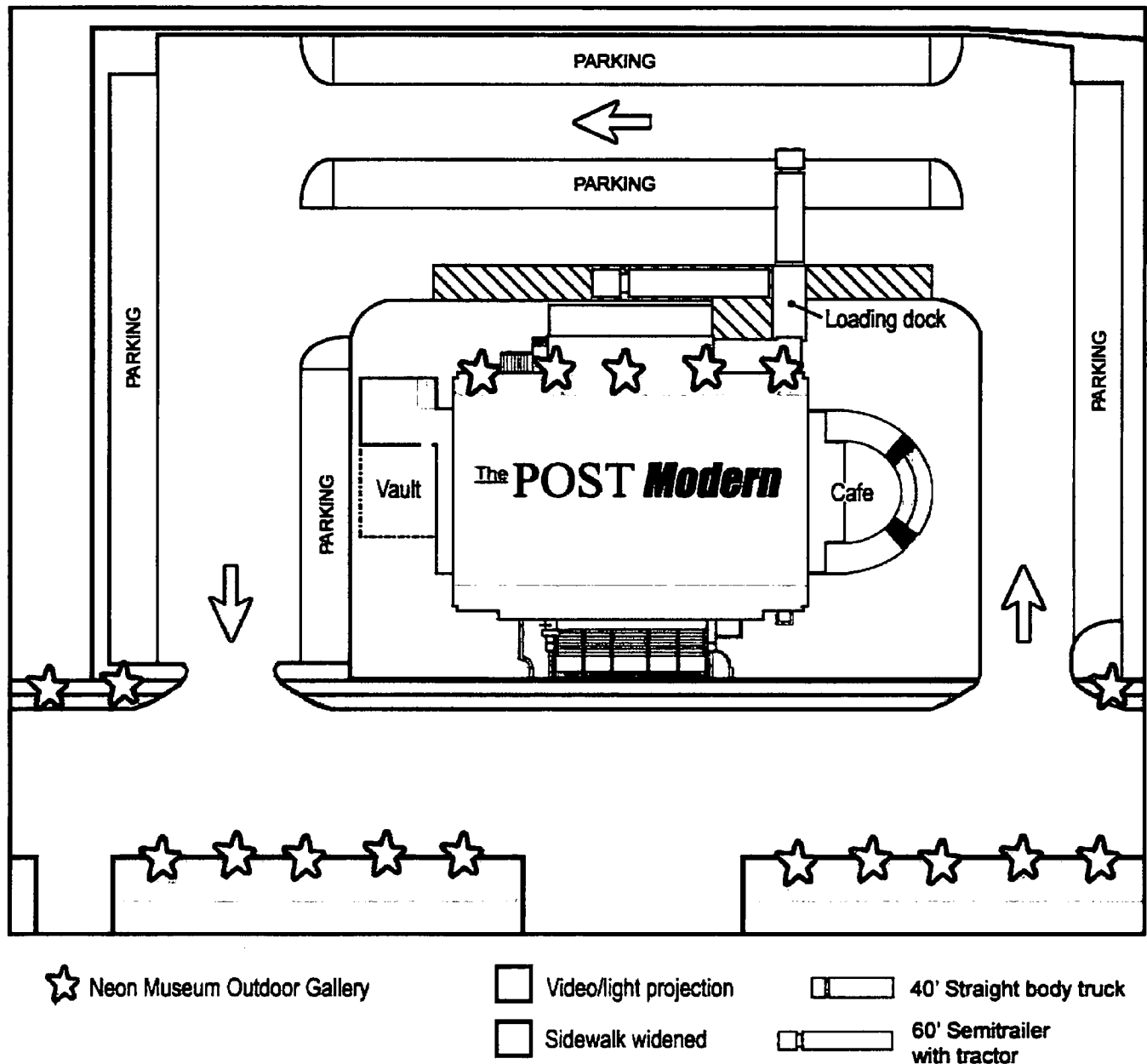
¹² Downtown Centennial Plan, 2000.

Area map incorporating site environs recommendations

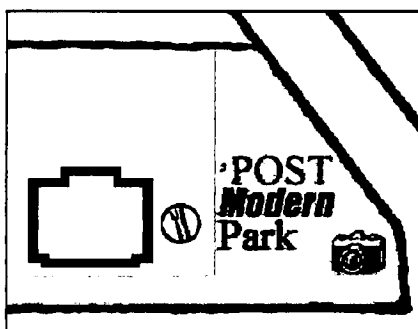


Source: Chattel Architecture, Planning & Preservation, Inc.

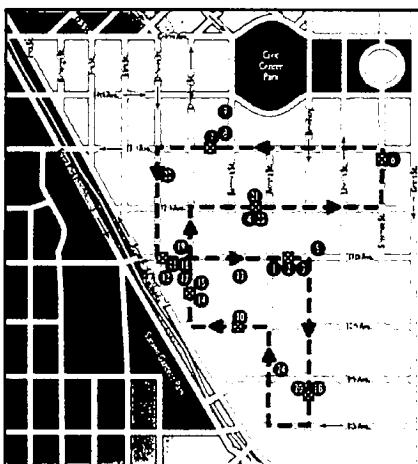
Site map incorporating site environs recommendations



Source: Chattel Architecture, Planning & Preservation, Inc.



POST Modern Park detail



Denver First Fridays Art Bus map
(Golden Triangle Arts District)



Providence Art Bus map (Gallery Night)

Part 2: The POST Modern Site

Objectives

- Create a striking new identity for the building and current temporary park to the east of the building – visible from afar, awe-inspiring from close-up
- Energize the site, street and sidewalk environment day and night
- Offer a “must see” attraction that does not require ticketing or a substantial time commitment
- Erase the site’s current image as a traffic hub and unsafe area

Implementation

Culture Shuttle origin: Expand the CityRide routes and shoppers’ shuttle system to include a weekend route that connects major cultural venues in and near downtown, such as the Cultural Corridor, the Arts District and the Las Vegas Springs Preserve. Expand in later phases to include sites such as the Elvis-A-Rama, the Liberace Museum, the Las Vegas Art Museum and the Atomic Testing Museum.

Building drop-off and circulation: Relocate the east driveway to accommodate a café addition and integrate the west driveway into a new parking area. Provide for a new loading dock to serve proposed freight elevator. Accommodate truck access in the parking layout. Identify an appropriate location for school bus drop-off and valet services.

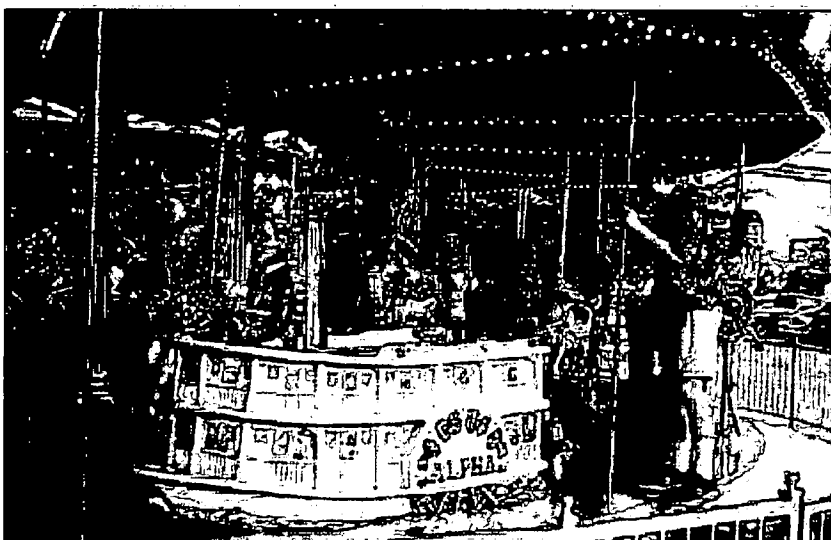
Safe parking options: Secure parking covenants at nearby hotel and gaming properties. Coordinate monitored and secured parking in the City Hall garage with escorted security services for evening hours and on-site valet services for special events and rentals.

Landscape improvements: Create a landscaped transition between the building and the circulation system along all four

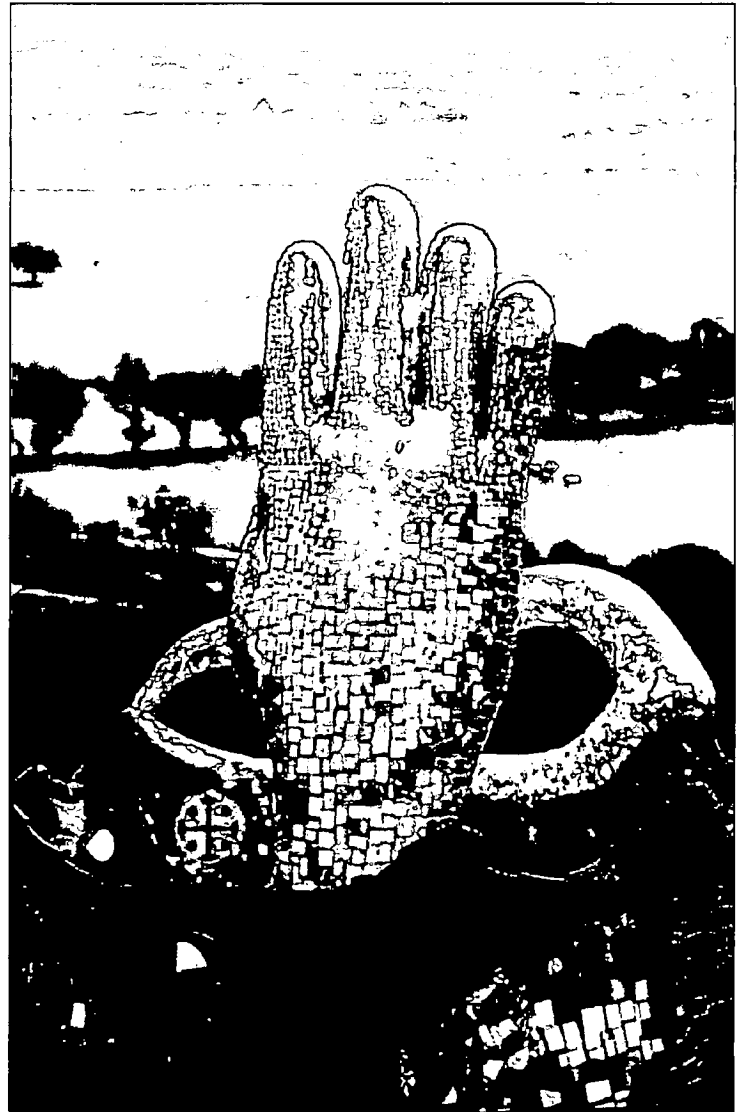
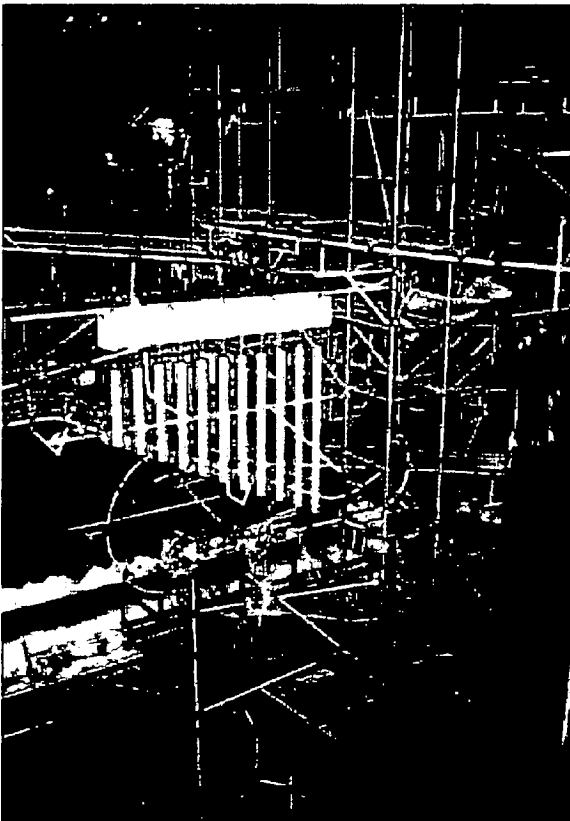
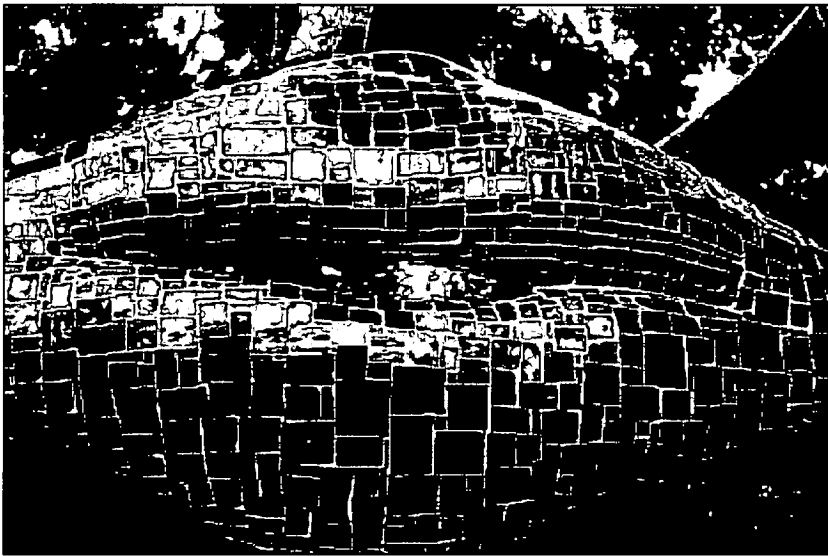
elevations. Create a raised, vertical garden on the north façade, visible from the new Solarium.

New POST Modern Park: Re-design the temporary park as The POST Modern Park, integrated with The Bright Spot – a new café on the basement level of the building's east elevation. In lieu of the 1,500 seat amphitheater proposed in the Capital Improvement Project plan, design the landscaped topographical transition from the café level to at-grade level as a small amphitheater space (fewer than 99 seats) facing the café floor/stage area.

Contemporary Landmark: Commission a highly visible, large-scale, public art work or kinetic, participatory art installation as a park attraction and photo opportunity, visible from the freeway and with special attention to the view from the building roof. Include integrated lighting for a strong night presence.



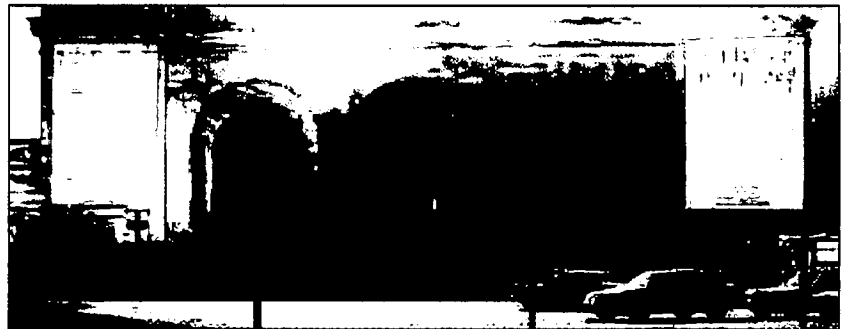
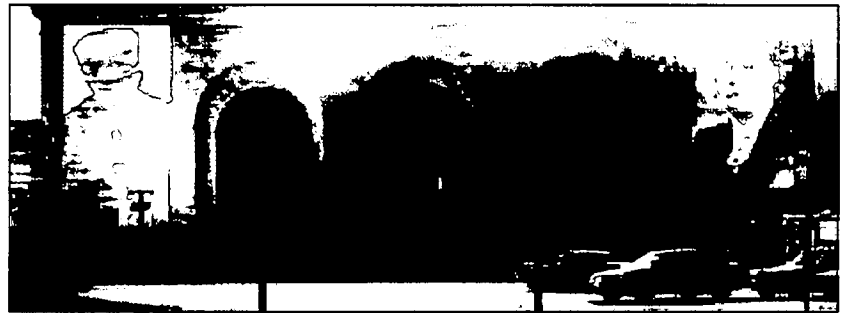
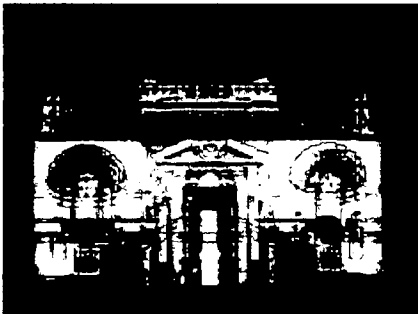
Top: Red Grooms' Tennessee Foxtrot Carousel in Nashville's Riverfront Park. Above left: Leroy Carr, 1930s blues recording star. Above right: Uncle Dave Macon, Grand Ole Opry singer (Image © Marlborough Gallery). Left: Carousel detail.



Top left, top right and right: Mirrored sculptural walk-in environments reflecting the sun's rays at The Tarot Garden in Tuscany, Italy (artist Nikki de Saint Phalle). Above: Energy Machine, Hong Kong Science Museum. A 65-foot high kinetic sculpture activated by dozens of racing bowling balls. Shown here are the tympany drums and giant xylophone activated by the bouncing balls (AHHA Museum Services).



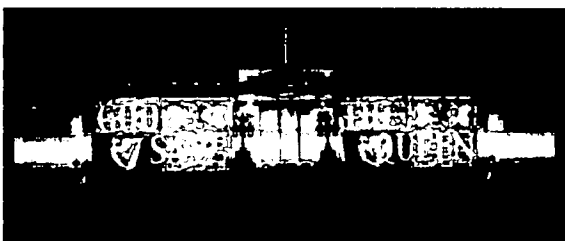
Glow in the Dark Programs: Project evening light installations and site-specific videos onto the building's Stewart Avenue and north elevations and Lady Luck tower walls. Rotate on a monthly basis.



Images on the Oakland, California train station façade commemorating legendary American Railway Union "Pullman Strike" of 1894 (Artist Stephanie Anne Johnson).



Chiswick House and Buckingham Palace, England, with light/image projections (E/T/C UK)



Section Three: Cultural Program

Overview

The following pages outline a floor-by-floor proposed plan for reuse of the building. Text descriptions are accompanied by conceptual layouts of public space, galleries, space for programmed events, food service, a gift shop, a cultural visitors center, civic/educational function space and administrative, service and support space.

As an aggregate, there will be sufficient square footage and variety of spacial configurations to comprise a small to mid-size, ticketed exhibition venue:

Exhibition	Approximate Square Footage
Gallery A	5,400
Gallery B	1,200
Gallery C	1,850
Gallery D	1,050
Gallery E	2,400
Gallery F	900
Gallery G	1,900
Gallery H	2,250
Total	16,950

Two exhibition galleries will also serve as educational environments:

Education	Approximate Square Footage
Gallery E	2,400
Gallery F	900
Total	3,300

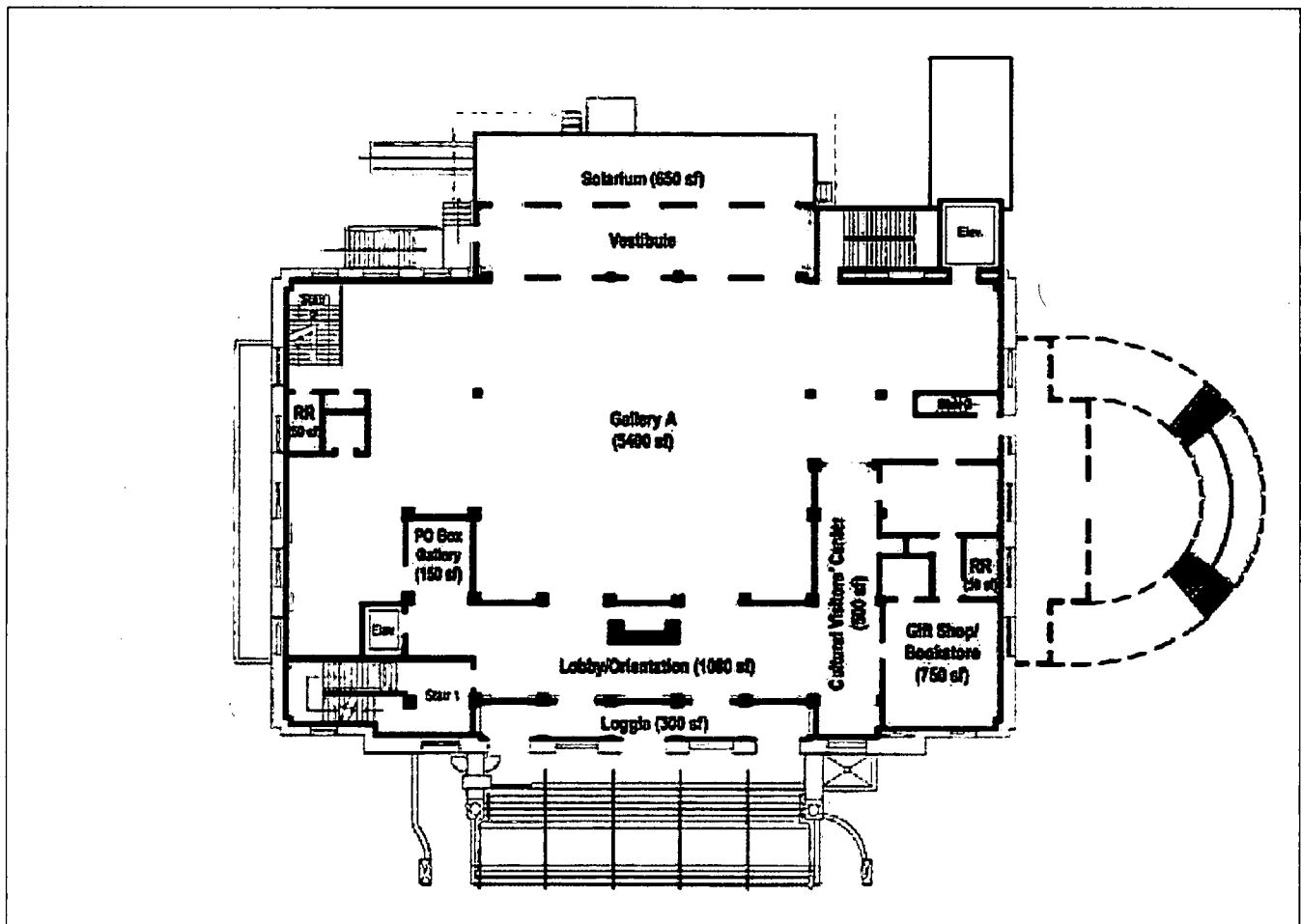
A variety of spaces will be appropriate for small and mid-sized receptions, special events, celebrations and cultural and civic programming. Figures below do not include adjacent public space that can serve as a pre-function area:

Event/Meeting	Approximate Square Footage
Gallery A	5,400
Gallery E	2,400
Solarium	550
Roof Terrace	5,800
Total	14,150

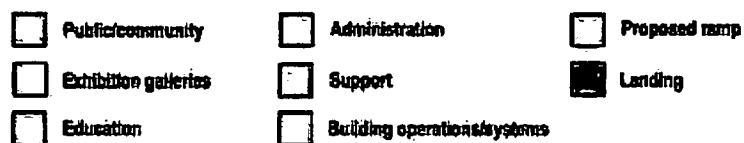
Conceptual layouts

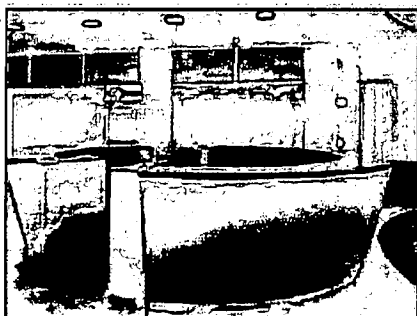
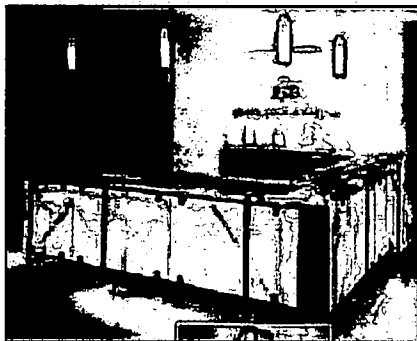
Conceptual layouts provided herein are not to be treated or construed as architectural or structural designs, rather they provide placeholders in approximate locations and sizes for proposed changes to be studied and further developed through the design process. In addition, conceptual layouts provide information on functionality including rough square footage estimates necessary to accommodate proposed reuses, to describe important adjacencies, and to demonstrate how the program fits within the envelope of the building and identified significant spaces.

Part 1: First Floor Uses

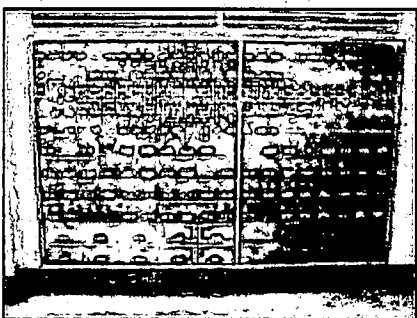


Source: Chattel Architecture, Planning & Preservation, Inc.





Examples of reception desk furniture
(Top, WAC Lighting, Bottom, Samuel
Anderson Architect)



Post office boxes, first floor

First Floor Objectives

- provide building reception
- offer ticketing for cultural programs in the building
- staff a centralized information, increased visibility and referral resource for regional cultural institutions and special collections
- introduce cultural, educational, civic and historical themes
- introduce and evoke original use as a post office
- book temporary and traveling exhibitions
- create an opportunity for earned income
- schedule "openings" to attract media and repeat visitors, and diversify the audience base

Implementation

Building Entrance:

- Exterior vestibule doors removed to create an outdoor Loggia and ancillary pre-function space
- Lighting in Loggia vault creating a backlit glow visible from Third Street

Main Lobby Reception/Orientation:

- Check-in kiosk/counter for ticketing and parcel check
- Orientation exhibit on the building and its history

Postal Box Gallery/Oral History Audio Installation:

- Upon arrival, visitors receive a combination to a random postal box
- Opening the box triggers a one-minute, historically-themed audio clip from a remote speaker, e.g., a resident's memory, ambient sound mix, narrative vignette from a novel or poem about the city, etc.
- Lower level boxes are reserved for stories geared to smaller children, who may also retrieve a souvenir trinket or pin from the box

Cultural Visitors Center:

- Volunteer-staffed visitor information center for arts and cultural venues and events throughout the city
- Secured cases for rotating exhibit installations and announcements



Exhibit display options (Design Office)

- Joint ticketing purchases, maps and self-guided tour materials available
- Origin of docent-guided tours of the Neon Museum Outdoor Gallery and architectural landmarks
- Tickets and maps for Culture Shuttle route
- Potential partners include LVCVA, Arts District tenants, and southern Nevada members of the Nevada Museum Association and Museums and Attractions in Nevada

Cultural Visitor Center models

Balboa Park, San Diego – Home to 12 major museums, this cultural park's visitors center/cooperative gift shop distributes cultural event information and maps, serves as the origin of guided architectural and cultural tours, and sells multi-site admission tickets.

Times Square Visitor's Center – Sponsored by the Times Square Alliance (a Business Improvement District) this center is housed in a former theater. The Center sells Broadway show tickets, originates bus tours, highlights local cultural events and attractions and includes a small post office selling stamps, souvenirs and official City of New York gifts.

Tallahassee, Florida Cultural Visitors Center – Cultural Resources Commission staff field requests, offer brochures for all local cultural venues and update a kiosk of posters announcing current events.

Chicago Cultural Center – A visitors' information center serves as the origin for self-guided audio tours of downtown architecture and docent-led elevated train and bus tours of cultural and neighborhood attractions.

Frist Center for the Visual Arts, Nashville – A first floor visitor orientation area includes information about current exhibitions and programs at other cultural venues in the city.

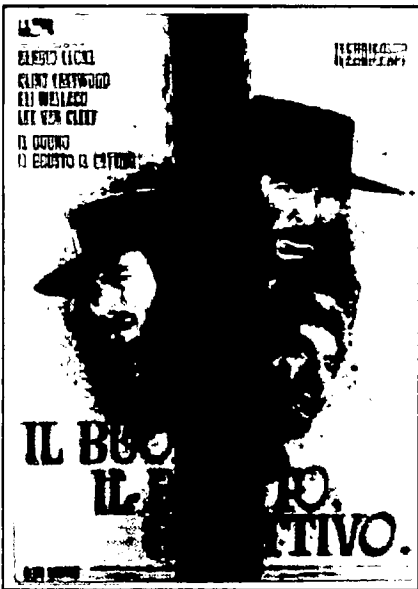
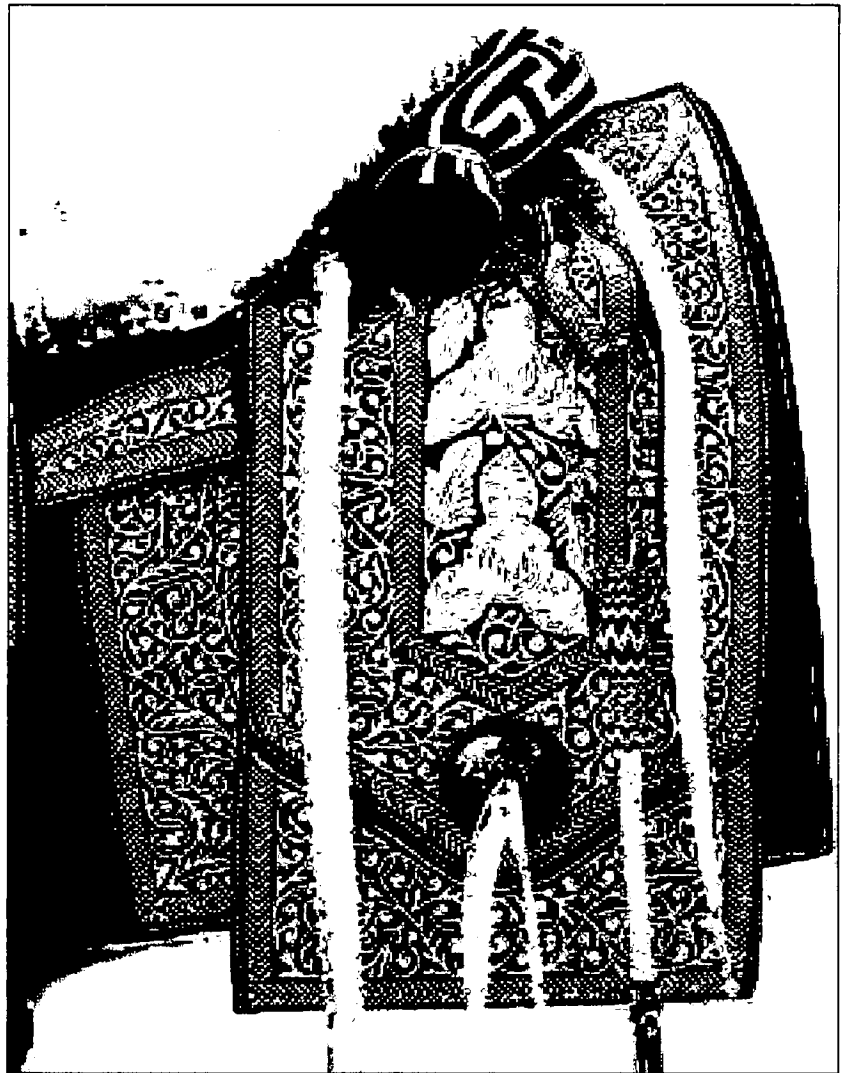
GALLERY A: Exhibition Space (former Post Office Work Room)

- Approximately 5,400 square feet, 15-foot ceilings
- Rotating and traveling exhibitions, 3 to 4 per year
- Museum-quality, secured, climate controlled space for temporary exhibitions related to themes of Las Vegas popular culture
- Thematic exhibits related to major tourist-oriented special downtown events, such as:

Examples of first floor gallery temporary exhibitions during the National Finals Rodeo



"Ruckus Rodeo," "sculpto-pictarama" installation of caricatures, characters and the wild, chaotic energy of the rodeo (Artist Red Grooms, Images © Marlborough Gallery)



Left: Vintage film poster from Museum of the American West's future multi-media exhibit "Once Upon A Time in Italy: The Westerns of Sergio Leone"

Above and right: Saddles with leather, embroidery and silverwork from the past Museum of the American West exhibit "Art of the Charrería" (Images © Museum of the American West)



World Series of Poker Exhibit

Mid Summer / July Fourth Exhibit



"Stay Cool! Air Conditioning America" at the National Building Museum, a full immersion exhibition installation including a walk-in air conditioner and duct system (© Pentagram Design)



Top: Deliberations of play during a 1976 tournament. Bottom: Benny Binion watching the action, with a young Steve Wynn looking on (Special Collections – University of Nevada Las Vegas Libraries). Space would include traveling exhibitions, collections and conventions related to the history of games of chance, betting, strategy and playing cards.

Gallery A: Special Events Space

- Cultural educational and humanities programming – lectures, seminars, workshops (seats approximately 500 w/ stage)
- Rentals for large receptions, meetings and dining (seats approximately 400 to 450).



Solarium (seats approximately 30)

- Enclosure of loading dock and re-design as a solarium/conservatory environment
- Extension of loading platform north
- Alter and improve canopy for a contemporary, compatible aesthetic
- Overflow and buffet line service for large special events
- Rentals for small receptions, meetings and dining

Cooperative Gift Shop/Bookstore

- Approximately 750 square feet
- Thematic store carrying building and program-related merchandise, merchandise from other cultural institutions, and Official “City of Las Vegas Store” exclusives



Top: Solarium should permit maximum light access, with shade options in summer (Studio Gron). Bottom: At night, space can be lit as a beacon visible from freeway (BSR Aussen).

Official City Store models

The official San Francisco City Store offers exclusive merchandise to celebrate and support the culture and heritage of San Francisco, such as discontinued parking meters and street signs recycled as artworks and folk art.

The official Boston City Store’s “Buy a Bit of Boston” products include City surplus and salvage items such as signs and annual Boston Marathon banners, as well as City fire and police department clothing.

The City of New York CityStore merchandise includes subway token cufflinks, taxi medallions, and “manhole cover” drink coasters as well as charm bracelets, decorative accessories, and NYPD and NYFD baseball caps.

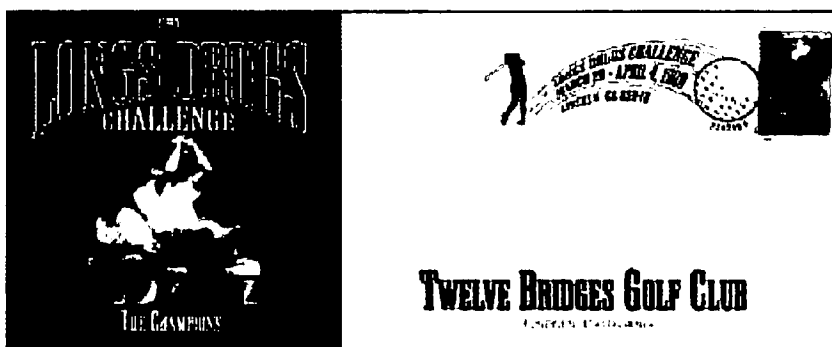
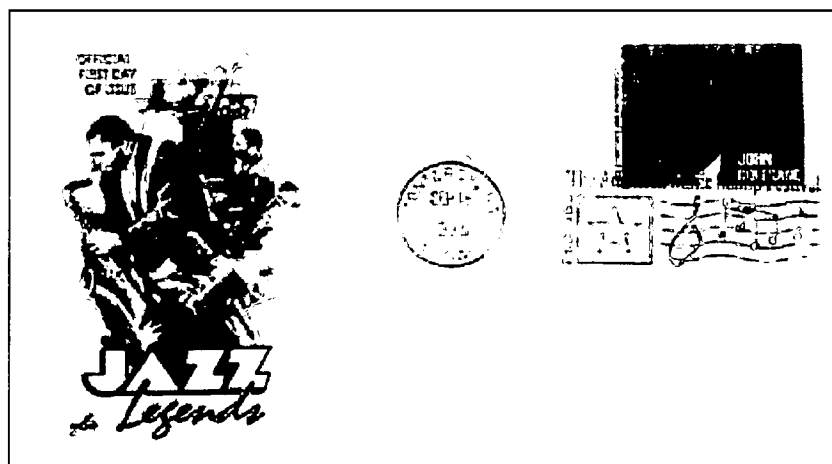
The ChicagoStore’s three outlets offer surplus memorabilia, banners and clothing, as well as artworks from Chicago high school students and local artisans.

Valentine's Day/Week Marriage License Bureau

- Design program in cooperation with Clark County
- Offer a secondary site to complement the Regional Justice Center
- Shorten the waiting time for couples and their guests
- Offer a celebratory souvenir photograph service taken in front of The POST Modern Park's public art landmark

Holiday U.S. Postal Service Kiosk:

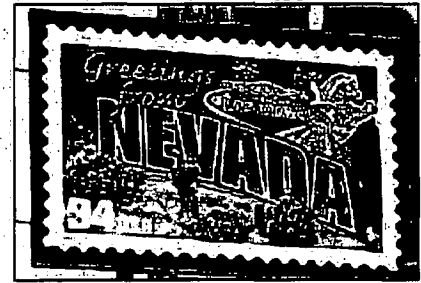
- Valentines Day/Week postmark hand cancellation station and sale of collectible, commemorative pictorial envelopes.
- Annual Clark County School District contest design in cooperation with the local U.S. Postal Service.



Examples of collectible, commemorative pictorial envelopes

U.S. Postal Service Special Event Kiosks

As a community service, the U.S. Postal Service offers local postal offices the option to produce special pictorial envelopes and hand cancellation designs to commemorate local events celebrated in communities throughout the nation. People attending the unique events may obtain a cancellation in person at a temporary, off-site post office station set up with temporary postal workers for several days. Orders can also be submitted by mail.



Unlike First Day covers, in which stamps are available for many months, special pictorial envelopes celebrating major national milestones (e.g., Mars Rover Station, Black History Month, etc.) and local celebrations (e.g., Glenn Miller's Birthplace, the Strawberry Festival, etc.) are only available for the limited dates indicated, usually from several days to a week.

Images can be quite elaborate. Limited edition souvenir envelopes (commonly referred to as "cachets") can be printed in full color with photographic, lithographic or other original artwork. The Postal Service prints a Postal Bulletin mailed to post offices and avid collectors nationwide, announcing the highly collectible and desirable cachets produced around the country. The point of origin is extremely important to value and desirability.

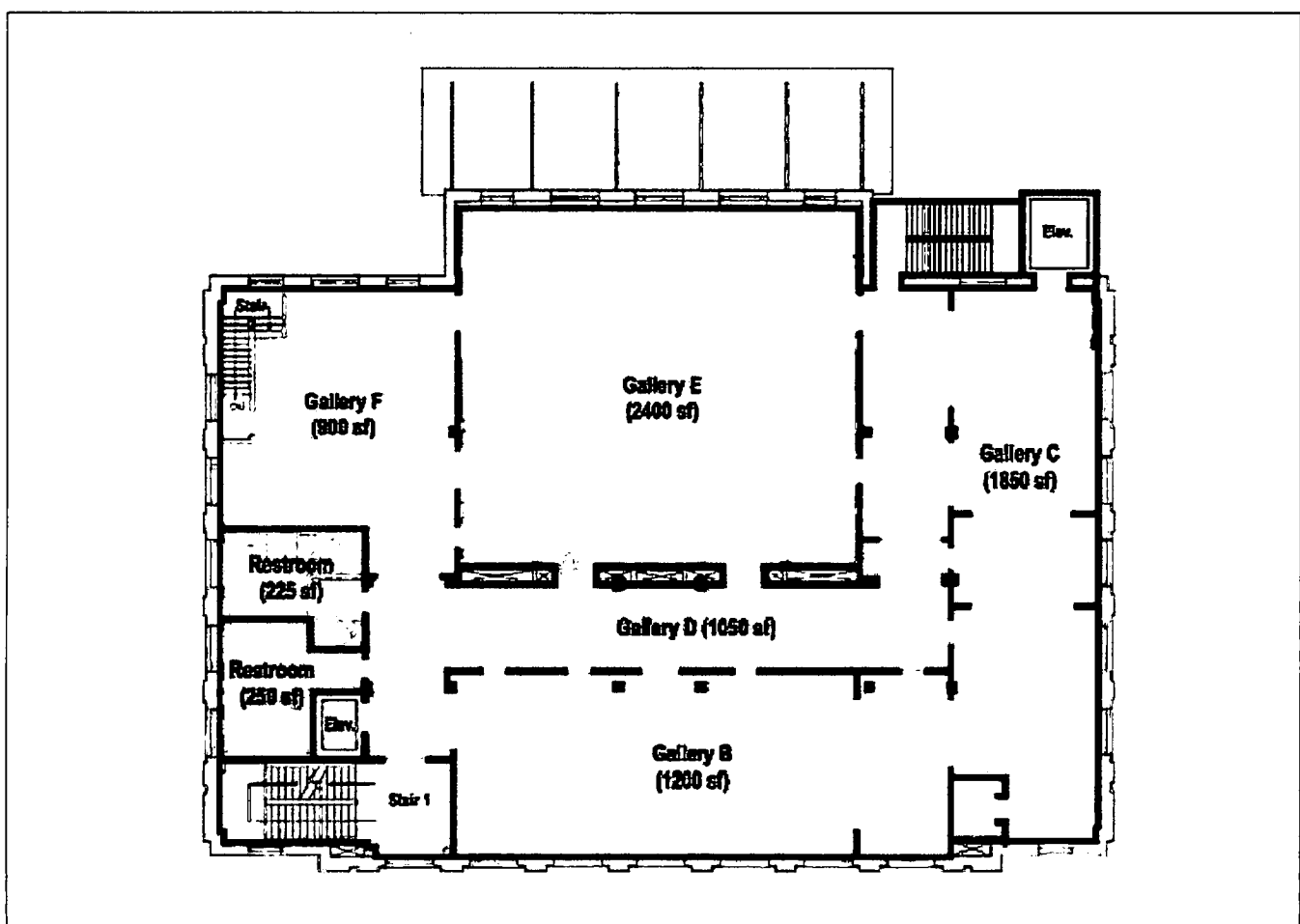
The POST Modern would be an ideal location to begin this new tradition, attracting residents, children and visitors. Special envelope artwork could be designed for the City's Centennial celebration, the National Finals Rodeo and other major annual events.

The theme most likely to bring in the largest number of first time visitors and customers (as well as repeat visitors) is Valentine's Day, when the peak numbers of marriage licenses are processed. Specially stamped postmark cancellations on limited edition envelopes and wedding announcements could be purchased in the Gift Shop. The post office function could be marketed by local wedding chapels and hotel concierges.

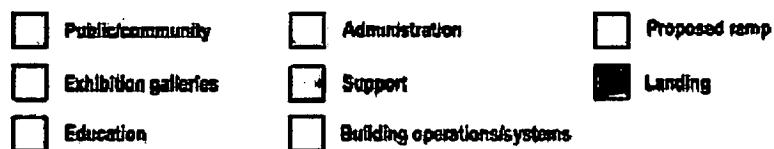
Love-themed postmarks for Valentine's Day and wedding invitations are carried with great success in such places as Bliss, New York and Romance, Arkansas. The latter post office handles thousands of letters and wedding invitations sent from around the country for the two weeks preceding Valentine's Day.

The event can also become a community project. In Valentine, Texas, middle and high school students compete to design an annual commemorative image. Loveland, Colorado issues an annual cachet envelope with a love verse and heart-shaped postmark, averaging 20,000 Valentines Day cancellations, with senior citizen volunteers doing the hand stamping.

Part 2: Second Floor Uses



Source: Chattel Architecture, Planning & Preservation, Inc.



Second Floor Objectives

- Create a fascinating and educational gallery environment, incorporating cutting edge, high-end innovations in exhibition design
- Develop a compelling dialogue with visitors through interactive, provocative and engaging presentation
- Focus on thematic narratives related to the building
- Coordinate with curators planning new exhibits for other local history museums
- Bring the courtroom's space and historic significance to life in an immersive, dramatic production
- Present and interpret themes and topics related to the Kefauver Hearings locally and nationally – stories of institutions, the government, people involved, and the extraordinary social, economic, cultural and political impact on Las Vegas and the country
- Satisfy Las Vegas' desire to reinvigorate the building with resonance and meaning, through a full calendar of community programs
- Create an opportunity for earned income

Implementation

GALLERIES B and C: Permanent Exhibition

- Approximately 3,100 square feet, 12-foot ceilings
- Focus exhibits on the era between the late 1940s (preliminary investigations, Benny Binion's arrival downtown, and opening of the Flamingo and Desert Inn) and the mid-1960s (construction of the Foley courthouse and diversification of the gaming industry's investor profile)
- Present a balanced story with multiple voices and narratives
- Introduce leadership, networks and connections
- Illuminate interwoven political, social and ethical themes
- Explore counterpoints and gray areas between myth and reality
- Include a strong emphasis on education, debate and civics
- Reveal community histories as well as corporate and governmental histories

Potential topics:

National and International Involvement:

- Evolution and structures of organized crime and growth, between the late 1940s and mid-1960s

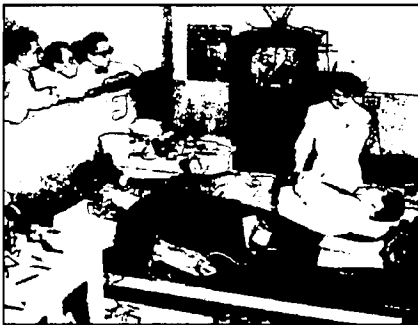
- Figureheads, leadership, hierarchies
- Cultural and ethnic roots/diversity of involvement
- Federal elections influence
- Senate committees – Banking, Interstate Commerce, Judiciary, Security
- Drug Enforcement Agency
- Federal Bureau of Narcotics
- Federal Bureau of Investigation
- Internal Revenue Service
- Central Intelligence Agency
- National Security Agency
- U.S. Justice Department
- Government complicity, Congressional investigations
- Economic, social, industrial and business networks
- Organized labor, unions and pension fund involvements
- Wall Street involvement and investment
- International diplomacy and international relations
- Domestic power bases
- The role of television, newsreels and press coverage
- Misconceptions and stereotypes
- Popular culture and public fascination

State and Local Involvement and Impacts:

- Las Vegas as nexus and hub of the international network
- Growth of industry (and Las Vegas) pre- and post-Kefauver Hearings
- Nevada Tax Commission Licensing Board
- Gaming Control Board
- Community leaders and civic advocates
- Segregation and the 1960 Moulin Rouge Agreement
- Local characters, notorious and powerful figureheads
- The role of the local media
- The demise of Block 16 – the “Red Light District” (at First Street and Stewart Avenue)
- Multi-culturalism and race relations
- Community and civic leadership, public service, philanthropic activity
- Investors and investments – mining, banking, hospitality, entertainment and real estate
- Employment and workers’ conditions
- Local union efforts to organize and the employers’ responses

GALLERY D (Corridor): Introduction to the Kefauver Hearings

- Approximately 110 linear feet of wall space
- Overview of the formation, political purpose, process and events in the years leading up to the Kefauver Hearings
- Distinctions among the structures of organized crime in cities where the hearings were held
- The story, plotlines, players, agendas
- Role of new technology (television) in building the public's riveted attention and creating a national obsession
- Impacts of the hearings on government intervention and oversight



Staff and clients at a blood bank watch the proceedings (LIFE Magazine, April 6, 1951)

"[Frank Costello] threatened twice to walk out of the hearings, and did, but returned meekly later to answer questions. At one point, the committee ordered television cameras kept off his face, so he would not have an excuse to walk out; only his nervously writhing hands were shown on the screens."

—Estes Kefauver: A Biography (183)

"...the week of March 12, 1951, will occupy a special place in history. . . people had suddenly gone indoors into living rooms, taverns, and clubrooms, auditoriums and back-offices. There, in eerie half-light, looking at millions of small frosty screens, people sat as if charmed. Never before had the attention of the nation been riveted so completely on a single matter."

*—LIFE Magazine,
April 6, 1951*



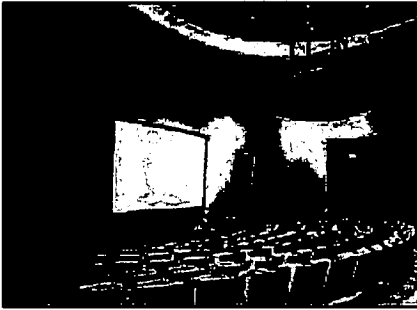
Joe Adonis, who refused to testify, watches Frank Costello's hands during his testimony (LIFE Magazine, April 6, 1951)

Kefauver hearings in the press



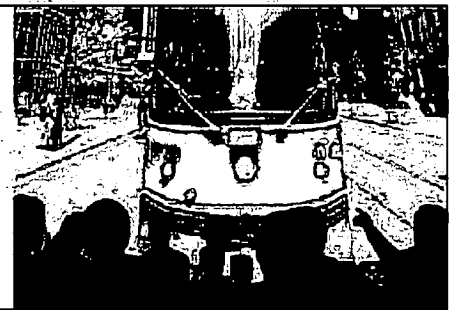
GALLERY E: Multi-use Space

Feature Experience/Courtroom Re-enactment Theater



Testimony Theatre (© Ralph Applebaum Associates Inc.)

- Approximately 2,400 square feet
- Removable seating for audiences, recreating the courtroom layout
- Blackout, theatrical environment
- Dramatically staged, multi-media productions, recreating scenes from hearings around the country with oratory, testimony, sidebar comments, back room and hallway whispers, press coverage, reporters' conversations, newsreel and television coverage and America's reactions.
- Use of ghostly special effects technologies and staging techniques, e.g., holographic video and image projections, spectral imagery, high-definition screens, immersion theater, soundscapes, etc.



Immersive theater experiences (© Immersion Studios)



Videotaped scenes projected on transparent screens (TransScreens) in a darkened room appear as floating, life-size holographic 3D images (© Laser Magic Productions)

GALLERY E: Multi-use Space (cont'd)

Courtroom as a Civic, Performance and Educational Space



Sample moot court arrangement in the Julian C. Dixon Memorial Courtroom, Southwestern University School of Law, Los Angeles (former Bullocks Wilshire department store)

- Audience/theatre style seating for approximately 150
- Small removable riser/stage for small musical groups and discussion panels
- Acoustic modifications necessary for recitals and small concerts
- Strong, diversified educational and cultural programming scheduled in collaboration with community partners
- Panel discussions, continuation of Centennial Celebration "Community Conversations" series, civic and humanities debates
- KNPR live, webcast and streaming broadcasts
- Nevada School of the Arts faculty recitals
- Las Vegas Philharmonic chamber and ensemble programs
- UNLV Moot Court sessions
- Las Vegas Bar Association Annual "Law Day" events
- school field trips and ancillary activities related to "Open Doors to Justice" assembly program sponsored by the Federal Court
- Civic affairs and town hall meetings

Courtroom Educational Programs

The American Bar Association (ABA): As a public service, the ABA sponsors reenactments of landmark trials for elementary students to learn about the legal system and for younger trial attorneys to develop their skills through observation and discussion. This year in Memphis, members staged a performance of *Brown v. Board of Education* in observation of the 50th anniversary of the Supreme Court Decision.

"Origins: Exploring the Evolution-Creationism Dispute through Drama and Debate": for the 75th Anniversary of the Scopes "Monkey Trial," a new theatrical work based on court transcripts and reporters' commentary. With Ed Asner as William Jennings Bryan, James Cromwell as Clarence Darrow. The second half of the program was a panel debate on current controversies evolving from those issues. Lied Center, Lawrence, Kansas.

"To Kill A Mockingbird": an annual play presented by a local theater group at the Old Monroe County Courthouse Museum in Alabama, home of Harper Lee, author of the book.

"Justice Talking": billed as the "sound of democracy," a National Public Radio broadcast series of lively debates on current legal battles, hosted by the National Constitution Center in Philadelphia. Past themes of controversy include: "Cameras in the Courtroom," "Domestic Spying," "Miranda Warnings," "Race in America's Schools" and "Prescriptions Across the Border."

National Centre for Citizenship and Law, Nottingham, England: a national model for "bringing alive the very dry subject of citizenship" in youth education, teenagers participate in a re-enactment of actual historic cases in the building's preserved courtroom, with momentary incarceration of convicted young actors. Awarded the 2003 Gulbenkian Prize, worth \$181,910 (U.S. Dollars), the largest cultural venue award in Britain.

GALLERY E: Multi-use Space (cont'd)

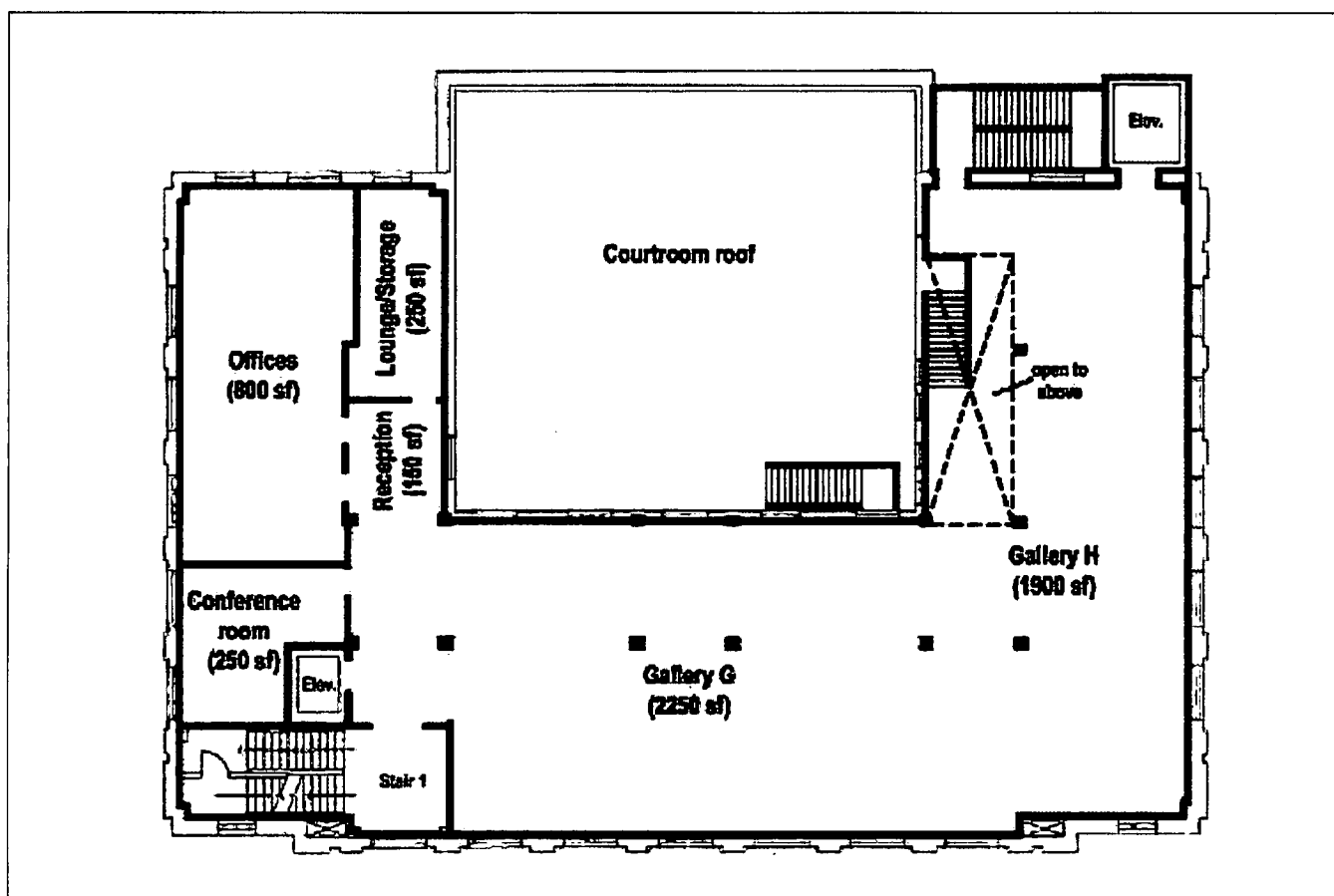
Courtroom as a Social Space

- Seating for approximately 100-150 for dinner/meetings, approximately 250-300 for standing receptions
- Special events, receptions, annual meetings, conferences for various civic groups such as the Honorary Consular Corps, city protocol and delegation events
- Local and national professional and trade association meetings
- Convention and trade show VIP receptions
- Honorary Consular Corps, City protocol and visiting delegation events

GALLERY F: Educational Gallery

- Approximately 900 square feet, 12 foot ceilings
- Interpretive and educational exhibits geared to school groups, families and youth
- Supported by curriculum development, teacher training workshops and pre- and post-visit lesson plans
- Pre-function space for Gallery E

Part 3: Third Floor Uses



Source: Chattel Architecture, Planning & Preservation, Inc.

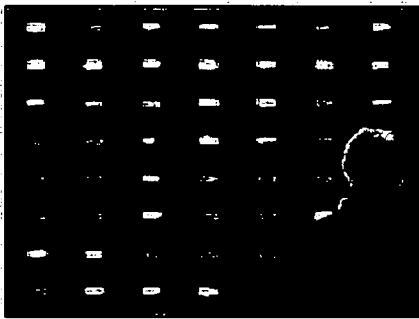
☐ Public/community	☐ Administration	☐ Proposed ramp
☐ Exhibition galleries	☐ Support	☒ Landing
☐ Education	☐ Building operations/systems	

Third Floor Objectives

- Engage visitors in a participatory “behind the scenes” historical experience
- Contrast the “inside story” with the “cover story”: the flamboyance and symbolic iconography of Las Vegas, featuring a long-term loan exhibition curated by the Neon Museum
- Focus on architecture, interior design and commercial/graphic design from the early 1930s through the mid-1960s
- Facilitate roof access

Note: relevant objectives cited for the second floor also apply

- Create a fascinating and educational gallery environment, incorporating cutting edge, high-end innovations in exhibition design
- Develop a compelling dialogue with visitors through interactive, provocative and engaging presentation of information
- Focus on thematic narratives related to the building



“Listening Post,” a sound and light art installation. Text is randomly pulled from open source Internet communications, transposed into voice and song and displayed across a suspended grid of more than two hundred small electronic screens (Artists Mark Hansen and Ben Rubin, earstudio).



James Bond Exhibit, London (Science Museum)

Implementation

GALLERY G: “Behind the Scenes: How Did They Do It?” Exhibition

- Approximately 2,250 square feet, 12-foot ceilings
- Participatory, role-playing, immersive environments and vignettes
- Potential themes include:
 - Government surveillance
 - Undercover investigations
 - Sting operations
 - Casino surveillance
 - Hard and Soft Count Rooms
 - The Cage
 - Development of internal controls
 - Legendary cheating feats and scams
 - Development and impact of sports betting as a casino industry
 - Storytelling kiosks – colorful anecdotes, personal recollections and digital scrapbooks narrated by residents and visitors. Focus on community history and personalities related to permanent gallery themes

"...such signs! They tower. They revolve, they oscillate, they soar in shapes before which the existing vocabulary of art history is only helpless...Boomerang Modern, Palette Curvilinear, Flash Gordon Ming Alert Spiral, McDonalds Hamburger Parabola, Mint Casino Elliptical, Miami Beach Kidney. Las Vegas' signmakers make work so far out beyond the frontiers of conventional studio art that they have no names themselves for the forms they create."

– Tom Wolfe
The Kandy-Kolored, Tangerine-Flake Streamline Baby
(Farrar, Straus & Giroux, 1965)

GALLERY H: "High Voltage" Exhibition

- Approximately 1,900 square feet, 12-foot ceilings
- Partnership with the Neon Museum to develop an interpretive exhibition gallery incorporating archival materials and artifacts from their collection
- Introduction to the science and craft of neon and neon sign construction and its use in Las Vegas
- Curated installation of restored signs (originally placed in interior environments) on loan from the Neon Museum



Top: Moulin Rouge (F. Andrew Taylor). Bottom left and right, Boneyard signs (© The Neon Museum).



The Westerner (Vintage Vegas postcard)



Top: La Concha lobby (M.M. Stratton).
Above: La Concha sign (Special Collections – University of Nevada, Las Vegas Libraries).



Thunderbird Hotel postcard.

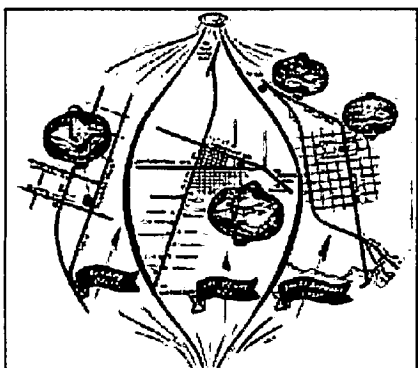
- Themed, rotating exhibitions related to the history of the design and building arts in Las Vegas, such as:
 - Signature exhibitions sponsored by the AIA and UNLV
 - “Too Much is Never Enough” – (from the book of the same title), featuring the casino and hotel innovations - of architects such as Morris Lapidus, S. Charles Lee and Martin Stern, Jr., who defined the glamour aesthetic of the Strip, Los Angeles and Miami Beach
 - “The Man of La Concha” – the work of Paul R. Williams, the most important African American architect of the mid-20th century
 - “Learning from Las Vegas, Revisited” – based on Robert Venturi’s impactful work analyzing the 1960s Strip aesthetic
 - Vernacular architecture of the city’s neighborhoods, homes, and community landmarks
 - Newsreels, media coverage, time lapse photography and implosion documentaries through the decades



Sahara Hotel 1967 Convention Center addition, rendering, Martin Stern Jr. architect (Special Collections – University of Nevada, Las Vegas Libraries)



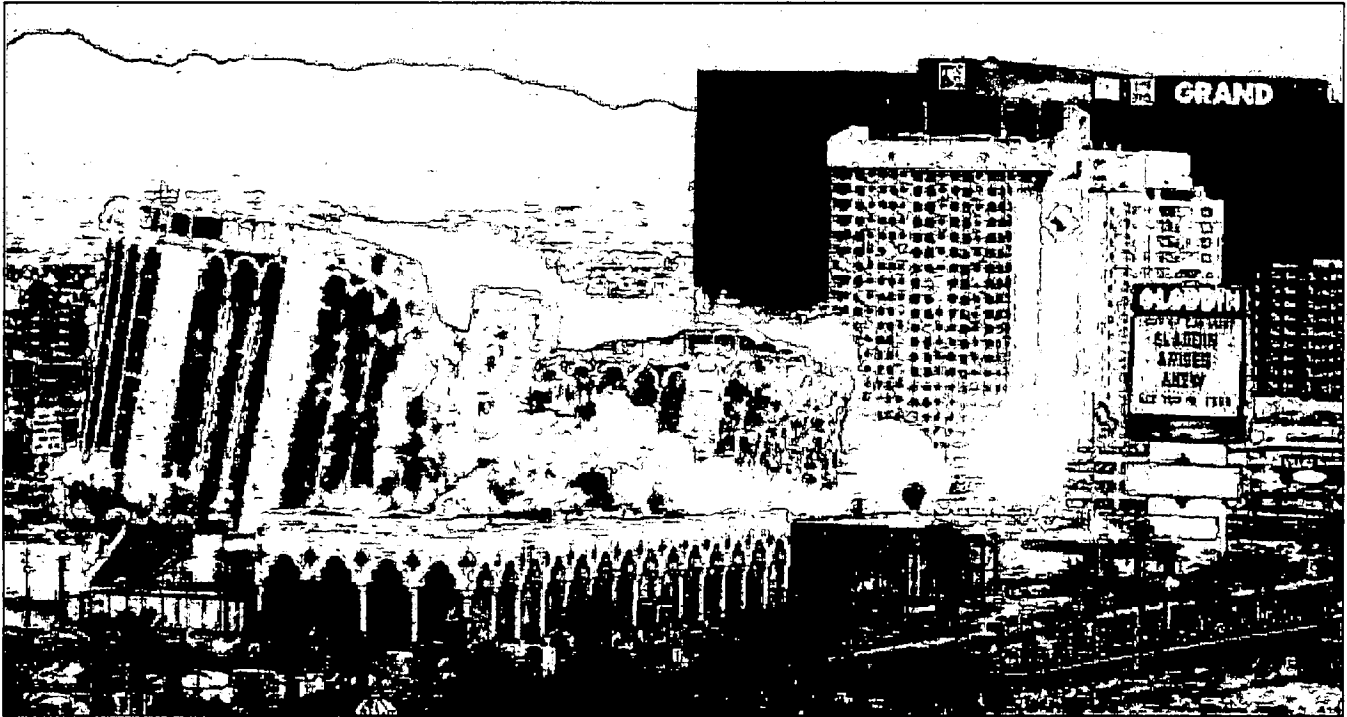
Flamingo Hotel pool postcard.



Sill's Drive-in Cafe, Las Vegas, Nevada



Top: former Sill's Drive-in. Bottom: Sill's renovated as the Tip Top Drive-in (Special Collections – University of Nevada, Las Vegas Libraries).

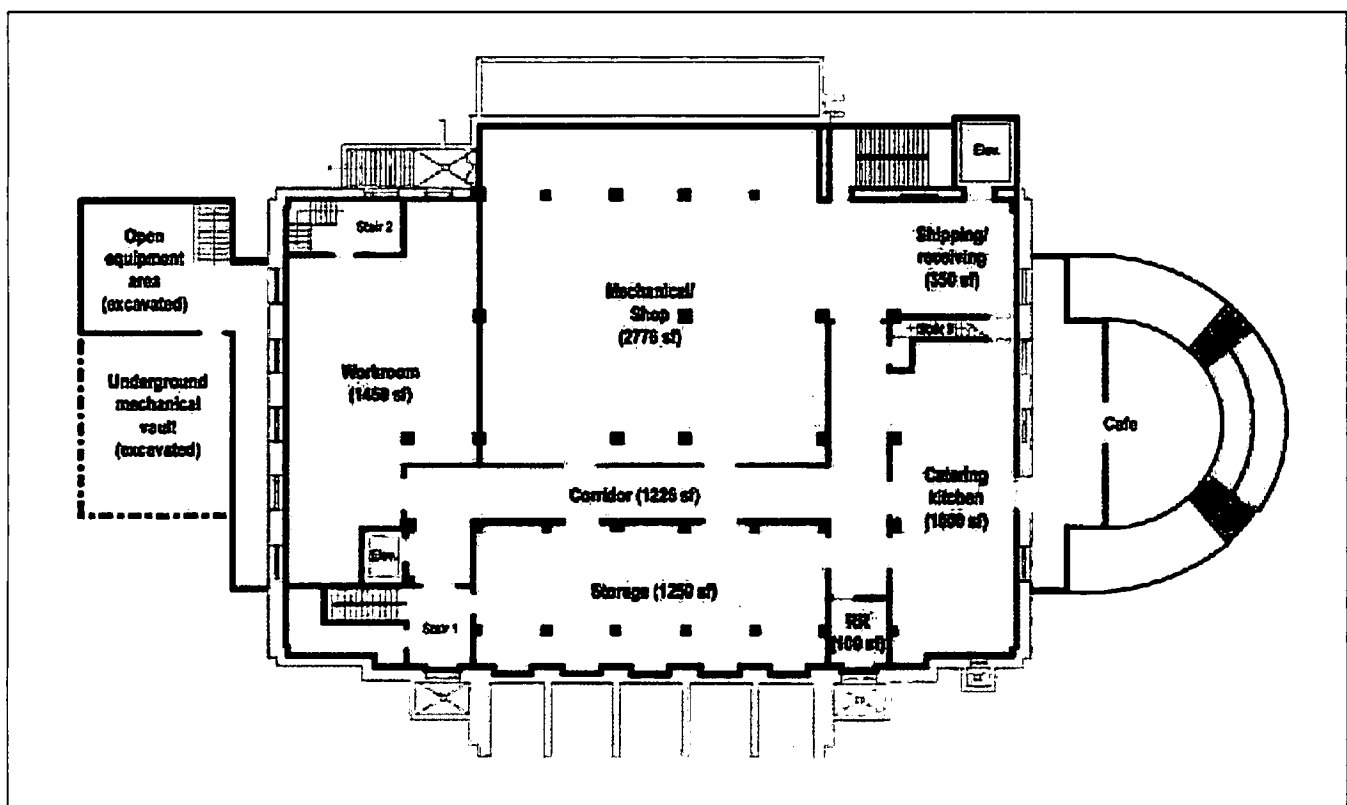


Implosion of Aladdin Hotel, April 27, 1998 (Aaron Mayes, Las Vegas Sun)

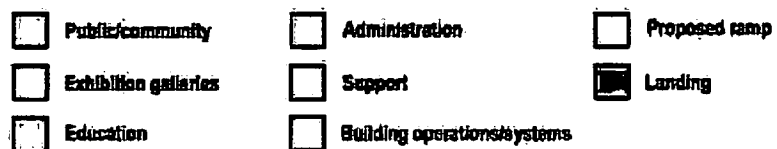
Administration

- Reception
- Staff and volunteer offices
- Lounge/mailroom/office storage
- Conference/board room

Part 4: Basement



Source: Chattel Architecture, Planning & Preservation, Inc.





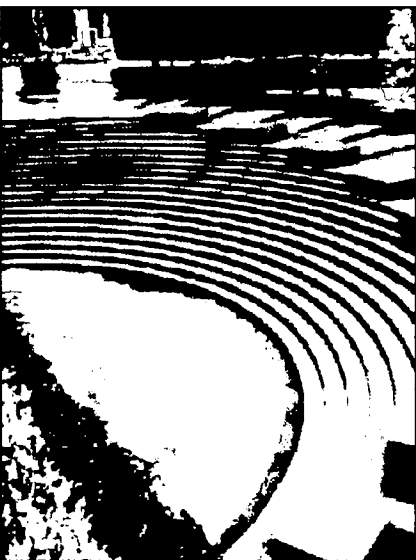
Basement Objectives

- Provide space for building operations
- Plan convenient functional adjacencies
- Create adequate storage for normal business operations
- Design food service areas for catering and cafe
- Potential partnership with Culinary Union employment training program for restaurant management and catering
- Convenient access and a distinctive menu to attract downtown hotel and time share guests

Implementation

“The Bright Spot” Café on the Park

- Named and designed to evoke the 1950s The Bright Spot Drive-In/Coffee Shop, formerly at 300 Stewart Avenue (southeast corner of Third Street)
- Include after-hours access
- Indoor/outdoor design:
 - Extension of east elevation light well to create a covered, air conditioned patio
 - Extension of outdoor terrace without climate protection, convertible to small stage
 - Small terraced slope for casual outdoor seating, overlooking park and neon installations



Top: Phillips Plastics Factory (Krueck & Sexton). Center: Café at the Museum of Contemporary Art, Los Angeles. Bottom: Small amphitheater at California Plaza, Los Angeles.

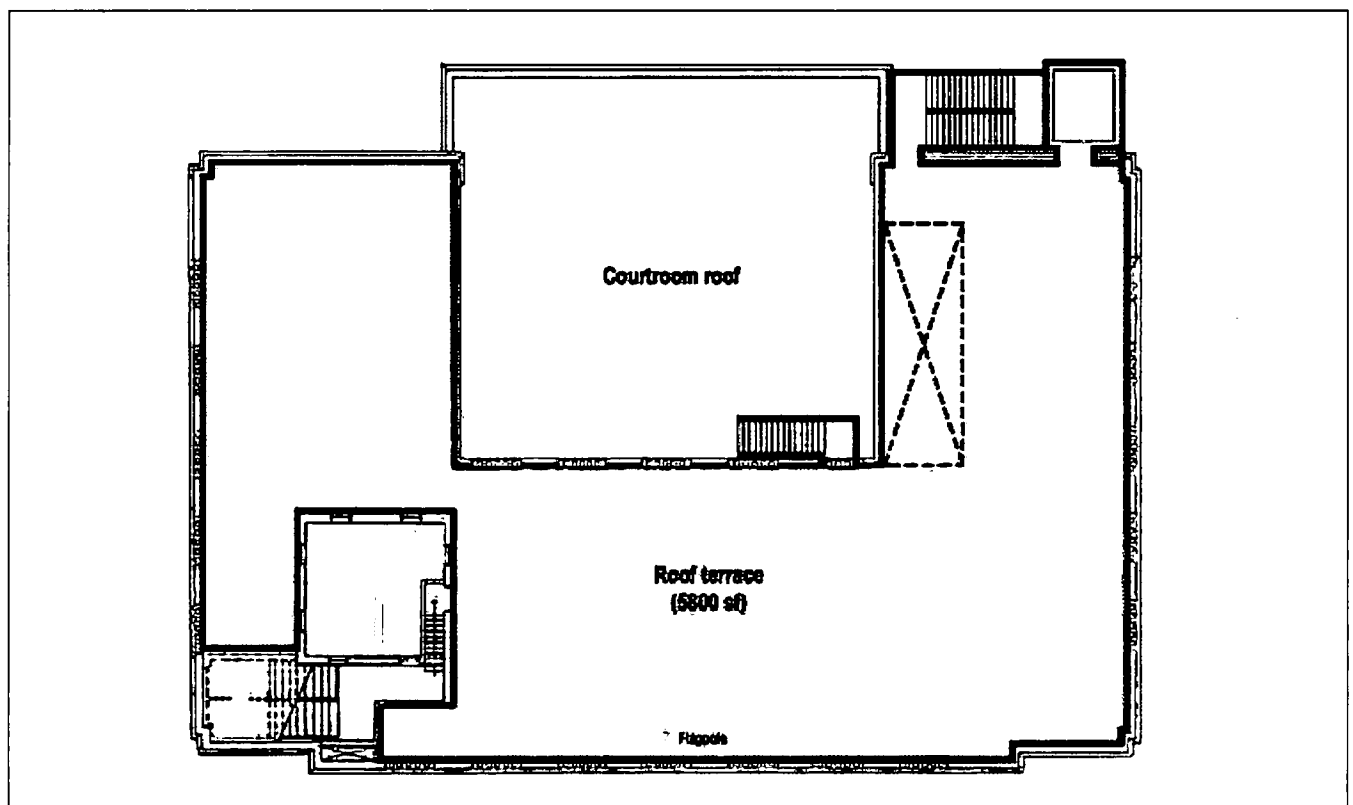
Service and Support Space

- Catering and cafe kitchen and café storage, servicing food service and reception rental areas
- Shipping and Receiving – adjacent to new freight elevator and loading dock
- Shop
- Workroom/Exhibition Preparation**
- Exhibition related storage**
- Rental furnishing storage*
- Security
- Maintenance
- Mechanical

* large storage items, (e.g., stage risers) may be stored off-site

** production of large scale, temporary exhibitions may require off-site work space

Part 5: Roof



Source: Chattel Architecture, Planning & Preservation, Inc.

☐ Public/community	☐ Administration	☐ Proposed ramp
☐ Exhibition galleries	☐ Support	☒ Landing
☐ Education	☐ Building operations/systems	



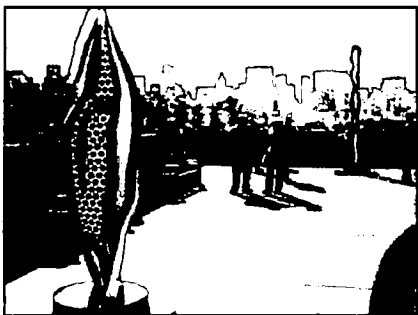
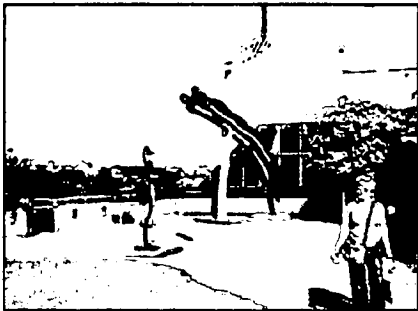
View from roof

Roof Objectives

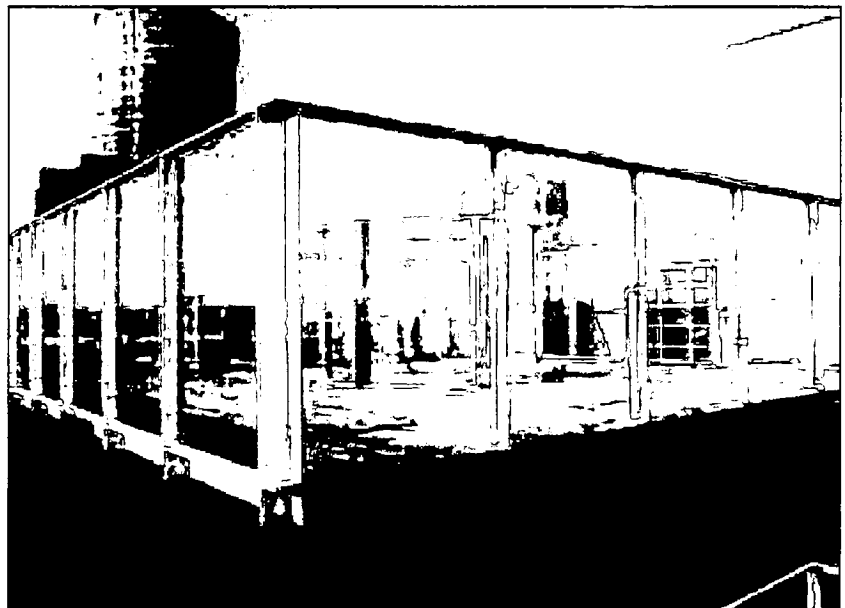
- Offer easy access from all floors
- Plan convenient service delivery from basement catering kitchen
- Capitalize on views of Mt. Charleston, Sheep Mountain, Sunrise Mountain and River Mountain ranges
- Capitalize on view south on Third Street through the Fremont Street Experience
- Continue Neon Museum Outdoor Gallery exhibition
- Refurbish as an observation deck for tour groups and a standing reception area for special events
- Design space to maximize earned income potential

Implementation

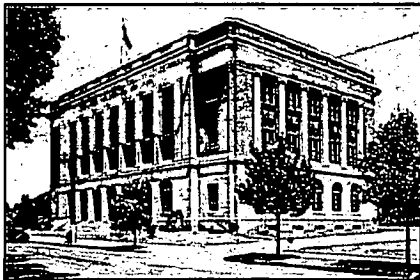
- Design multiple systems to move visitors from gallery floors to the building roof – such as a ramp, elevator and/or stair access
- Install interpretive, directional information to familiarize visitors with the route to the Cultural Corridor and Cultural Corridor Trail, the Third Street pedestrian axis and the surrounding Neon Museum Outdoor Gallery
- Create riser space for small staging needs
- Provide seating to encourage lingering



Museum of Modern Art rooftop rotating gallery, New York City



Artist Dan Graham's Dia Center rooftop art installation, New York City



View northwest, c. 1940 (University of Nevada Las Vegas Glenn Davis Collection)

National Register criteria

Properties must possess integrity of location, design, setting, materials, workmanship, feeling, and association and:

A. Are associated with events that have made a significant contribution to the broad patterns of our history; or

B. Are associated with the lives of persons significant in our past; or

C. Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. Have yielded or may be likely to yield, information important in prehistory or history.

Section Four: Historic Preservation Analysis

Part 1: Historic Resources Evaluation

Listed in the National Register of Historic Places in 1983, principally for its architecture, the building has stood witness to key events in Las Vegas, southern Nevada, and American history. Because the existing National Register Nomination Form limits discussion of the significance of the building to its architecture, additional research was completed to expand the discussion of significance to include:

- The rich legacy of families such as the Foley's, in which father Roger T. Foley and son Roger D. Foley both served on the federal bench
- Cases involving interstate commerce, energy, and tax evasion
- Hearings of U.S. Senator Estes Kefauver on organized crime.

While the courtroom remained active until its relocation in 1965 to a new federal building (later named for the Foley family), the post office function continues to the present day, though it is slated for relocation. The attached chronology (Appendix B) provides a framework of community history within which to place the building.

The hearings held by the Senate Special Committee to Investigate Organized Crime, known as the "Kefauver Hearings," appear to place the building on a level of national significance, linking this site to other locations around the country where hearings took place. Not only do the Kefauver Hearings fulfill the National Register criteria, through the building's association with both "events that have made a significant contribution to the broad patterns of our history," and "lives of persons significant in our past," but the Kefauver Hearings also fulfill the criteria of "possess[ing] exceptional value or quality in illustrating or interpreting the heritage of the United States." Historian Michael



Kefauver and other members of the committee meet soon after their positions were announced (Associated Press, May 11, 1950)

"Time magazine had arranged to sponsor television coverage of the hearings, and the investigation blossomed into a sensation overnight. Housework was neglected and movie theaters and stores were nearly deserted as the number of home television sets turned on rose from the normal less-than-2 percent to more than 25 percent in the morning and from the normal less-than-12 percent to more than 30 percent in the afternoon. Consolidated Edison, New York's electric power supplier, had to add a generator to take care of the increased demand."

— Estes Kefauver: A Biography (182)

Green describes the Kefauver Hearings within the context of the Cold War and McCarthyism.

The Kefauver Hearings are distinct, according to Green, as they examined "a national...network that affected the daily lives of millions," while the McCarthy Hearings questioned "loyalty and patriotism of those suspected of communism and spying." The Kefauver Hearings did not achieve the stated goal of eliminating organized crime, a concept almost as elusive as McCarthy's un-American activities. The hearings did concentrate on figures and activities of organized crime in Las Vegas, which, according to Green, "became, in the public mind, America's organized crime capital." Now, not only was Las Vegas a place where divorce was relatively easy and vices such as gambling were legal, but the city also took on an aura of danger and excitement.

The Kefauver Hearings set a major precedent for nationally televised Senate hearings, including the McCarthy Hearings two years later. Televising Senate hearings, at a time when televisions were not common household items, gathered people together in public places and brought a level of national consciousness to the hearings and their surrounding issues that had previously never been experienced.

The wake of the Kefauver Hearings resulted in a ripple effect in both Las Vegas and the country as a whole. Financed by Nevada operators, California, Arizona, Montana and Massachusetts passed anti-gambling legislation in 1950,¹³ while a headline in *Life Magazine* touted, "Nevada brings it into open and gets rich."¹⁴ The concentration of organized crime from other parts of the country, coupled with a construction boom along the Strip and subsequent employment opportunities, contributed to a dramatic increase in population in both the City of Las Vegas and Clark County.¹⁵ The significant growth in southern Nevada prompted Judge Roger T. Foley, in 1954, to hear cases full time in the building, representing a shift in population center from northern to southern Nevada.

From March 1934, with the first federal court session heard by Judge Paul McCormick from Los Angeles, until 1965 when the federal court moved to the Foley Federal Building, judges sat on the bench in the courtroom, upholding the constitution and deciding on influential federal cases. In the 1930s and 1940s,

¹³ Sally Denton and Roger Morris, *The Money and the Power*, (New York: Vintage Books, 2001) 116.

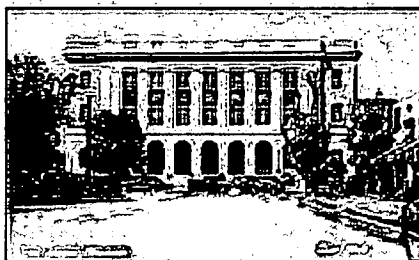
¹⁴ "Nevada Brings it into Open and Gets Rich," *Life* 19 June 1950, 100.

¹⁵ According to U.S. Census data, the population of Clark County was 48,289 in 1950. In 1960, the population had grown to 127,016. By 1970, the population of Clark County was 273,288 and 463,087 in 1980.

court cases focused on prohibition, "white prostitution," and interstate commerce, including interstate financial transactions dealing with bankruptcy. Because of the preponderance of divorce, several cases involved the question of residency as opposed to citizenship in suits requiring alimony. Expansion of federal law after 1950 resulted in an increased number of court cases heard in the courtroom. Most cases during this time involved tax evasion, the most notorious of which occurred in early 1965, when Judge Rodger D. Foley decided on two cases connected to the annual golf Tournament of Champions at the Desert Inn. In another significant case, heard in 1952, Herman "Hank" Greenspun, founder and editor of the *Las Vegas Sun*, sued U.S. Senator Pat McCarran and 40 casino owners for a "conspiracy" against his newspaper after Greenspun discovered a boycott by casino owners (originating in McCarran's Washington office), canceling their *Las Vegas Sun* ads.

The post office is also significant for its place in many community members' daily lives, especially in the early days of the city's development as the hub for regional growth. As a critical service for society's need to communicate over long distances, post offices were historically one of the most important public institutions securing the foundations of cultural and civic expressions. In fact, the United States government, by establishing the postal service, "provided an example of democracy at work: citizens petitioned Congress, which established post roads and instructed the Postmaster General to provide postal service along the routes."¹⁶ Opening when Las Vegas was still a small city of approximately 5,000 residents, citizens picked up mail at the building from the same post office boxes year after year, many for decades, and some even to this day. Mail received here established a link with American society and culture outside the boundaries of then remote Las Vegas. Here, too, citizens of Las Vegas would see friends and neighbors, also receiving mail. In such a small city, these daily pilgrimages represented connections to community near and far. Post office boxes also provided ties to home, as well as anonymity for divorcees, and later, as the city grew, other transient populations with no permanent mailing address.

¹⁶ National Park Service, "National Register Bulletin 13; How to Apply the National Register Criteria to Post Offices," 17 October 2002.



Third Street view north, c. 1940 (Nevada State Museum and Historical Society)

Architectural Description

The stately, three-story-plus-basement, concrete-encased steel frame building is clad in blended yellow-colored brick, limestone and *terra cotta*. The building is set close to Stewart Avenue, facing south, and is surrounded by driveways and open parking areas to the east, north and west. Its architectural precedents are Classical in nature and these revivalist features include a Loggia with round-arched openings, double height fluted, Ionic pilasters, and an entablature and parapet pierced with double-belly balusters.

The first floor is set well above ground level facing the center line of Third Street and is accessed via a projecting bank of granite and concrete steps. Landscaping includes small areas of lawn, palm trees set at the southeast and southwest corners of the building, and planters with minimal plant material and lava rock ground cover.

Interior floors and most roofs are constructed of concrete pan joists. The separate, lower roof system over the courtroom is steel frame with a concrete deck. The perimeter walls are constructed of unreinforced masonry, as are most interior demising walls. Exterior perimeter walls appear to be brick, while interior demising walls appear to be hollow clay tile and gypsum block. All interior surfaces, except for back of house spaces, are plaster covered with painted finishes. Marble-trimmed terrazzo flooring predominates public circulation corridors and the main cast iron stairs. Dark natural wood or grained metal door trim and leaves are regular features of public areas.

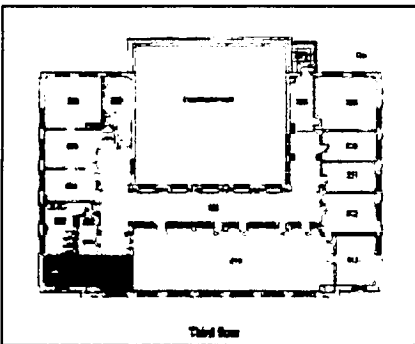
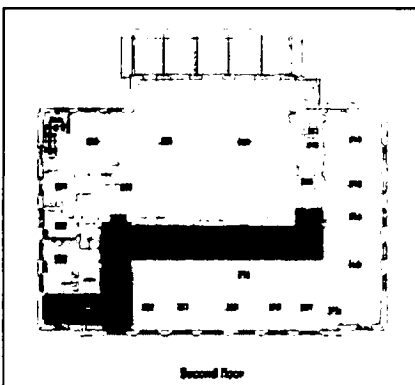
Significant Spaces and Key Character-Defining Features

Identifying significant spaces and key character-defining features is critical to the process of adaptive use. These features and spaces make up the “tangible elements [of a building] that embody its significance for association with specific events or persons and it is those *tangible elements* both on the exterior and interior that should be preserved.”¹⁷ While much of this analysis was undertaken at least three times previously, in the HSR, the Historic Building Preservation Plan¹⁸ and the Adaptive Reuse Feasibility Study,¹⁹ this report serves to inform a specific adaptive use – that of a cultural center.

¹⁷ Lee H. Nelson, *Preservation Brief No. 17: Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*, nd, p 1.

¹⁸ Fields & Devereaux Architects, *Historic Building Preservation Plan*, 31 May 1994.

¹⁹ JMA Architecture Studios.



As an aid in developing reuse plans and designs, a classification system for features and spaces within the building was established. The system evaluates both the association of the space or feature with the building's historic significance and the integrity of the space or feature. The system is modeled on the U.S. Navy's National Register Resource Treatment Categories that "divides all of its cultural resources... into three general categories that recognize varying levels of historical or architectural importance based on evaluation by qualified professionals. Preservation actions, or 'treatments,' required may vary with the category."²⁰ Classification of features and spaces based on historic significance is as follows:

- **Primary spaces** include those spaces or features that are closely associated with the building's historic significance.
- **Secondary spaces** include those spaces or features that are moderately associated with the building's historic significance.
- **Tertiary spaces** include those spaces or features that are remotely associated with the building's historic significance.

This hierarchy of spaces is further divided into five final classifications, incorporating the integrity of the space or feature. The five categories of significant spaces are illustrated on the existing floor plans and defined as follows:

	Level of Significance
	Primary significant space that retains a high degree of integrity
	Primary significant space that retains a moderate degree of integrity
	Secondary significant space that retains a high degree of integrity
	Secondary significant space that retains a moderate degree of integrity
	Tertiary significant space that lacks integrity OR infrastructure, back-of-house space

Primary spaces in the building include:

- Stair 1
- Remaining original features of the first floor Loggia (119)
- Public Lobby (101, 118)

²⁰ Naval Facilities Engineering Command, *Historic Structures Preservation Manual* (Philadelphia: Naval Publications and Forms Center, September 1991) 2-4.

- Postmaster's Office (116-117)
- Corridor (201)
- Courtroom (207-208)
- Judge's Chambers (212-214)
- Clerk's Office (215-216)



Many of the secondary spaces are more private in nature and appear to have been minimally altered over time.

Secondary spaces include:

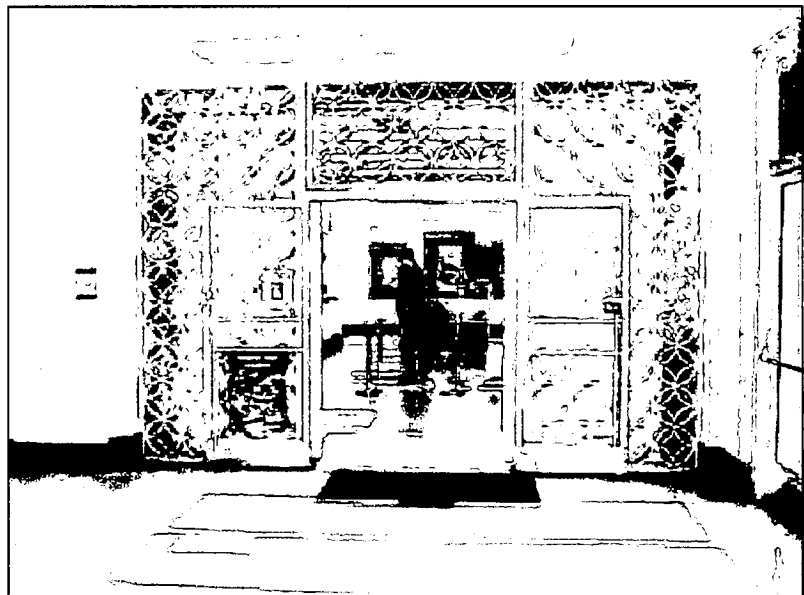
- Stair 2
- Elevator
- Post Office Storage area (002)
- East and West Light Courts
- Restroom (012)
- Corridor (001)
- Post Office Work Room (107)
- Ancillary functions (104-106)
- Vestibule (108)
- Loading Dock (109)
- Postmaster's Office suite (110-115)
- Restroom (202)
- Restroom (204)
- Post Office Swing Room (206)
- Offices (218-222)
- Corridor (301)
- Offices (304-306)
- Restrooms and ancillary functions (302-303, 307)



Tertiary spaces all have substantial alterations or additions, and include:

- Stair 3
- Back of house spaces on the basement level (003-011, 013-117)
- Ancillary functions on the first floor including space added to the Public Lobby (102-103)
- Women's restroom (203)
- Altered passageway (209-211)
- Northern extension of the corridor (308)
- Offices (309-314)

The mechanical shaft extending from the basement to roof is a non-character-defining feature of infrastructure.



Top: Public lobby, view east, 1933 (GSA). Bottom: 2003

Alterations to Date

While alterations over time have been many, few of these alterations detract from the historic character of the building. On the exterior of the building, alterations include: west parking area added (1956); infill of round-arched openings in Loggia (1961); ramp added to west end of loading dock (1964); new landscaping (c. 1970); addition of fire escape (c. 1971); entablature signage replaced, westernmost opening in Loggia altered with automatic sliding doors, and addition of landing and extension of projecting steps in concrete (1973); accessible ramp added west of projecting

steps (between 1973-1985); enclosure of fire escape and re-cladding loading dock canopy (c. 1985); and removal of accessible ramp and replacement with lift (after 1985).

Interior alterations include: expansion and extensive alteration of post office Public Lobby (1961); partitions added in Judge's Chambers (c. 1975); and enclosure of Stair 1, partition wall added in courtroom, and removed and/or reconfigured east and south perimeter offices on third floor (between 1973-1985).



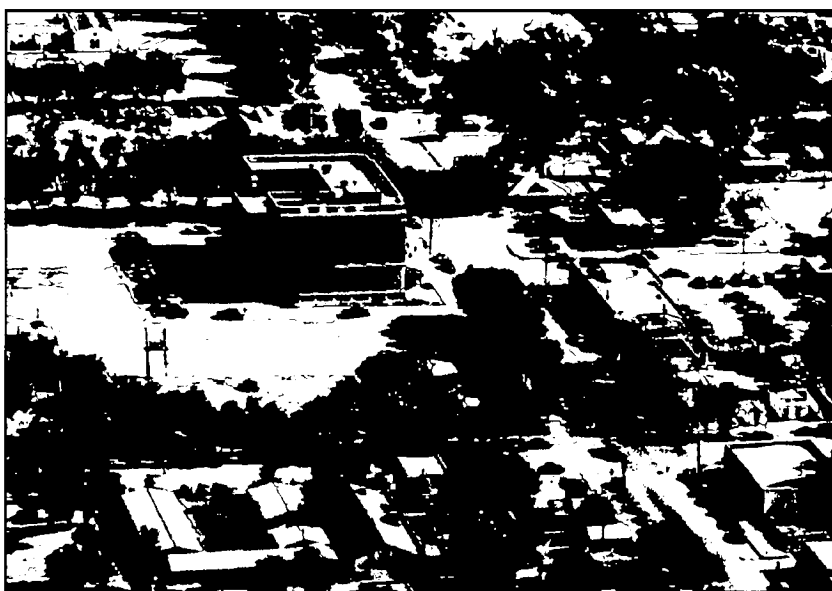
View northwest, 1991 (University of Nevada Las Vegas, Sarah Vinci Collection)

Landscape

Based on a review of available historic photographs, the building was re-landscaped in the 1980s. At that time, existing foundation planting and trees were changed and palm trees and lava rock ground cover were introduced. These are not historic character-defining features of the building or landscape. The palm trees have now matured.

Immediate Surroundings

At the time of construction, the area north of Stewart Avenue was undeveloped land. With the introduction of the building at the head of Third Street, the north boundary of the historic core area of downtown Las Vegas was firmly established. Later, the northern edge of the downtown area was further solidified by construction of the east-west section of the US-95 (I-515) freeway north of the building. However, as documented in HSR, several alterations to the immediate surroundings since 1983 have separated the building from its prominent position at the northern terminus of Third Street and changed the historic low scale of its immediate surroundings. These alterations include the addition of a transit center immediately to the north, construction of the Lady Luck hotel towers and interconnecting, enclosed, pedestrian bridge to the south, and construction of a new City Hall to the east.



View southeast, 1952 (University of California Los Angeles Air Photo Archives)

Part 2: *The Secretary of the Interior's Standards for the Treatment of Historic Properties*

Conform to the *Secretary's Standards*, as required by covenants and conditions outlined in the Quitclaim Deed and to ensure proposed project impacts are managed: The U.S. Secretary of the Interior publishes a set of standards for the treatment of historic properties. From least intervention to greatest, the treatments are:

- Preservation – continued maintenance of an existing property generally for its original use
- Rehabilitation – projects involving deteriorated properties and/or those accommodating a change in use
- Restoration – returning a property to a specific time period
- Reconstruction – recreating a vanished property with new materials, primarily for interpretive purposes

Implementation: The *Secretary's Standards* (refer to Appendix F for the full text of each) are intended to be consistently interpreted by qualified professionals with experience in applying them to a wide variety of projects. The following excerpt from "Toward a Common Language,"²¹ a technical bulletin published by the National Park Service, provides more insight into each standard:

[T]he first treatment, **Preservation**, places a high premium on the retention of all historic fabric through conservation, maintenance and repair. It reflects a property's continuum over time, through successive occupancies, and the respectful changes and alterations that are made.

Rehabilitation, the second treatment, emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work. (Both Preservation and Rehabilitation Standards focus attention on the preservation of

²¹ Kay D. Weeks, "Historic Preservation Treatment: Toward a Common Language," *Cultural Resource Management*, Volume 19, No. 1 (1996).

those materials, features, finishes, spaces, and spatial relationships that, together, give a property its historic character.)

Restoration, the third treatment, focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods.

Reconstruction, the fourth treatment, establishes limited opportunities to re-create a non-surviving site, landscape, building, structure or object in all new materials.

The four treatments (preservation, rehabilitation, restoration, and reconstruction) are often applied to historic preservation projects in a complementary fashion. That is to say, while the principal treatment for a proposed project may be rehabilitation, restoration of certain significant spaces and features would be appropriate and, in fact, necessary, to best convey and interpret the history of the building within the context of a contemporary adaptive use.

The *Secretary's Standards* are not prescriptive, and are intended to be flexible and adapt to specific project conditions, including aspects of adaptive use, functionality and accessibility. The National Park Service has compiled written guidance on specific topics; however, there is not an abundance of information on interpreting the *Secretary's Standards*.²² The *Secretary's Standards* are used most consistently in application of the Investment Tax Credit (ITC) program for certified historic preservation projects. Additional guidance can be found in the regulations implementing the ITC program at 36 Code of Federal Regulations (CFR) Part 67. The *Secretary's Standards* are also used in evaluating project effects of a proposed federal undertaking under Section 106 of the National Historic Preservation Act. Federal undertakings may involve transfer, sale or lease of property, as well as physical work.

The proposed project involves adaptive use of the existing building and site. As described above, while the National Register-listed property has previously been altered, it maintains sufficient integrity to convey the qualities that make it significant. None of the alterations to the building have taken on significance over time; therefore some flexibility is available when considering reuse options.

²² Guidance published by the National Park Service includes the series of "Preservation Briefs" and "Tech Notes," as well as *Interpreting The Secretary's of the Interior's Standards for Rehabilitation*.

To conform to the *Secretary's Standards*, it is necessary to balance continuity and change by retaining historic building fabric to the maximum extent feasible, and where such is not possible, by providing for documentation and interpretation of altered features. The proposed project should be viewed comprehensively, with each element weighing in balance with the others; no one element should be considered in isolation. Technical feasibility must also be considered and risks to extant historic fabric reduced throughout the design and implementation process. Where preservation in place is not feasible, alternatives which preserve historic fabric, including salvage and reinstallation, should be explored and documented.

Consult with the National Park Service as early as possible and on a periodic basis during design to ensure comments received are incorporated into final plans submitted for approval prior to commencement of work: Requirements of the Quitclaim Deed provide for review and approval of proposed work by the National Park Service. Federal undertakings involving historic properties eligible for or listed in the National Register utilize the *Secretary's Standards* in evaluating project effects. As part of the transfer from federal to city ownership, the City of Las Vegas commissioned a report prepared by JMA Architecture Studios in 2001. Based on our understanding, the JMA report serves as the Program of Preservation Utilization required under terms of the Quitclaim Deed. The JMA report identified several possible reuse scenarios. This reuse report ("The POST Modern") narrows the focus and details appropriate intervention to accommodate the cultural center use cited as an option in the JMA report, and defines guidelines for rehabilitation of the POCH in conformance with the *Secretary's Standards*.

The Quitclaim Deed conveying the property to the City further provides that "All plans and specifications for repair and rehabilitation of the building must be developed in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*." In addition to local building permit review, plans must be submitted to the NPS for review and approval.²³ This reuse recommendation and report appears to serve as final Preservation and Utilization Plan required under covenant four of the Quitclaim Deed. It should be submitted to NPS to introduce the more detailed approach and to gain input in advance of proceeding with design.

Consultation with NPS should be carried out during the design process to facilitate concurrence and approval as required under

²³ National Park Service contact for this submittal and consultation is Hank Florence, Cultural Resources team, Seattle office.

the deed covenants. The Quitclaim Deed also requires submittal of plans and specifications prior to commencement of work. Comments received from NPS on the reuse recommendation and report should be addressed in plans and specifications submitted for NPS approval. Preliminary plans should be submitted to NPS as early as possible and consultation should be on-going throughout the design process to facilitate final approval.

Part 3: Detailed Recommendations

Identify areas within the building that could be altered without destroying significant spaces or key character-defining features: The following reuse plan draws on identified primary, secondary and tertiary spaces, while providing certain limited flexibility for proposed alteration to accommodate new uses. These directives reflect the concepts outlined in the Rehabilitation Standards.



Example of testing prior to exterior building cleaning



Elevator tower addition utilizing brick and pattern from original masonry, Savannah, Georgia

Exterior

- **Building exterior.** Exterior building cleaning, repair, painting and materials conservation should be accomplished using gentlest means possible. New materials used in restoration of elements that have been damaged should be in-kind to the extent feasible. Overpaint on cast iron spandrel panels should be inspected and removed if it would not damage the underlying material. Consult with materials conservators and prepare specifications for the work that ensure the highest preservation standards are met.
- **Stair tower and freight elevator addition.** A fully-compliant stair tower and freight elevator addition at the northeast corner of the building is proposed to serve all floors from the basement to roof. This location, on a secondary elevation, takes advantage of the existing fire escape alteration on the exterior and modifications made to serve the fire escape on the interior. Generally, in conformance with the *Secretary's Standards*, it is best to concentrate additions and other modifications where previous alterations have been made. The northeast corner is located farthest from the existing stair and passenger elevator, thus providing for mandatory egress and additional accessibility between floors. The placeholder for these circulation systems on the conceptual layouts in this report is intended to show approximate locations and sizes. Variations on the placeholder footprint provided for consideration in design include reversing the stair and elevator configuration.

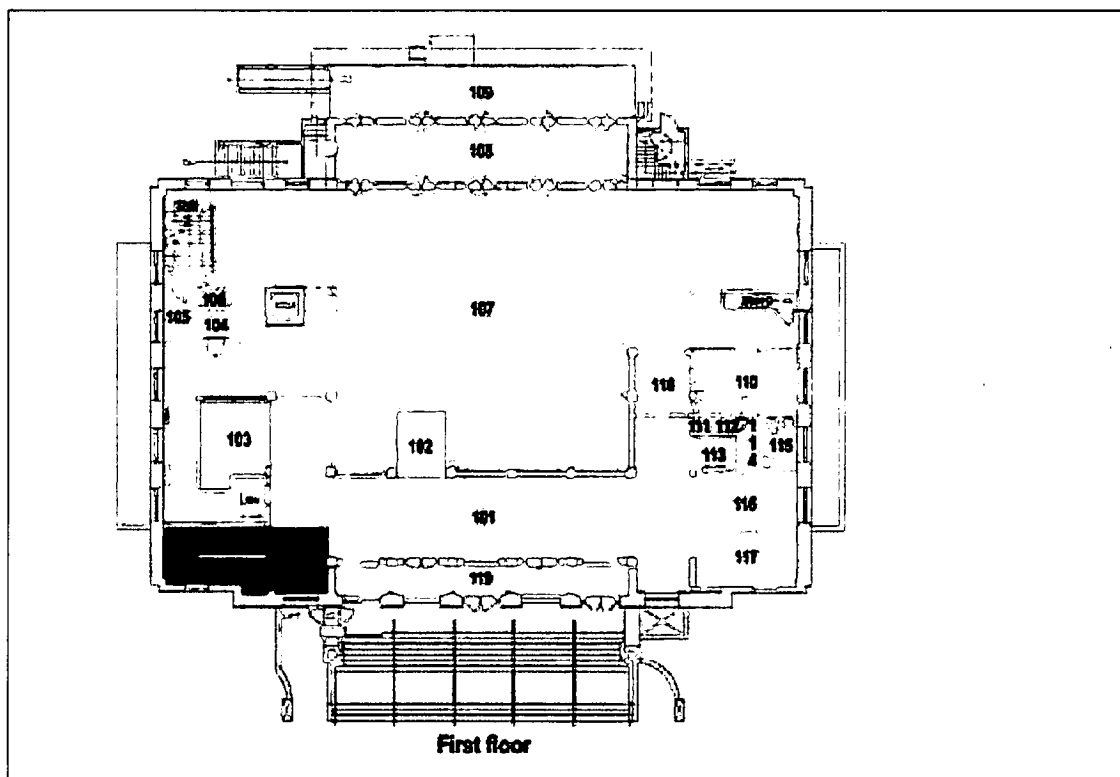
The elevator/stair addition is conceived as a compatible addition. As provided in standard 9 of the Secretary of the Interior's Rehabilitation Standards, "The new work shall be differentiated from the old and will be compatible with historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment." Locating the addition immediately adjacent to the exterior wall of the building minimizes impacts to historic fabric and allows for the potential to incorporate lateral reinforcing systems at the interface of the addition to the exterior wall.

Architecturally, the stair/elevator addition should be contemporary. Interior features could be utilitarian, exterior features should reflect the same or similar use of materials as on the existing building. This could include use of brick veneer of a color, texture and pattern that closely resembles the existing masonry. To differentiate the new masonry, setback,

reveals, insets and/or other devices should be employed. This would allow the addition to read as reversible under Rehabilitation Standard 10, "New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired." As proposed in the placeholder, the stair tower is shown as inset from the existing center block of the north elevation and new elevator. This inset could be treated with an expanse of north-facing glazing or smaller windows inset into a masonry frame in a pattern that draws inspiration from existing fenestration.

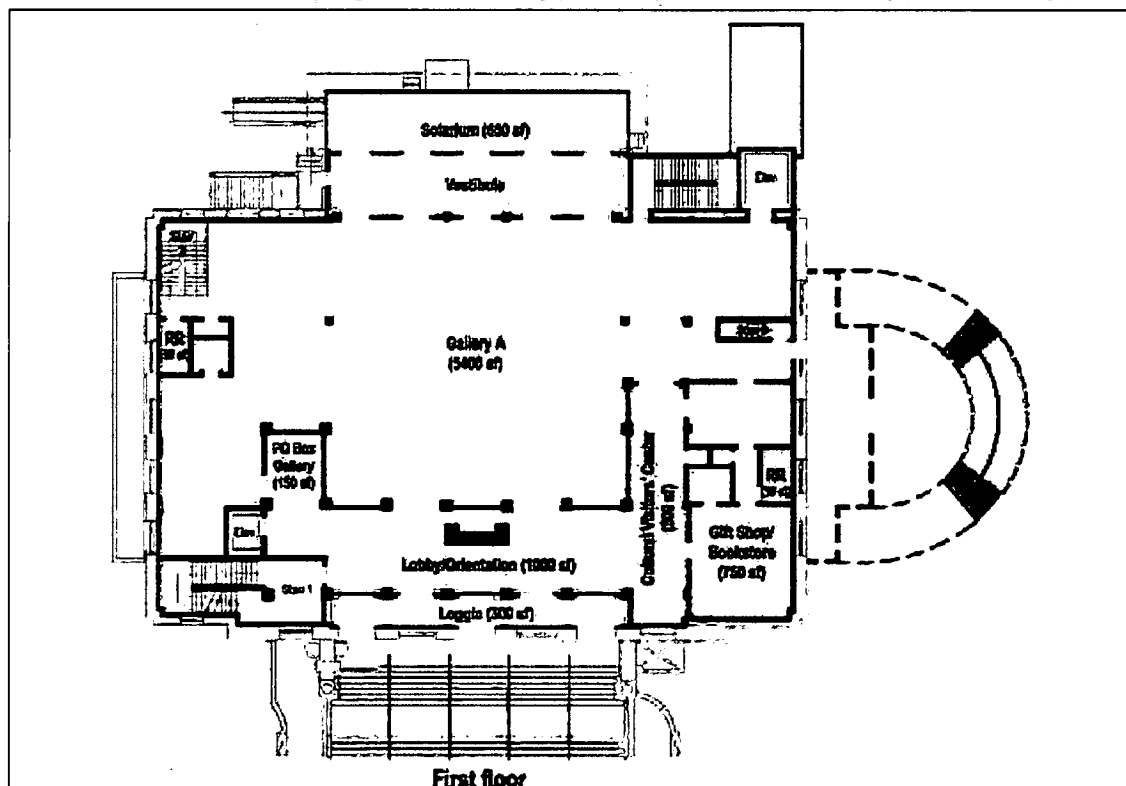
Circulation

- **Stair 1.** Currently serving all floors but the roof, this stair should be retained and maintain its existing function. Although the stair has been enclosed at each floor, the Rehabilitation Standards do not require that such alterations be removed. However, alternatives for removing the enclosures should be fully explored in the design process as it may be preferable, as described in the HSR, to enclose this stair with glazing, in lieu of solid walls. Removal altogether of existing stairway enclosures at all levels may be possible if, combined with the addition of a new fully-compliant stair, a detailed fire code analysis demonstrates that this approach would not cause a greater risk to occupant safety.
- **Stair 2.** Minimally modified over the years, Stair 2 should be retained and continue to serve basement to second floors. It will also provide secondary access between Gallery A on the first floor and Gallery F on the second floor. The proposed project envisions removal of the stair enclosure and restoration of open metal hand and guardrails.
- **Stair 3.** A later alteration, Stair 3 should be retained to serve as secondary access directly from the basement Catering Kitchen, to Gallery A on the first floor.
- **Passenger elevator.** The exterior grained metal doors and trim of the existing passenger elevator appear to be original and should be maintained. The interior elevator cab has been previously altered. In conformance with the *Secretary's Standards*, new finishes in the previously altered elevator cab should be contemporary. To enhance functional use, the elevator should be upgraded and remain in automatic, rather than manual operation.



Level of significance:

☒ Primary, high integrity	☐ Primary, moderate integrity	☐ Secondary, high integrity	☐ Secondary, moderate integrity	☐ Tertiary, lacks integrity



Reuse conceptual layout:

☐ Public/community	☐ Education	☒ Support	☐ Proposed ramp
☐ Exhibition galleries	☐ Administration	☐ Building operations/systems	☒ Loading



Top: Loggia, view west. Bottom: Loggia view northeast

First Floor

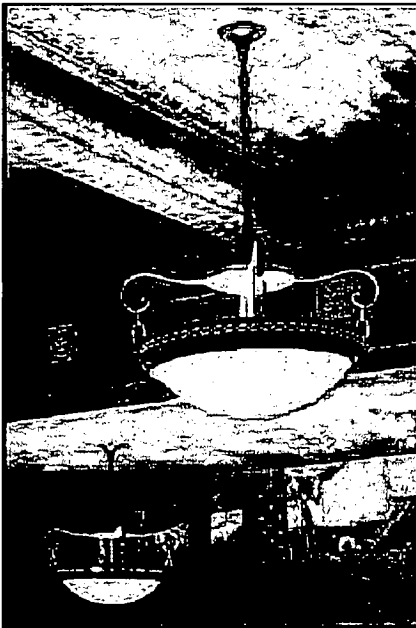
A balance of rehabilitation and restoration treatments on the first floor provides for strong functional and supportive uses. The restored Lobby, with its high ceiling and decorative features, will continue to read as a public space and entry point into the building, while rehabilitated Gallery A will read as a utilitarian space reflecting its original and non-public function. The retained open floor plan, materials and utilitarian vocabulary of the original Post Office Work Room with new access points along the north wall of the Lobby conforms to the *Secretary's Standards*.

- **Loggia (room 119).** Loggia should be restored to its original configuration by removing all infill, including the sliding automatic door, solid lunettes and glazing systems in the outer wall. The 1985 Historic Structures Report proposes an alternative to the existing infill, with a frameless system utilizing patch hardware, however restoration of the open qualities of the Loggia is preferable to any type of infill. Doorway and window openings in the inner wall of the Loggia should be restored to original locations. The Historic Structures Report contains a description and photographs show that the area above the lowered ceiling, including a vaulted, cement-plaster ceiling with recessed lighting, is principally intact. The lowered ceiling should be removed and the original restored.

Light fixture housings should be retained and re-lamped, using an incandescent lighting system, restoring the original light quality intended for this space.

Care should be taken not to damage original materials and finishes. To the extent original material exists, either in place or in storage, these features should be reused and/or returned to their original location and earlier appearance. Where original materials are known, use of substitute materials should be avoided, but where they are not, compatible materials could be used. Because of the prominent location, replacement materials should be equal to the original design, regardless of whether original material exists.

- **Lobby/Orientation space (rooms 101 and 118).** The Lobby/Orientation space should be restored to its early footprint and height. Based on available information, it appears the original ceiling may exist above the lowered ceiling. Because original pendant light fixtures apparently



Reconstructed pendant lamps, Children's Room of Los Angeles Public Library, Central Library (Historical Arts and Casting)

do not exist, they should be accurately reconstructed based on available physical and documentary evidence. None of the original postal service windows remain and some postal boxes have been added. Restoring the original configuration will allow existing mail boxes to be relocated to infill along the north wall. Mailboxes and decorative glass-topped metal writing tables should be restored to their earlier appearance and serve a new functional purpose. Original decorative wall and floor finishes should be restored to their earlier appearance, to the maximum extent possible. Where overpaint on the plaster cannot be removed, it should be decoratively painted to match the few areas that were not previously painted.

A Cultural Visitors' Center is proposed to be placed along the east end of the Lobby corridor walls. Self-supporting shelves and display cases should not attach to perimeter walls to allow for reversibility, in conformance with the rehabilitation standards. The partition at the north portion of the new Cultural Visitor's Center corridor should be removed, restoring the original configuration. While keeping the north end of the corridor open to Gallery A and the new stair and freight elevator beyond, the original location of the corridor end should be delineated with a header and wing walls at a minimum. These headers and wing walls should be at least two feet in depth and width, respectively, as they should not read as doorway head height or as full width walls.

The north wall of the Lobby should be an interpretation of the original interior elevation, while incorporating two large openings to access Gallery A. Because it does not appear there were doors from the Public Lobby (room 101) to the Post Office Work Room (room 107) in the original configuration, it will be necessary to add two new access points. The height and width of the two openings should be informed, but not dictated, by the original design of the north elevation. Originally, the north elevation appears to have been glazed above the postal boxes and teller counters. Transom glazing should be incorporated into the design of the openings.

- **Gift Shop/Bookstore (Postmaster's suite, rooms 110-117).** The existing demising wall separating rooms 116 and 117 should be removed, restoring the Postmaster's office to its original configuration. Ceiling heights in the suite appear to be original in this area. It is recommended that the vault (room 113) be retained, as it is one of only three

in the building. If this vault must be removed, other vaults should be retained in lieu of this one.

Rooms 114 and 115 are largely unaltered. It would be preferable to retain the restroom, as it could serve staff and volunteers in the gift shop, building reception and visitors' center. The Assistant Postmaster's Office (room 110) has been incorporated into the Post Office Work Room. The proposed project contemplates re-establishing its functional relationship to the Postmaster's suite as part of the Gift Shop/Bookstore, which would necessitate reconstruction of the west wall that has been removed.

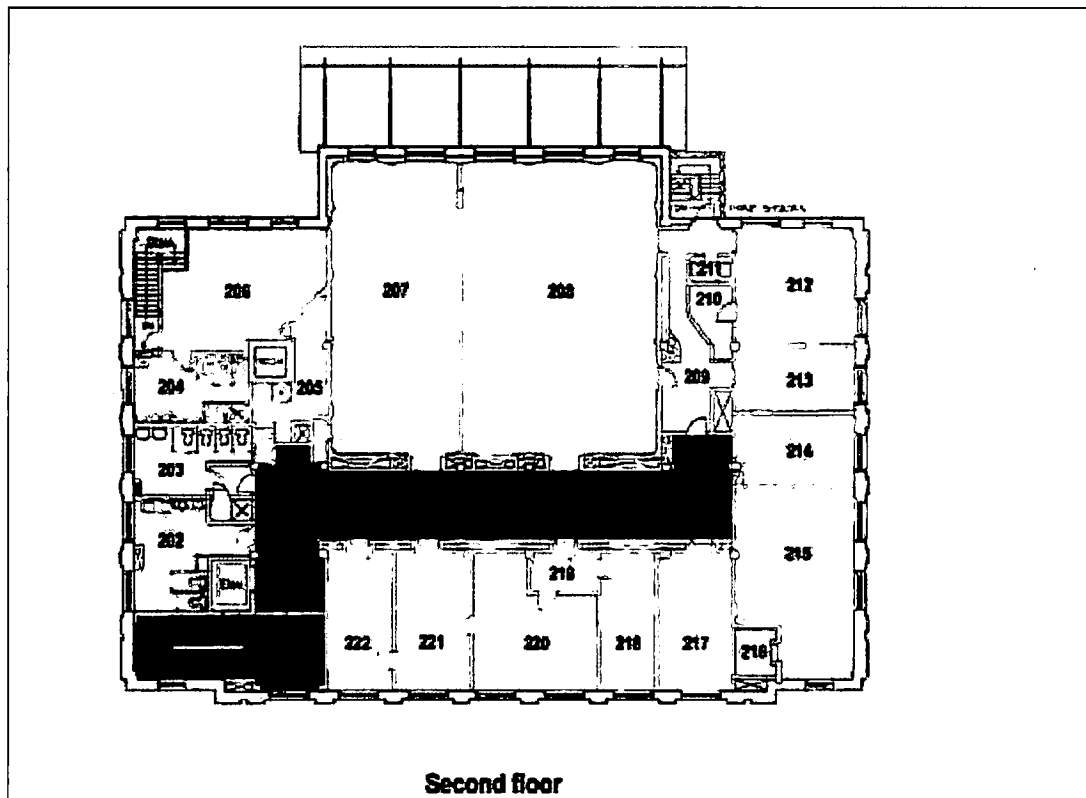
- **Gallery A (Post Office Work Room (room 107), rooms 104 and 105).** There have been various encroachments into this space, caused principally by expansion of the Public Lobby over the years. With reconfiguration of the public space in the lobby, the private space of the work room will be restored to its original configuration. Rooms 102 and 103 should be reincorporated into an expanded room 107. Gallery A is characterized by high open ceilings, a wood parquet floor and tall wood wainscot. As this has historically been used as back-of-house space, light fixtures, duct work and other infrastructure are generally exposed. The proposed gallery should retain these existing raw characteristics as a museum-quality gallery. Where the proposed project expands floor area, including the area occupied by the mechanical shaft and an area of damaged and inappropriately replaced flooring in the northeast corner, wood parquet floor to match the existing in kind should be installed. Stairs 2 and 3 would be accessible from Gallery A, providing secondary access to the basement and second floor. The proposed project also envisions removal of most areas of the eye-in-the-sky mezzanine in the former work room, retaining a portion for interpretative purposes.

The vault (room 104) should be retained, or if removed, other vaults in the building should be retained in lieu of this one. The existing women's restroom (room 105) should be reused as a unisex, accessible restroom, while preserving character-defining marble walls and terrazzo floors.

The new stair and freight elevator are proposed to provide direct access into Gallery A. While the new stair and freight elevator would necessitate further alteration of the window openings in the northeast corner of the space, this minor alteration will be partially mitigated by retention of the center window, which should be a protected, glazed

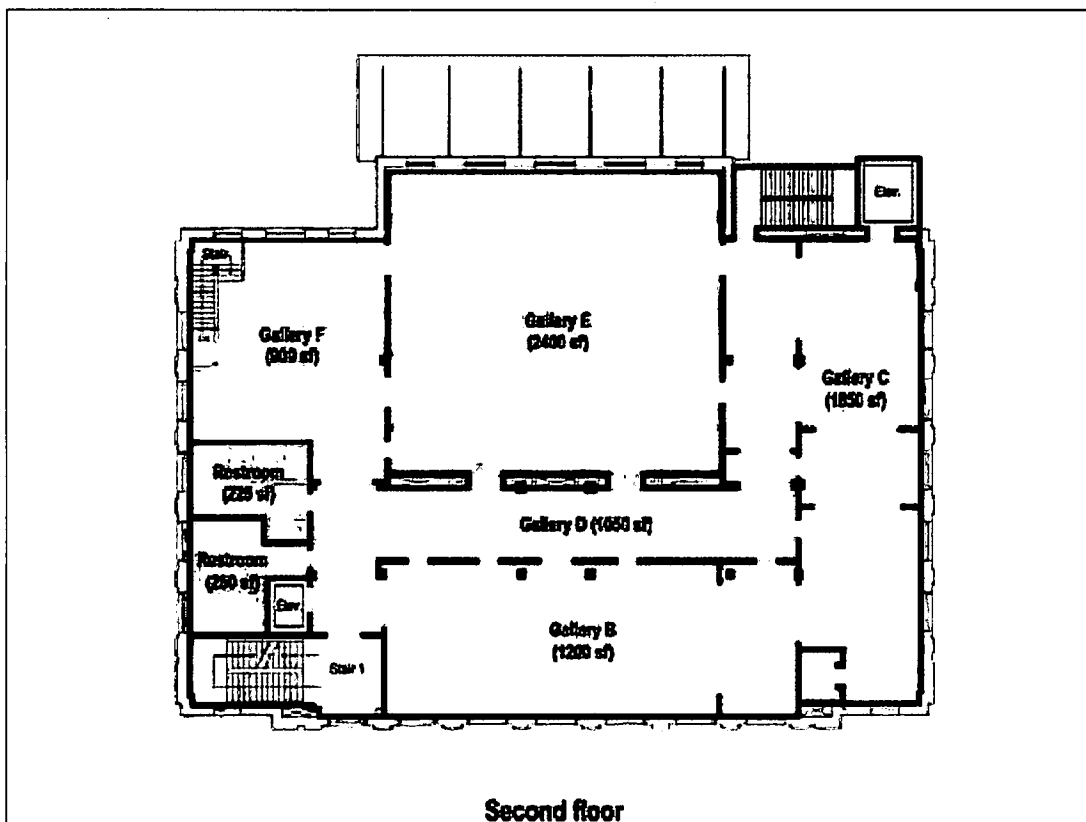
opening into the stair. To retain some of its earlier appearance, the glazing could be replaced with either mirror or dark painted drywall on the stair/freight elevator side of the glass. When temporary partition walls are utilized as part of gallery configuration, they may visually obscure the new stair, and signage should be provided to ensure accessibility.

- **Vestibule (Mailing Vestibule, room 108) and Solarium (Mailing Platform, room 109).** Each space has its own distinct character. The Vestibule is a narrow volume with a high ceiling and walls clad in the exterior brick of the building. In contrast, the Solarium is a deep canopy-covered open area space. Door leaves between Gallery A, the Vestibule and the Solarium are proposed to be removed to facilitate circulation. To increase functional space ancillary to Gallery A, the Solarium platform is proposed to be extended slightly to the north and the open edge of the Solarium glazed in. Given earlier alterations to the canopy edge, it appears reasonable to extend the canopy slightly and restore its original metal edge treatment. A small landscape buffer around the Solarium would provide for better integration of interior to exterior space. Foundation plantings should be discouraged in this area, to reflect the utilitarian character of the original loading dock. Plantings could be within permanent containers set above grade to complement the former character of the Post Office Work Room, Mailing Vestibule and Mailing Platform.



Level of significance:

 Primary, high integrity	 Primary, moderate integrity	 Secondary, high integrity	 Secondary, moderate integrity	 Tertiary, lacks integrity



Reuse conceptual layout:

 Public/community	 Education	 Support	 Proposed stair
 Exhibition galleries	 Administration	 Building operations/maintenance	 Landing

Second Floor

- **Gallery D (room 201).** This corridor space, with its high ceiling and simple plaster-finished walls, moldings, doors with transoms and marble trimmed terrazzo floor appears to be principally intact, although no historic photographs have been located. Because of its high level of integrity, this public space and key character-defining-features should be kept intact.

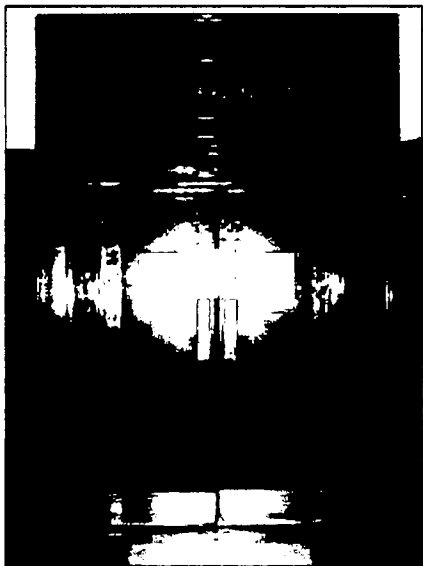
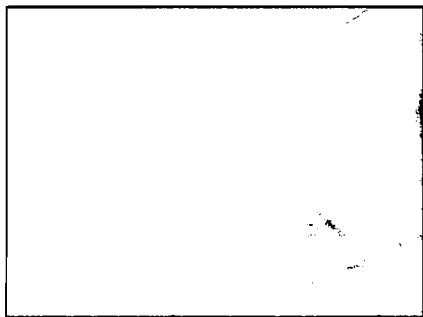
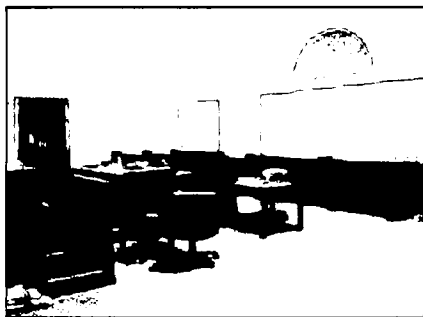
Existing door openings, with one exception, are unchanged from their original configuration and should be retained, with limited new openings in four areas. Two new openings, at the northeast and northwest corners of the corridor, should utilize existing cased, archways to define the end of the corridor and beginning of the adjacent galleries, Gallery C and Gallery F. Two new openings for Gallery B should be located opposite the passenger elevator and between the two doorways to Gallery E. These new openings will not only provide a degree of openness to the corridor and Gallery D, but will also provide separation sufficient to respect the original configuration. New openings should be cased and approximate in height and width to the existing openings into Gallery E.

It is assumed that original light fixtures were pendant type, rather than surface mounted. If design drawings or photographs of the original fixtures are located, then they should be duplicated. If no documentary evidence exists, contemporary, compatible fixtures of a pendant-type should be installed in this area.

- **Gallery B (rooms 217-222) and Gallery C (rooms 209-216).** Both galleries utilize office space on opposite corridor walls in a manner that requires removal of most office-to-office demising walls. In buildings of this type, for purposes of compliance with the *Secretary's Standards*, corridors are generally considered public spaces, while interior offices fed by the corridors are considered private. Because of the distinction between public and private space, greater flexibility for alteration is considered appropriate in private spaces. For offices that are intrinsic to a basic understanding of how the building once functioned, such as the original Court Clerk's suite of public and private offices (rooms 215-216), and the Judge's Chambers (rooms 212-214), headers and wing walls provide for interpretative purposes. Limited furniture in

the Judge's Chambers appears to be original and should be relocated and reused where appropriate in the building.

The new stair and freight elevator would necessitate further alteration of the window openings in the northeast corner of Gallery C, much like the treatment of the north wall of Gallery A below. This minor alteration will be partially mitigated by retention of the center window, which could be a protected, glazed opening into the stair. To retain some of its earlier appearance, the glazing should be replaced with either mirror or dark painted drywall on the stair/freight elevator side of the glass. The third vault in Gallery C should be retained. If this vault must be removed, other vaults in the building should be retained in lieu of this one.



Top: View of added partition wall. Center: Acoustic tile ceiling inlay. Bottom: Leather-covered courtroom doors.

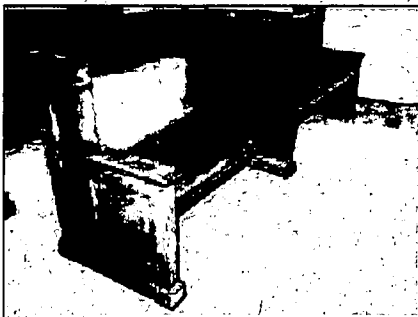
- **Gallery E (Courtroom, rooms 207 and 208).** The partition wall separating rooms 207 and 208 into two sections should be removed and the original configuration of the Courtroom restored. Restoration activities should return original decorative wall finishes to their earlier appearance, to the maximum extent possible. Other than photographs taken for the 1985 Historic Structures Report, no historic photographs of the courtroom have been located. If overpaint on the plaster cannot be removed, it should be decoratively painted to match the few areas that were not previously painted. Glued on acoustical tile inlay in the ceiling coffers appears to be a later alteration. Removal of the acoustical tile and restoration of the plaster is recommended. It is possible to provide for additional decorative painting and gilding of the ceiling, pilasters and cornice as a reversible treatment in conformance with the *Secretary's Standards*. These decorations would best be treated as contemporary, compatible alterations, rather than as false restoration.

Existing doorways on the south wall are original. The second set of leather-covered courtroom doors are stored in the basement and should be reinstalled in the west opening, completing the two original sets of doors. Although existing openings in the east wall appear to be original, the door leaves have been changed. While the north opening in the east wall is proposed to be enlarged, the south opening is proposed to remain in its current dimension. The door leaf for this opening may be in storage and should be located and reinstalled, or a new one fabricated to match the original doors. The north opening is proposed to be mirrored by a new opening on the west wall. A second identical opening on the west wall should be placed to the

south of the first. These openings are intended to provide access to Gallery F. The small closet door in the southwest corner of the courtroom should remain in place, and serving as a model for the missing door leaf on the east wall.



Storm windows used on interior, Musée Picasso, Paris



Original courtroom bench

Bas relief seals located in certain archways are shown in 1985 photographs from the Historic Structures Report, but are no longer extant in the courtroom. Reference is also made in the Historic Structures Report to original cork tile flooring in the courtroom. Repair and reuse or replacement of the cork tile flooring in the courtroom is recommended. Cork tile should also be extended into those offices which will be converted to gallery use.

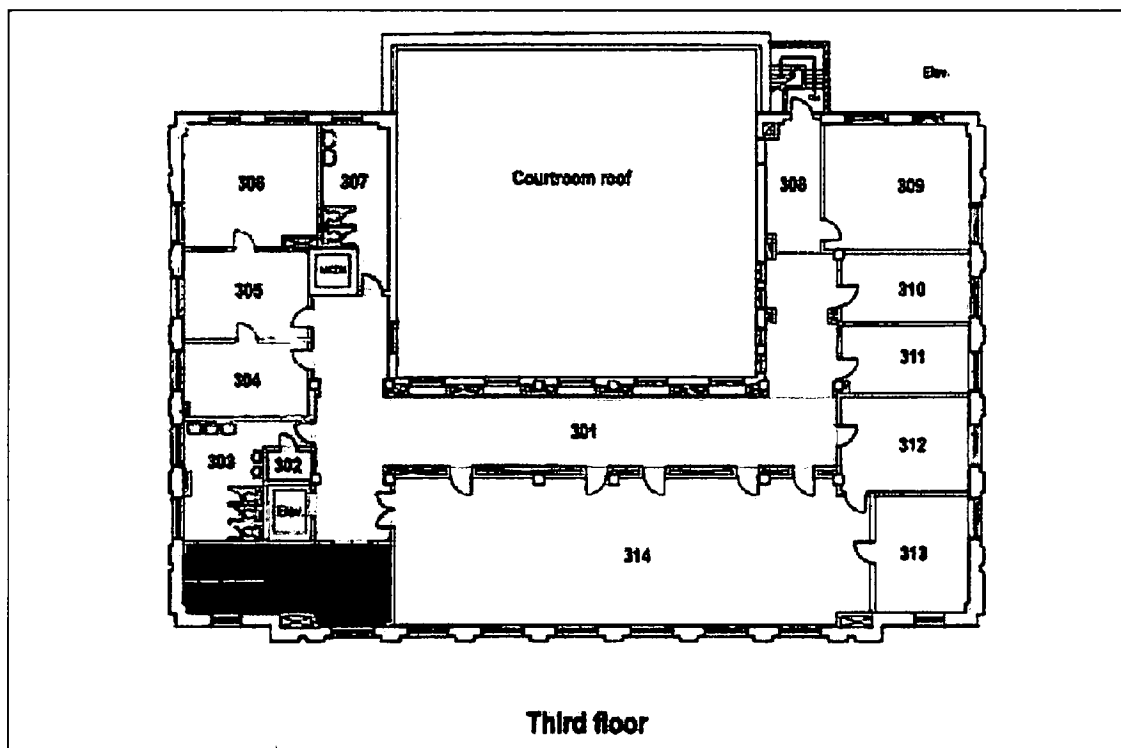
To reduce ambient noise levels and provide for greater energy efficiency in the courtroom, storm windows are proposed for addition inside existing exterior windows.

The existing judge's bench/witness box does not appear to be original, but remaining courtroom furniture such as benches and tables does appear to be original and should be relocated and reused where appropriate in the building.

It is assumed that original light fixtures were pendant type, rather than surface mounted. If design drawings or photographs of the original fixtures are located, then they should be duplicated. If no documentary evidence exists, contemporary, compatible fixtures of a pendant-type should be installed in this area.

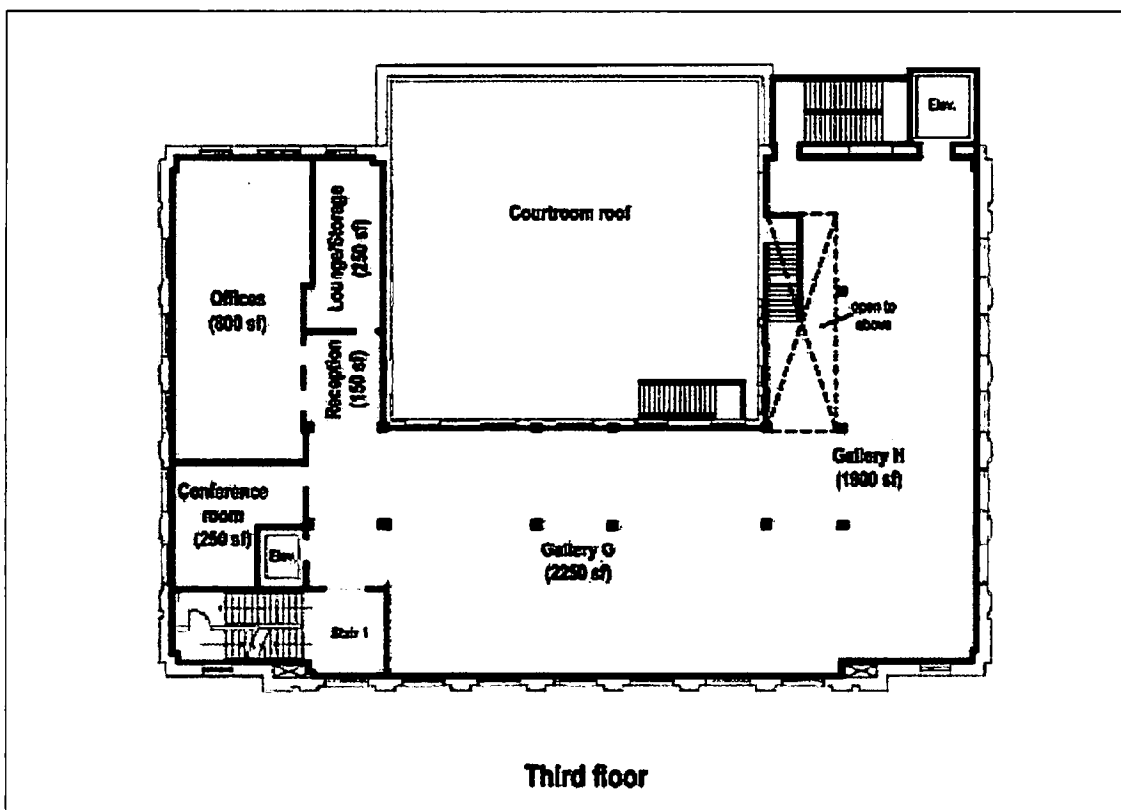
- **Gallery F (rooms 204-206).** Gallery F encompasses rooms 204-206 which were part of the post office function of the building. These back-of-house spaces are proposed to be removed to accommodate additional gallery and function space. The restroom proposed for removal is similar to others that will be retained, therefore its loss would not have an adverse effect on the building as a whole. Fixtures and marble wainscot and partitions should be salvaged for reuse in restrooms that will be retained in the building. As noted in discussion of Gallery A, a portion of the eye-in-the-sky located in room 205 should be retained in Gallery F, or reconstructed for interpretive purposes.
- **North (women's) restroom (room 203) and south (men's) restroom (room 202).** The north restroom is an alteration of the original Postal Inspector's office while the south restroom is original. It is likely that these restrooms will be treated as the principal restrooms serving most of

the building. It is preferable to retain the south restroom with little modification; the north restroom might be modified to utilize salvaged material from the restroom (room 204) immediately to the north. This does not need to be an accurate reconstruction of a removed restroom, but reuse of salvaged material will better reflect the quality and appearance of other original restrooms in the building.



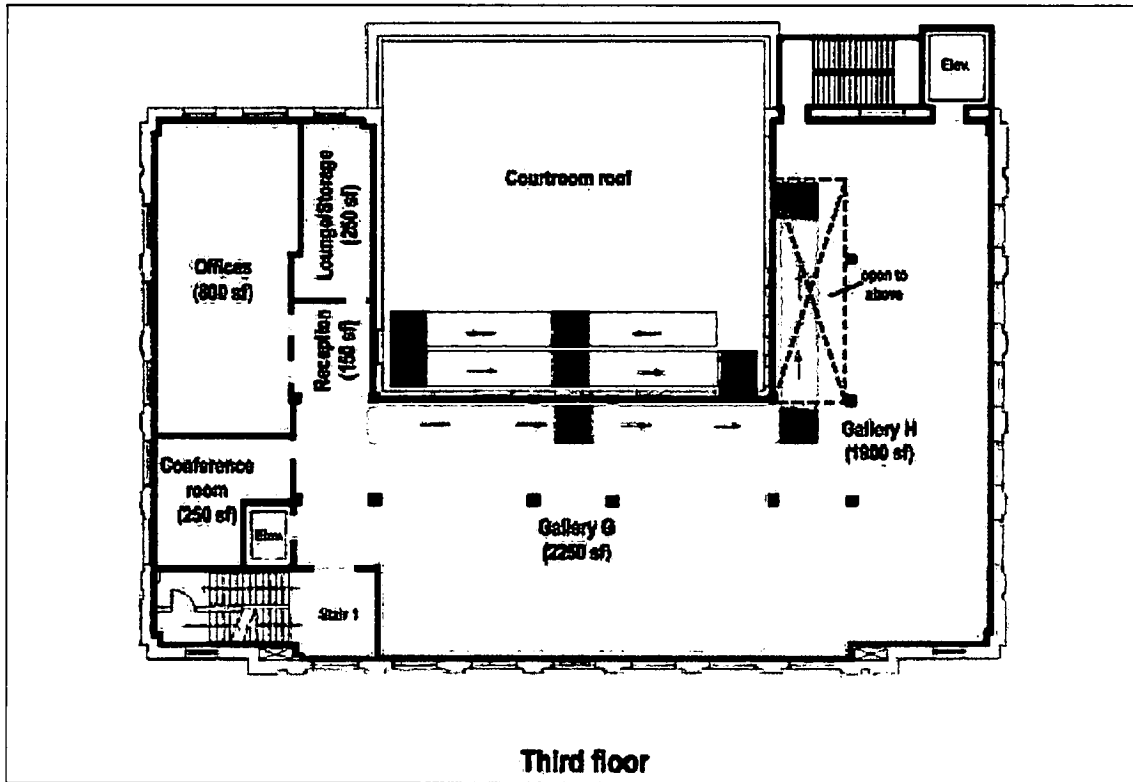
Level of significance:

☒ Primary, high integrity	☐ Primary, moderate integrity	☐ Secondary, high integrity	☐ Secondary, moderate integrity	☐ Tertiary, lacks integrity

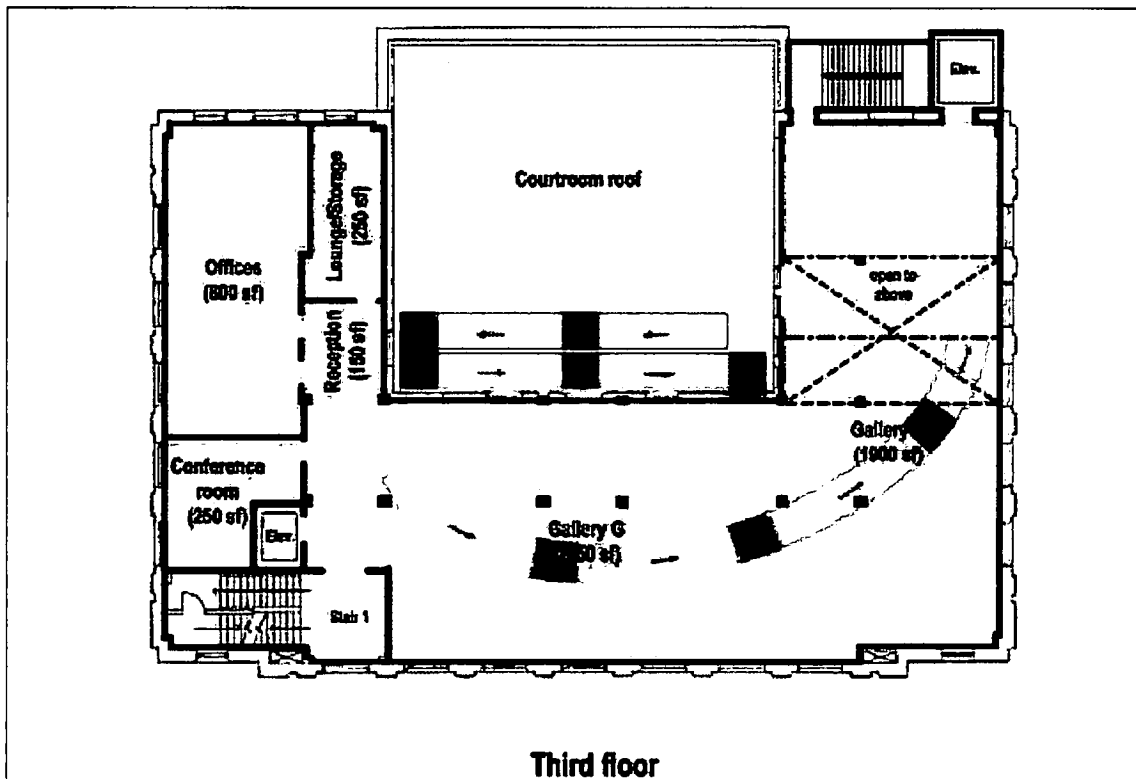


Reuse conceptual layout, stair to roof option

☐ Public/community	☐ Education	☒ Support	☐ Proposed ramp
☐ Exhibition galleries	☐ Administration	☐ Building operations/systems	☒ Landing



Reuse conceptual layout, ramp 1 option



Reuse conceptual layout, ramp 2 option



Third Floor

- **Gallery G (rooms 310 and 314) and Gallery H (rooms 308-313).** The third floor contained secondary office space and, at one time, jury rooms that were functionally related to the courtroom below. While the third floor corridor (room 301) does maintain several of its original features, including small high windows on the north wall over the courtroom roof, it has been more significantly altered than the second floor corridor. Alterations included extending the original corridor to provide access to the fire escape and adding doorways along the corridor. Because of these extensive alterations, this is the only area in the building where removal of the existing corridor may not severely impact significant spaces and key character-defining features of the building. At the third floor, walls on the office side of the corridor are proposed to be removed to open up the space east of the circulation core.



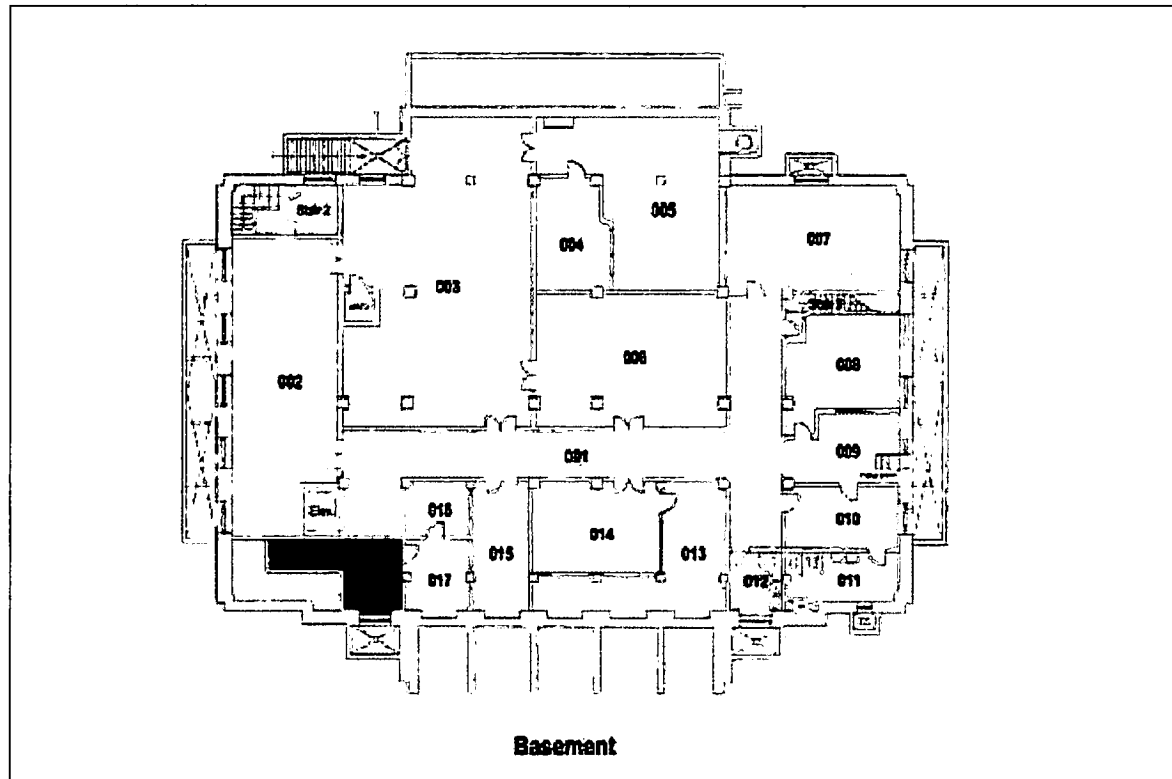
Top: Ramp insertion, Musée des Arts et Metiers, Paris. Bottom: Stair design, Le Musée de Louvre, Paris

A stair option and two ramp alternatives are proposed to provide access to a new mezzanine level landing and out onto the Courtroom roof. Alternatives require that a portion of the existing ceiling in the northeast wing, the area of greatest previous alteration, roof/ceiling structure be removed to provide for the necessary clearance. It appears possible, in conformance with the *Secretary's Standards*, to provide for this large open gallery in this location. Alterations should be treated in a contemporary, compatible manner. Existing ceiling, wall and floor finishes should be retained to the extent possible. Like some areas of the basement, it may be appropriate to treat Galleries G and H as raw, utilitarian space.

Not only will an opening in the ceiling/roof slab be necessary to accommodate the mezzanine landing, limited additional openings will also be required in the exterior wall of the building above the Courtroom roof. Because it has not yet been determined if the Courtroom roof is able to accept a live load, an additional exterior ramp may be configured as suspended from the exterior walls rather than bearing on the roof. This ramp would provide access to the Roof terrace. The new stair and freight elevator are proposed to extend fully to the Roof terrace with an optional stop at the mezzanine/Courtroom roof level.

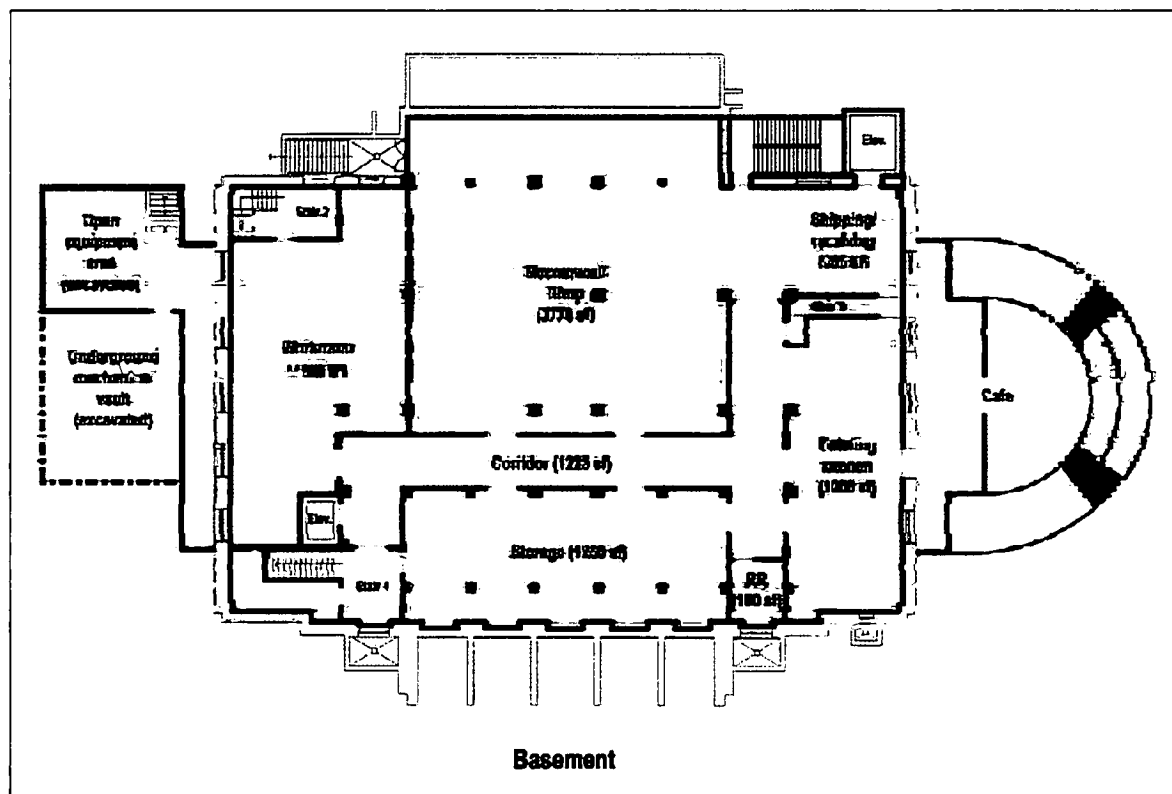
The remaining area at the west end of the corridor should be treated in a more traditional manner. Restrooms (rooms 303 and 307) at this level are proposed to be removed,

utilizing the second floor restrooms instead, to increase potential office space. The proposed Offices and ancillary areas of Conference room, Lounge/Storage and Reception should be located at rooms 302-306 and the extension of the existing corridor in the northwest wing. The portion of the existing corridor proposed to be given over to a Reception area for the offices should be separated by a glazed wall, allowing this portion of the original corridor to continue to read as such. Combining relatively unaltered existing offices (rooms 304-306) will create an office with an open plan configuration.



Level of significance:

- Primary, high integrity
- Primary, moderate integrity
- Secondary, high integrity
- Secondary, moderate integrity
- Tertiary, lacks integrity



Reuse conceptual layout:

- Police/community
- Education
- Support
- Exhibition galleries
- Administration
- Building operations/systems
- Proposed ramp
- Landing

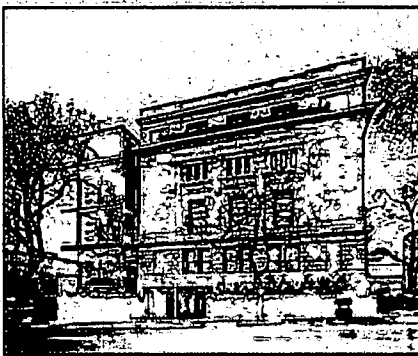
Basement

- **Corridor (room 001).** The majority of the existing basement Corridor is proposed to be preserved for its original purpose. Existing ductwork that lowers the effective ceiling height should be consolidated to the extent possible, rerouted into the new Mechanical/Shop, or utilizing existing vertical chases. If necessary, the existing flat plaster ceiling could be removed to allow for new infrastructure to be placed tight to the underside of the existing ceiling concrete deck/floor. A hard lid, drywall ceiling, at a slightly lower height if necessary, should be reconstructed below the new infrastructure, at the maximum possible height. At a minimum, hard lid, drywall ceilings should be placed no lower than one-foot above door or window head trim to preserve the original character of the space.

Existing corridor doors should be retained to the extent possible with limited new openings as there are prescribed limitations due to existing vertical chases along the east-west axis at the north side of the existing corridor. The extension of the Corridor north, into room 007, provides circulation to the new stair and freight elevator. Currently there is no opening between room 007 and room 005. Because these areas are outside the corridor, it appears practical and appropriate to allow for substantial openness in this area.

- **Workroom (room 002).** The proposed Workroom, located at the west end of the existing east-west corridor continues the original postal service function of the room. It should retain separate access at Stair 2 to Gallery A on the first floor. The adjacent light court should be maintained and expanded to accommodate the new Underground Mechanical Vault and open equipment area.
- **Mechanical/Shop (rooms 003-006 and the mechanical shaft).** While some historic building fabric exists in these areas, numerous alterations have obscured these features. Remaining historic building fabric, including utilitarian door frames and leaves, should be retained or salvaged for reuse if these features must be removed to accommodate new or expanded uses in this area. Due to the location of existing vertical chases along the east-west axis at the north side of room 001, there are proscribed limitations on new corridor openings.

- **Shipping/receiving (room 007).** The Shipping/receiving area is proposed adjacent to the new stair and freight elevator, utilizing utilitarian back-of-house space. Painted concrete pan joints should be maintained as a ceiling treatment. Because there is no wall separating the eastern portion of room 007 from the northern extension of the Corridor, it appears practical and appropriate to allow for substantial openness in this area.
- **Catering Kitchen (rooms 008-011).** Located east of the existing corridor, the Catering Kitchen is strategically placed near the new stair and freight elevator and Stair 3 to serve special events in the building and the Café. These utilitarian circulation, restroom and office spaces have all been substantially altered. The proposed layout shows existing and expanded openings into the corridor. Limited window and door openings may be higher than typical doorway headers to facilitate visual and physical access to the Café.
- **Restroom (room 012).** The existing men's restroom is proposed to be reused, possibly as a unisex accessible restroom in this location. Character-defining marble walls and terrazzo floors should be preserved. The existing marble stall partition would likely be reconfigured or removed to facilitate public accommodation.
- **Storage (rooms 013-017).** Some of these utilitarian spaces were designed and are currently used for storage, while others appear to have been converted to office or conference room use. Given the utilitarian, back-of-house nature of these spaces, removal of existing demising walls appears desirable to increase functional use as storage. Existing corridor doors should be retained to the extent possible with limited new openings.
- **Café.** Envisioned as a transparent, glazed enclosure, facing the park, the Café addition would be located at the basement level. It would utilize the existing light well footprint and expand eastward into the area of the existing east driveway. It is intended that this addition east of the existing building wall be excavated fully to the basement floor slab. There should be open air seating immediately outside the enclosed café. In order to provide access from the ground level, including from the adjacent park, the retaining walls should be open with ramps and or stairs. Variations include developing the change in grade for alternative use, such as a small amphitheater. The curved eastern edge of the outdoor terrace in the placeholder is



Sacramento Hall of Justice (Barton Myers Associates, Inc.)

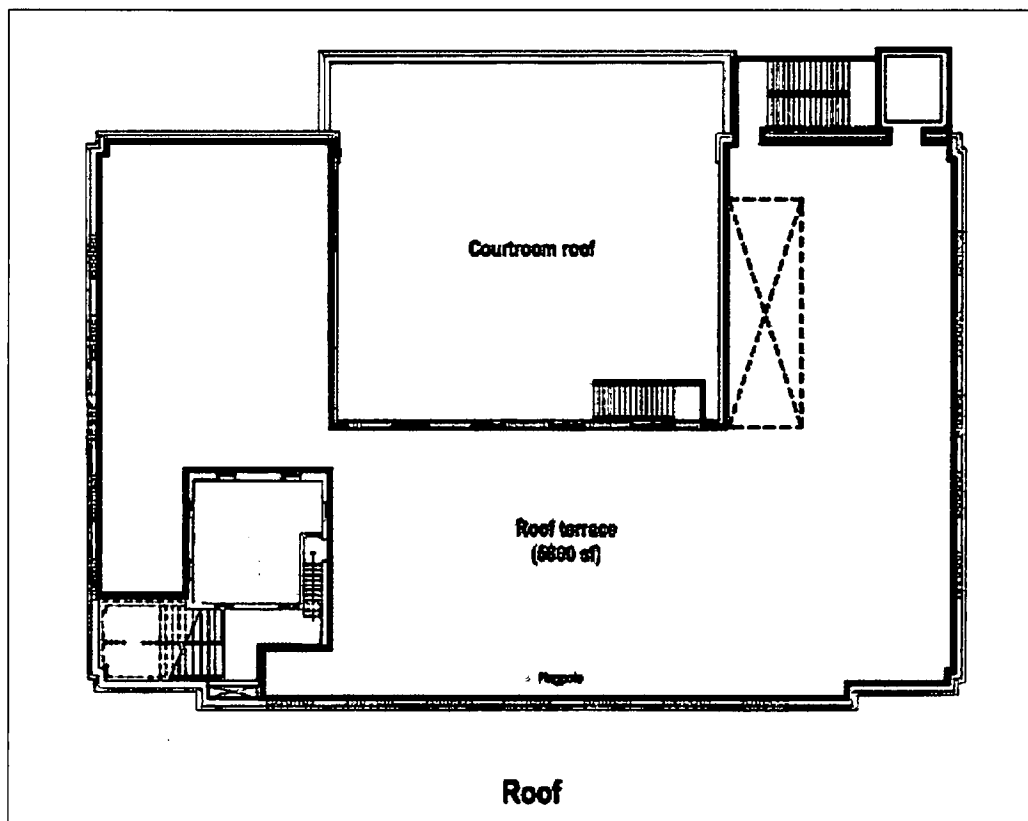
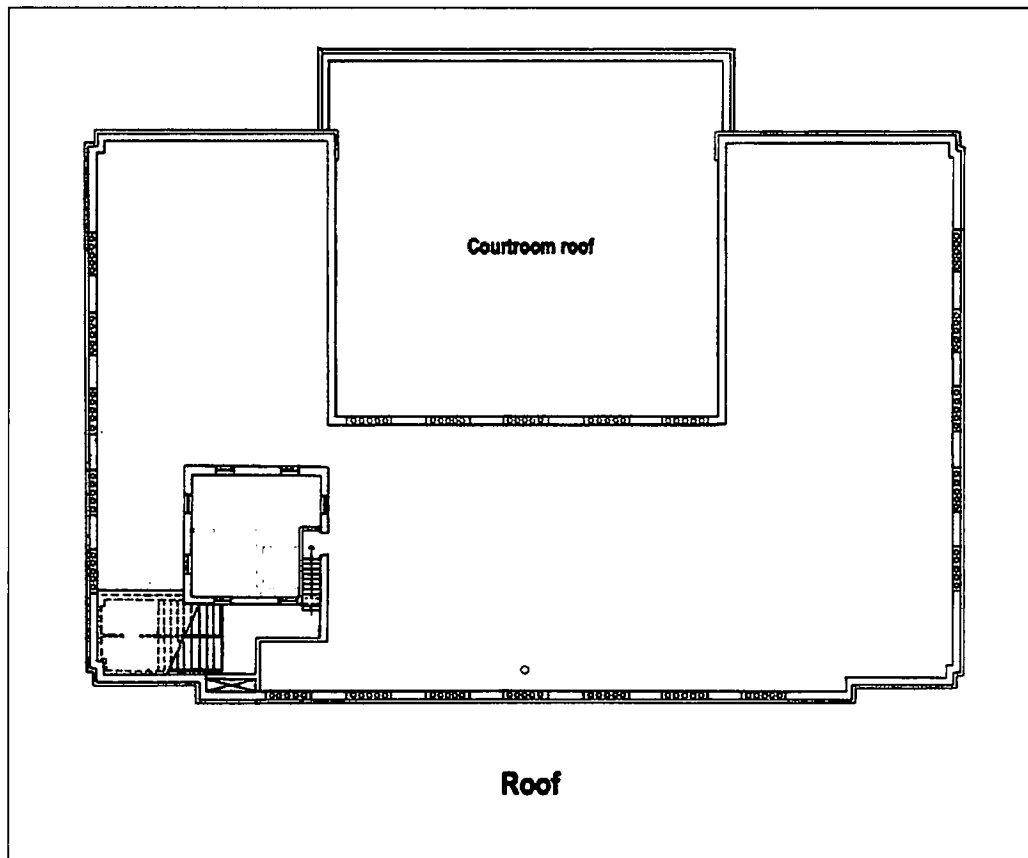


Example of highly transparent, glazed storefront addition, Paris

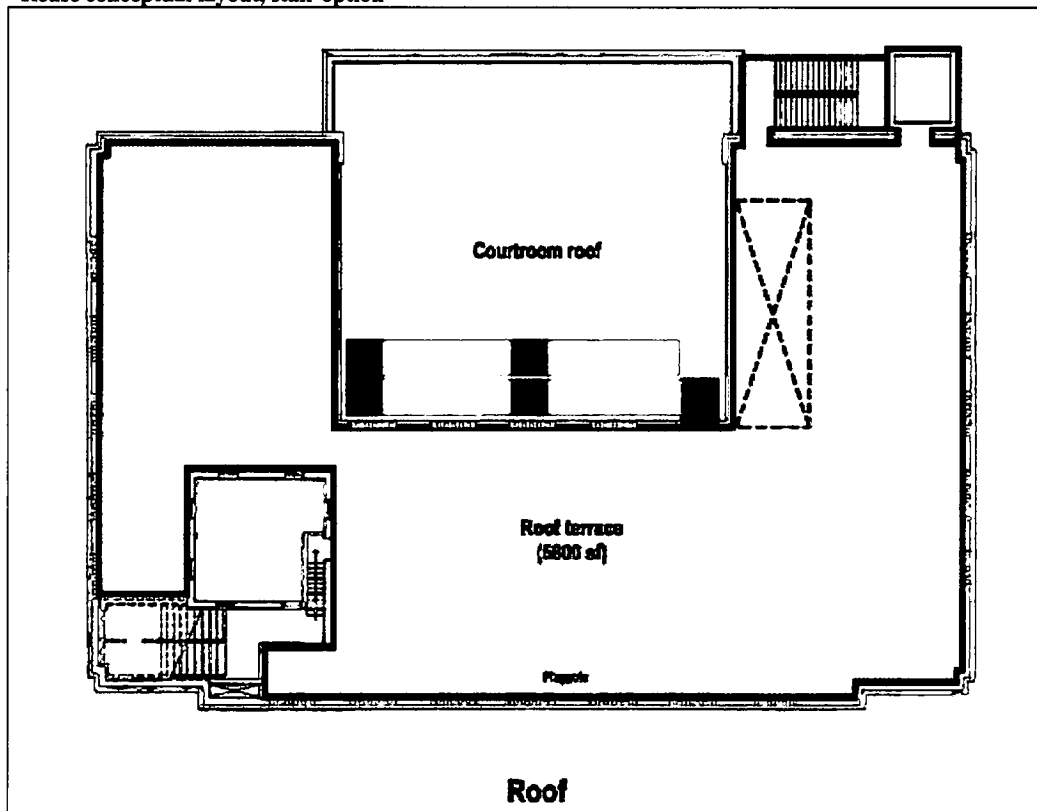
shown as semi-circular to be clearly contemporary and be read as equally accessible from all sides including street, park and parking area.

Architecturally, the enclosed terrace should be a contemporary design. Brake metal in the glazing system should be minimized to enhance transparency. Because clear glazing is preferable, tinting and reflectivity should be minimized. Rather, a silk-screened pattern on the glass should be considered to minimize heat gain. The open outdoor terrace should be utilitarian in finish, including simple concrete finishes, reflecting the character of the existing light well. The design of the terraced slope should be integrated into the site and adjacent park landscape plan.

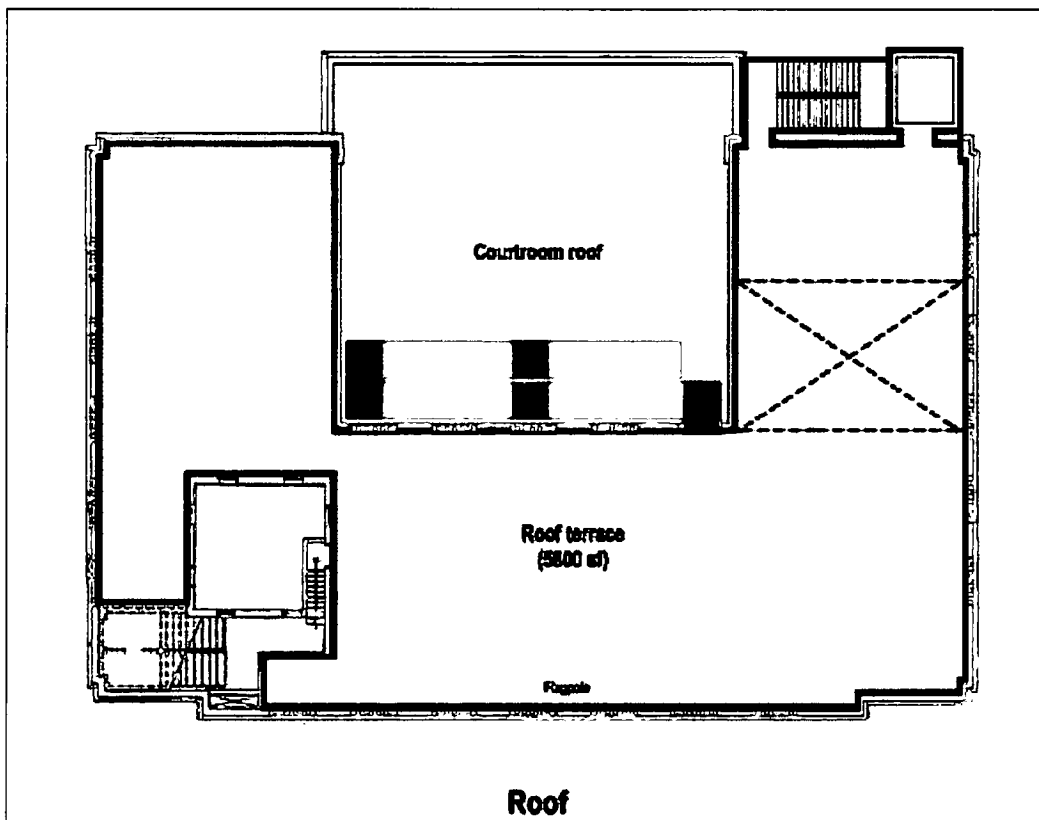
- **Underground Mechanical Vault and Open Equipment Area.** Proposed as an inconspicuous addition, the vault and equipment area are prepared to be located at the basement level. The vault should utilize the existing light well footprint and expand westward into the area of the existing west driveway. It is intended that this addition west of the existing building wall be excavated fully to the basement floor slab level. In order to provide access from ground level, a small stair would be provided. The vault and equipment area should be utilitarian, including simple concrete finishes to reflect the character of the existing light well. The enclosed vault should be covered in turf and be integrated into the landscape plan for the site.



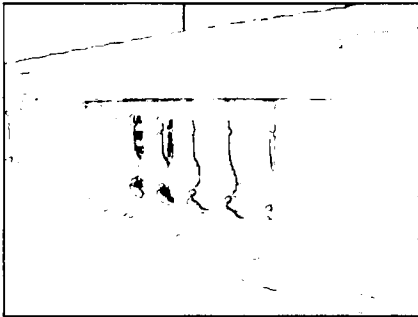
Reuse conceptual layout, stair option



Reuse conceptual layout, ramp 1 option



Reuse conceptual layout, ramp 2 option



Parapet detail

Roof

- **Roof Terrace.** To accommodate functional use of the roof, the built-up wood frame attic above the existing third floor ceiling/roof concrete deck is proposed to be removed. Like the Courtroom roof, the building roof was not designed for live loads. Occupancy could be accommodated by structural strengthening as part of the seismic retrofit work. The tall parapet allows functional use of the roof, without altering views of the building from the principal façade to the south, or east and west elevations. New openings are proposed at the north elevation to allow for views to the north across the Courtroom roof and to provide for access points for the circulation system. It may be possible to provide glazed or fabric covering a portion of the roof, again in a manner that is not be visible from the east, south or west and does not impede views to the north and south. The uppermost portion of the existing Stair 1 may need to accommodate a second means of egress from the Roof terrace. As this roof area is space not currently in use by the public, alterations are minimal and concentrated on the secondary north elevation. It seems possible to provide for functional use of the roof terrace in conformance with the Rehabilitation Standards.

Part 4: Design and Implementation

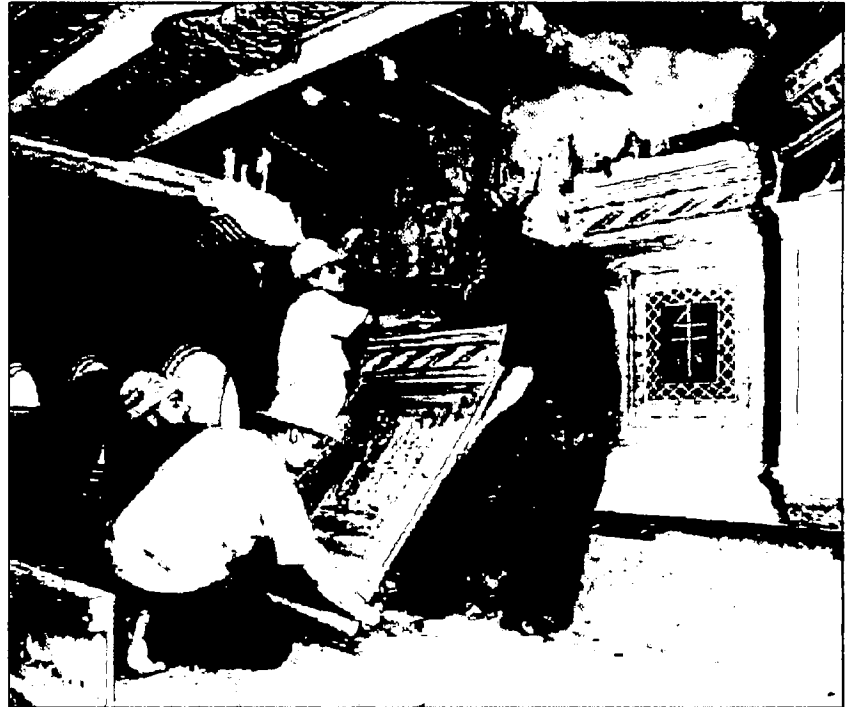
Invest in higher, front end capital improvements to reduce near-term replacement and maintenance costs: Many of the systems and infrastructure components have been altered over time, while others are relatively unaltered. These features are not generally to be treated as character-defining. Some systems, such as the existing passenger elevator, may require service and upgrades as necessary to comply with current safety standards, while other systems, such as the heating and ventilating system may require complete overhaul and replacement. This report addresses the need for mechanical systems upgrades by identifying an appropriate location for construction of an enclosed, underground mechanical vault and open equipment area, located immediately west of the building at the basement level. Proposed new systems should be as efficient as possible, given the constraints of an historic building.

Utilize a performance-based approach to determine the extent of upgrades required and limit intervention into significant spaces: Consider the proposed use/occupancy of the building, equivalent facilitation and regular or prevailing code compliance within the context of the qualities that make the building significant. Provide for alternative solutions for preservation of significant spaces and key character-defining features while ensuring reasonable occupant safety and access to persons with disabilities. Utilize reasonably equivalent alternatives and methodologies to the regular code and allow for interpretation of the intent rather than strict adherence to the letter of the code. The change in use or occupancy should not mandate conformance with new construction requirements of the regular code, provided the use or occupancy does not create a fire hazard or other condition detrimental to the safety of occupants or fire fighting personnel. Due to limitations of the existing layout and a desire to preserve and reuse significant spaces in the most meaningful way possible, it may be required to provide for egress through intervening space. These code compliance issues should be addressed as early as possible in the design process and will likely necessitate

consultation with structural and fire safety engineers experienced in historic building preservation to develop appropriate methodologies and a review/approval process/procedure to ensure protection and preservation of building character. Finishes and features that are directly impacted by the proposed work should be salvaged and reinstalled to the maximum extent practicable.

Reuse existing service lines where feasible: Existing service lines, including conduit and ductwork, should be utilized to the extent feasible to limit intervention into historic building fabric. Where decorative finishes exist, including decorative plaster, stone or tile; infrastructure repair and replacement should be accessed from the least invasive area, preferably from flat plaster-covered walls in adjacent locations. Exposed fire sprinkler lines should be reconfigured to be placed above ceilings and hidden from view, to the maximum extent possible.

Develop a new central plant outside but proximate to the building footprint to allow for future expansion of functional open space beyond the existing site: The underground vault and below grade open equipment area proposed for the west elevation is envisioned as an inconspicuous addition. Located at the basement level, the vault would utilize the existing light well footprint and expand westward into the area of the existing west driveway. It is intended that this addition west of the existing building wall be excavated fully to the basement floor slab elevation. In order to provide access from the ground level, a small stair would be provided. The vault and equipment area should be utilitarian in finish, including basic concrete finishes to reflect the character of the existing light well. The enclosed vault should be covered in turf and integrated into the landscape plan for the site. Roof penetrations in the vault should be minimized and planting provided to screen projections. These directives reflect the concepts outlined in the Rehabilitation Standards.



Salvaged painted plaster frieze reinstalled after shotcrete, Doheny Memorial Library, University of Southern California, Los Angeles (Morley Builders)

Implement seismic retrofit to reduce life safety and property damage risks and provide for contemporary uses with additional strengthening:

Several structural reports on the building were prepared for the General Services Administration (GSA) beginning in the 1980s. Design and modification for reuse of the building necessarily involves structural analysis and will likely include strengthening the lateral load resisting systems. Based on certain recommendations contained in this reuse report, areas not designed for live loads have been considered for functional use. The selection of the structural engineer, like that for the architectural firm, needs to take into consideration qualifications and past experience evaluating and designing for reuse of historic buildings to minimize damage to character-defining features and significant spaces while allowing for contemporary use.

The following is an edited version of recent work prepared by Melvyn Green & Associates, Inc., a Nevada-licensed structural engineer specializing in historic preservation projects. This summary and its recommendations are based upon a cursory review of selected previous reports, one inspection visit, and an examination of available drawings. It is presented here as a preliminary analysis to provide appropriate direction.

The City has adopted the International Building Code (IBC). Chapter 34 of the Code regulates existing buildings. Two code

triggers are applicable: Repairs and Alterations and Change of Occupancy (or character of use). Another applicable code is the International Existing Building Code (IEBC). This new document builds from the Uniform Code for Building Conservation (UCBC) that previously has been used by many jurisdictions.

The IEBC is more sensitive than the UCBC, in the extent of building regulations imposed on projects of different levels. The IEBC uses the concept of proportionality, wherein additional requirements are dictated as the project magnitude increases. Project magnitude may be described as an area of work and as an impact on the egress system of the building. The IEBC also has provisions for Change of Occupancy and Historic Structures. The IEBC will result in less intervention than previous code requirements in that it looks at specific building features that contribute to fire spread and addresses corrective requirements, rather than a simple broad-brush approach.

The existing plans do not specify the design loads. Based on observations of other federal buildings, it is reasonable to assume that the first floor is designed for 100 pounds per square foot or greater live load in the Post Office Work Room. Federal GSA criteria for offices require 80 pounds per square foot and have not changed in many years.

The attic floor is for maintenance access and not adequate to support public assembly occupancy. The actual live load capacity of the second and third floors, and the attic floor, would have to be calculated.

At the time of construction, wind loads were the only lateral loads considered. Design for seismic loads in the Las Vegas area was incorporated many years later. The building is considered an unreinforced masonry (URM) bearing wall-type structure. This means that it has some potential for damage in an earthquake that could occur in the Las Vegas region. (Studies underway by University of Nevada, Reno) may increase the seismic requirements for Las Vegas.)

In 1993, Degenkolb Structural Engineers prepared a study for then owner GSA. The analysis work was accomplished using Federal Emergency Management Agency (FEMA) 178 methodology as adopted by the federal RP-4 evaluation guidelines. The findings of that report were that the building required seismic strengthening. Deficiencies identified were the lack of connections tying the walls to the roof and floors. The parapets were determined to be too high without bracing. The interior walls can act as shear walls; however their lack of continuity limits their usefulness.

Earthquakes affect buildings in several ways. In this building the walls, not connected to the floors and roof, could fall outward. Walls that brace the building are of inadequate strength and could be strengthened. The proposed method is the application of a layer of concrete, "shotcrete," applied to the wall surface.

Rehabilitation work called for in the Degenkolb report includes:

- New shotcrete shear walls from the basement to the third floor.
- Anchorage of walls to the floors and roof
- Improvements in the shear capacity of some of the existing walls by the application of shotcrete
- Bracing of the tall parapets at the roof

The methodology used in the analysis, FEMA 178, Seismic Evaluation of Existing Buildings, has been updated to FEMA 310. This is now a consensus standard titled American Society of Civil Engineers (ASCE) 31-03. The new standard may approach the building in a different manner than the original work. However, the seismic maps and standards have also changed so one cannot quickly determine if current standards may result in a significantly different set of retrofit recommendations. Another document, FEMA 356, Guidelines for Seismic Rehabilitation of Existing Buildings, may be a resource that could produce an economical retrofit for the building.

All buildings are different and there are many ways to retrofit buildings. A fresh analysis, in the context of reuse, may provide alternate solutions. Based on a review of building documents and previous reports the following is recommended:

- **Floor Load Capacity:** Floor load capacity should be determined. The load capacity of the attic floor should be included. This will require a structural analysis and physical testing of the concrete to determine its strength.
- **Lateral Loads:** A new seismic evaluation that reflects proposed use of the building, including any wall location changes, should be performed.

Conduct hazardous materials abatement in the least destructive manner possible: The Asbestos and Lead Survey²⁴ identifies a number of areas of the building containing or assumed to contain both friable and non-friable asbestos and lead-based paint. Asbestos containing materials, including plaster, floor tile, roofing mastic, pipe insulation, ceiling panels and electrical insulation, were identified in accessible areas and assumed in inaccessible areas. The survey also identifies extensive areas of lead-based paint. In areas altered by proposed rehabilitation work, including seismic retrofit, loss of existing finishes should be limited to the area of direct impact. In areas not directly impacted, existing finishes should be retained to the maximum extent by non-destructive means including encapsulation or if the finishes are sound by a maintenance program.

²⁴ CAL Environmental Services Inc, "Asbestos and Lead Survey, Las Vegas Federal Building" 15 November 1994.

Next Steps

Organizational Development

- Establish an interim non-profit/City of Las Vegas governance, management and operating partnership and committee structure
- Nominate and confirm initial trustees
- Draft job descriptions for Executive Director and Curator for trustee review
- Draft an order-of-magnitude capital cost summary
- Draft a business plan, including staffing and operating pro-forma budgets
- Research sources of funding and campaign feasibility
- Outline start-up and pre-development management issues and associated expenses
- Hire a selection process advisor experienced in projects like The POST Modern to supervise process for solicitation of architectural and exhibition design teams

Interim Management

- Create a temporary POST Modern Project Coordinator position under direct supervision of the City Manager's Office to supervise all aspects of pre-development planning. Tasks should include interdepartmental POST Modern Team leadership, marketing and community relations, pre-development planning, consultant supervision, grant writing and board development.

Partnership Discussions

- Neon Museum: shared use, long term loans, lease agreements
- Culinary Union: management of The Bright Spot Café
- Nevada AFL-CIO: a showcase project for restoration crafts persons and materials conservation program with mentorship and apprentice training opportunities

- Local civic and cultural groups: annual and multi-year schedules for programs, tenancies and special events
- LVCVA and Nevada Commission on Tourism: advance marketing to conventions, trade shows, meeting planners and tour operators

Building Maintenance and Protection

- Stabilize utilities and mechanical systems
- Ensure waterproofing and roofing systems are sound and unobstructed
- Secure building and its contents to reduce vandalism
- Provide adequate ventilation to the interior
- Develop and implement a maintenance and monitoring plan

Historic Preservation Activities

- Document current conditions with large and medium format black and white photography prior to commencement of any hazardous materials abatement, demolition or construction
- Photograph and survey building contents including furniture, fixtures, equipment, postal boxes, and salvaged items
- Submit this report and commence consultation with National Park Service and State Historic Preservation Officer
- Amend National Register nomination form to include additional significance areas

Pre-Construction Activities

- Plan and implement limited destructive testing to facilitate structural analysis and conservation work
- Prepare detailed structural analysis by structural engineer with expertise in historic preservation projects of this nature
- Selective and careful demolition of interior, non-historic features including lobby ceiling and demising walls in Postmaster's office, Judge's Chambers and Court Room
- Remove Loggia infill and secure perimeter at Loggia wall
- Study feasibility of accurately recreating historic pendant light fixtures for lobby
- Continue search for historic interior photographs to document features in areas slated for restoration and/or reconstruction

Plan for Visibility

- Approach Lady Luck owners to discuss possible alteration to pedestrian bridge
- Discuss removal of trees and stage re-design and relocation with FSE
- Commence process for vacation of Third Street between Stewart and Ogden avenues
- Approach Third Street property owners to activate ground floor space

Study Potential Funding Sources

- Identify possible sources for historic preservation, cultural and general capital improvement grant funding, particularly for planning and design activities. For early implementation of physical conservation, restoration or reconstruction work, seek funds for areas of the building where work would not be adversely affected by subsequent full project implementation
- Explore use of New Markets and Investment Tax Credits for rehabilitation. Consult with tax accountants with demonstrated expertise in tax credit syndication. Ensure that financing mechanisms used or identified initially would not adversely impact ability to utilize tax credits

Design Team Selection

As discussed in the Program Goals section, interviewees were adamant that the preservation planning, adaptive use and exhibition concepts should be designed and executed by professionals with consummate and accomplished expertise in the field. Without this commitment on the part of project sponsors, it will be difficult to attract support from civic leaders and funding partners.

Initiate a highly competitive, high profile selection process:

Adhere to procedures for design team selection that follow current best practices of every major cultural venue in the country, including the Clark County Government Center, the Lied Children's Museum, the Nevada State Museum at the Springs Preserve and the Nevada Museum of Art.

The planning and implementation process should adhere to the General Services Administrations' (GSA) standards and procedures for Design Excellence Program, considered by peers at the National Park Service and state and local governments and other project sponsors to be a well tested, best practices road map.

A handbook is available for downloading on the GSA web site (http://hydra.gsa.gov/pbs/pc/design_excell/) outlining such issues as:

- Choosing and implementing a selection process
- Announcing competitive criteria and placement of announcements
- Selecting the A/E evaluation board, advisor and jury
- Sample forms and formats

Hire a professional selection process advisor: Similar to the local projects cited above, retain the services of a consulting advisor, experienced in historic preservation, adaptive use, cultural facility development and the requirements of the Nevada State Board of Architecture, Interior Design and Residential Design (NSBAIDRD) to supervise and coordinate the selection process.

Convene a jury: A Selection Panel should be formed, comprised of City of Las Vegas representatives, The POST Modern board representatives (if the board is in place at the commencement of the selection process), Neon Museum board representatives, a representative from the City's Historic Preservation Commission, volunteers experienced in serving as jury members for architectural competitions of this magnitude and professionals experienced in museum and cultural venue administration. Las Vegas is fortunate to have community leaders who have graciously served as pro-bono members of competition juries for other local cultural venues and who could be requested to serve again for this project.

The selection process advisor and the selection committee should receive support from professional staff in the Office of Architectural Services and the Arts and Cultural Affairs Division.

Draft and circulate an RFQ: Submittal requirements and criteria for review in the Request for Qualifications for Architectural Design and Exhibition Design Services (in addition to other City proficiency and qualification criteria) should include:

- major awards and peer recognition for adaptive reuse of historic landmarks (similar to the size and stature of the POCTH) as a cultural venue
- extensive experience working with the *Secretary's Standards* as they apply to IEBC code compliance and performance-based analysis for historic buildings
- broad expertise in preservation, rehabilitation, restoration and reconstruction projects similar to this project's scale and complexity

- a strong portfolio in contemporary museum, gallery and cultural venue conceptual development, architectural programming and exhibition design

The RFQ should be published in national trade publications and on web sites to ensure the broadest array of talent is aware of the project. The RFQ should include information regarding the process for out-of-state consultants experienced in the above areas and this building typology to work under the direct supervision of a Nevada licensed firm's team, in accord with Nevada Revised Statute provisions.

Initiate the selection process: The following is a general outline characterizing the selection panel's process:

- Consulting advisor and staff review RFQ responses for compliance and qualifications criteria
- Selection panel reviews proposals and chooses finalists for an interview
- Finalists are sent the POST Modern report and contextual background information comprising the Brief
- Finalists are required to tour the building
- Finalists are interviewed by the selection panel in Las Vegas, presenting their portfolio of past work, team qualifications and preliminary thoughts (not proposals) for the building's adaptive use
- The selection panel chooses a first ranked team and ranks other finalists
- City's selection process advisor contacts references and prior clients to confirm team credentials and track record for successful project completion
- Panel recommendations are forwarded to City Council

Transitional Events - Audience Development

There will be a variety of celebrations for the City's Centennial, and several of them will take place at the soon-to-be POST Modern. After the U.S. Postal Service moves out of the building, the City should create ways for residents to experience the building in its current state prior to the multi-year process of rehabilitation, and at little or no cost to attend.

Docent Tours: Many interviewees mentioned that they either had never been to the building or had only visited to mail a letter sometime during the past 25 years. They were quite curious about the interior architecture, the court room, the upper floors and the rooftop view. Docent-led tours of the building with simple interpretive exhibits explaining the history of the site and re-use plans will be a way for residents to seal memories and become enthusiastic about the new prospects for the building.

Interim Marketing: Domain names www.thepostmodern.org and www.thepostmodern.com have been secured and a project website should be implemented as a point of information for regular updates. Postcards announcing the new website should be designed and prepared for distribution.

Ticketed Events: It is likely that more visitors will visit the building if they have the opportunity to purchase tickets for a unique, time-sensitive event. Site-specific performances are excellent ways to imbue a vacant venue with an invigorated spirit and create interest and excitement. There is a particular genre of site specific, multi-disciplinary, multi-media artists who are well suited to the particular architectural and social histories intrinsic to the building. Award-winning companies with strong track records and a healthy client interface include:



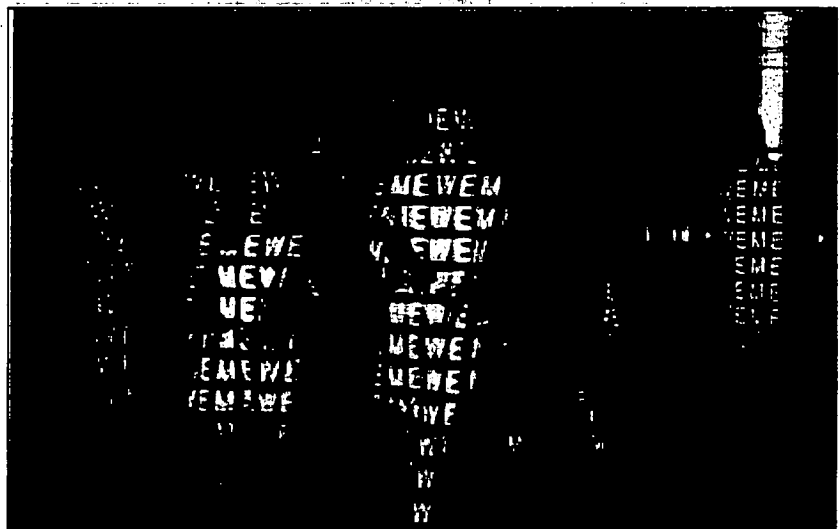
Great Leap community history participatory performance (Great Leap)

Great Leap was founded in 1978 by artistic director Nobuko Miyamoto to promote cross-cultural exchange with local and nationwide audiences. Great Leap uses a multi-media participatory approach to produce socially relevant work in local communities with inter-generational audiences and children's youth groups. Its first production in 1987 was "Talk Story," a musical pastiche of stories relating the experience of Asians in America, while more recently "A Slice of Rice, Frijoles, and Greens" incorporated Latino and African American experience.



Above and lower right: scenes from "Most Wanted" performed at a former jail. Right: Scene from "Cover Story" performed in an abandoned newspaper publishing plant (Collage Dance Theatre).

Collage Dance Theatre is known for its creation of high energy, athletic, site-specific dance performances in public locales and transitional spaces, in which the choreography, set design, props, costumes and narratives evolve from a site's architecture and past uses. The founder and choreographer, Heidi Duckler has produced works in environments as diverse as a luxury hotel, an abandoned jail, a laundromat, a former newspaper publishing plant, an escalator and subway station. Actors, dancers, musicians, composers and media artists converge for inspiration in a residency/research process and develop their performance using the site's rooms, furnishings, found objects, building machinery and every conceivable surface of the interior. The performance develops as a series of "acts" sequenced through the site, and the audience follows the performers through the space, often becoming active participants.





Legendary Ambassador Hotel Reawakened by Collage Dance Theatre's "Sleeping with the Ambassador"

Beginning May 15, the legendary Ambassador Hotel's doors will once again be open to the public. "Sleeping with the Ambassador," Collage Dance Theatre's latest site-specific performance, will lead audiences in and out of the past and on a winding tour of the legendary hotel, through the plushly carpeted hallways, by haberdasher and tobacco shops, inside architect Paul William's art-deco coffee shop and ending in the fabled Coconut Grove ballroom.

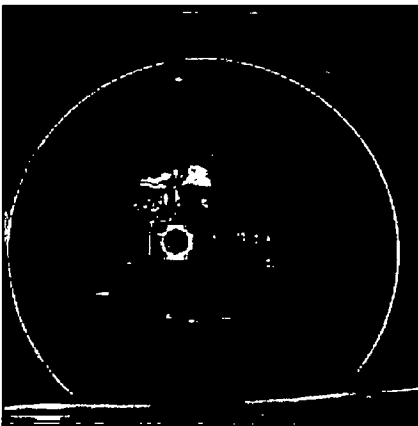
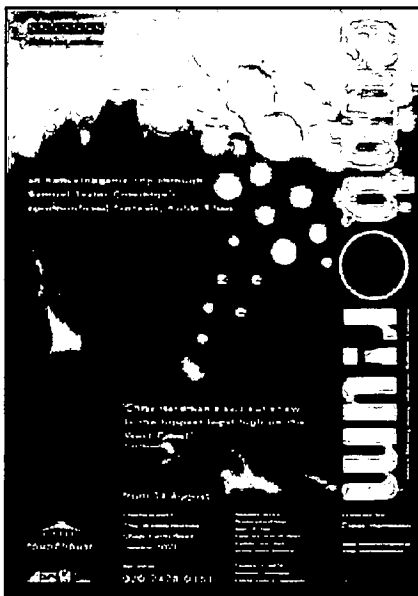
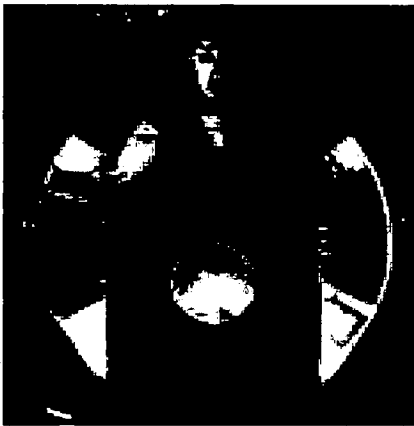
Closed to the public since 1990, the Ambassador Hotel looms large in Los Angeles history. Still fully furnished in perfect vintage style, the hotel leads a secret life as a set for film, television and photo shoots. Collage Dance Theatre's performances will be the only chance for the public to see inside the building before its fate is finally decided.

For 17 years Duckler's performances have revealed Los Angeles. Whether the historic Herald Examiner and Oviatt buildings downtown, a community pool in Van Nuys or a baseball diamond in Glendale, Duckler reveals the city through its spaces and places. "I've always wanted to do a piece on Hollywood," says Duckler. "The Ambassador is rich with Hollywood lore and its spaces have thrilling possibilities for movement. The two are a natural combination for my site-specific work."

As Duckler explains, the work's title "Sleeping with the Ambassador" riffs on the function of the space, the hotel's current state of slumber, and the sometimes sensational stories of Hollywood stars and starlets cavorting in their de facto clubhouse. In creating her newest work, Duckler collaborates once again with composer Amy Knoles, one of the foremost percussionists in the contemporary music world, Production Designer Dan Evans, writer Merridawn Duckler and video artist Todd Ahlberg.

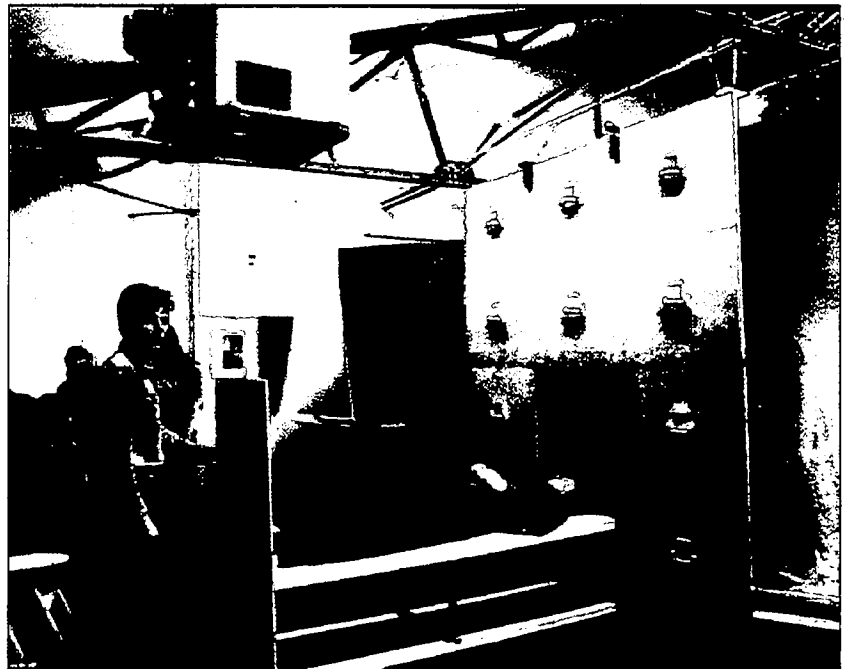
Built on a former dairy farm facing Wilshire Boulevard at a cost of \$5 million, the Ambassador Hotel opened in 1921. Elaborately appointed with lush lawns, fountains, and gardens, the hotel had accommodations for 3,000 guests and served as a catalyst for development of the Wilshire District.

Los Angeles society dined there and presidents stayed there. The Coconut Grove ballroom attracted all the big bands of the 1920s and 1930s. Beginning with the Oscar statuette's inauguration in 1930, the Academy Award ceremonies were held there. In the 1920s, the Grove's dance competitions, with judges such as Charlie Chaplin, Jesse Lasky and L.B. Mayer, were the place to see stars like Gloria Swanson, Carole Lombard, Mary Pickford, Loretta Young, and frequent winner Joan Crawford, strut their stuff. In the 1970's, Sammy Davis Jr. redesigned the Grove in disco style, arriving for the grand re-opening wearing a jeweled costume and riding a motorcycle. The Ambassador is also a stark reminder of the tragic assassination of Robert Kennedy in 1968.



Top: Scene from "Radio Interference."
Center: "Euphoria" poster. Bottom:
Entrance to "Euphoria." Right: Scene
from "Etiquette of the Undercaste"
(ANTENNA Theater).

ANTENNA Theater's founding director Chris Hardman is known as the ingenious inventor of interactive performances employing "Walkmonology". Audiences are admitted to the performance in intervals, one person at a time. They individually experience immersive, walk-through maze environments wearing audio headsets and interacting on a one-to-one basis with a series of performers and elaborate, inventive sets in a sequence of staged events. As the group describes, "The ANTENNA experience can take the shape of a carnival, a happening, a performance piece, a guided mystery tour, a side show or a giant walk-through sculpture." ANTENNA productions have been characterized as dreamlike, ironic, satiric, fun-house and haunting. Production themes are often based on socio-economic, political, and environmental topics and production sites are as diverse recycling centers, a former army barracks, a steam engine repair plant and the entire city of Sausalito.





HIT "EUPHOR!UM" BEGINS LONDON RUN AUGUST 14

Soho Theatre Company Hosts Bay Area Company at the Roundhouse in Camden

Sausalito (July 13, 2002) **TIME Magazine** raved, "Chris Hardman's show is the hippest legal high on the West Coast." The **EUPHOR!UM** sold-out its initial ten-week run in the Bay Area and was extended several times, allowing over 12,000 patrons to indulge in the experience. Now it will rock one of England's legendary venues; home to world-class entertainment ranging from top bands to the Royal Shakespeare Company. This will mark **ANTENNA's** debut in the United Kingdom.

Soho Theatre Company of London is joining with San Francisco's groundbreaking **Antenna Theater** to bring an entirely new theatrical experience to the **Undercroft** at the **Roundhouse** beginning this summer. The widely acclaimed multi-media spectacle **EUPHOR!UM** will play from **August 14 – October 20** with a press night on **August 14**.

Part performance, part art installation, **EUPHOR!UM** is inspired by **Samuel Taylor Coleridge's** opium-induced fantasia **Kubla Khan**. In an hallucinogenic trip through the poet's imagination, state of the art audio and visual techniques are combined to create a three-dimensional interactive dreamscape. Moving through a series of environmental chambers, wearing a digital audio player, visitors see illusory images shifting and reshaping in kaleidoscopic forms while hearing fragments of the poem, voices, music and dramatic sound effects.

ANTENNA creates experiential productions that broaden the boundaries of theatre. Artistic Director **Chris Hardman** founded **ANTENNA** to experiment with the dynamics of sound, sculpture and live performance. **Antenna** has received six *Bay Area Circle* awards and has presented work throughout the United States and internationally at festivals and museums in France, Germany, the Netherlands and Mexico.

- One person enters **EUPHOR!UM** every ninety seconds.
- As well as **EUPHOR!UM**, you can also enjoy the sultry, magical environment of the exotic 'Opium Lounge' which is open to ticket holders only
- **EUPHOR!UM** show lasts 40 minutes. Average visit lasts 1 – 2 hours including introduction, lobby exhibition and 'Opium Lounge.'
- Children under 16 must be accompanied by an adult.
- Wear comfortable shoes - no high heels!
- This production of **EUPHOR!UM** is supported by generous donations from the Embassy of the United States of America, London and by Antenna Audio, the world's leading supplier of audio tours.

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APPENDICES

Appendix A:

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Appendix B:

Chronology

Chronology

Boxed items specific to the building

- 1820s and 1830s Old Spanish Trail, which connects Santa Fe, New Mexico with Los Angeles, California, is established, providing the first chartered track to the Pacific Coast.²⁵ The trail passes through Las Vegas at an oasis now known as Las Vegas Springs Preserve.
- 1844 Capt. John C. Fremont, leading a mapping expedition of the Old Spanish trail, stops at the oasis and places "Las Vegas," meaning "the meadows," on his map.²⁶ Las Vegas is located at the southeast end of the Great Basin, an area roughly defined by most of Nevada, part of western Utah, southeastern Oregon, and the portion of California east of the Sierras.
- 1860s Nevada instates a six month residency requirement for citizenship, which also applies to the required waiting period for divorce. Liberal divorce laws, as compared with waiting periods in other states, boost Reno's economy.²⁷
- November 31, 1864 Nevada becomes a state. Counted as a free state, statehood boosts support for the Union during the Civil War.²⁸
- 1869 Gambling is legalized in Nevada.²⁹
- 1902 Helen Stewart, an early Las Vegas pioneer, sells her Las Vegas Rancho to the San Pedro, Los Angeles, and Salt Lake Railroad for \$55,000. The 960-acre ranch is located near the present-day intersection of Las Vegas Boulevard North and Washington Boulevards.³⁰ Stewart Street is likely named for the Stewart family.
- 1905 First post office in Las Vegas opens in a tent.³¹
- May 1, 1905 San Pedro, Los Angeles, and Salt Lake Railroad opens. Since 1902, half of railroad stock for this line is owned by Union Pacific Railroad.
- May 15, 1905 City of Las Vegas is founded. The city covers 110 acres of land situated between present-day Stewart Avenue on the north, Garces Avenue to the south, Main Street to the west, and Fifth Street (Las Vegas Boulevard) to the east, a total of 19.18 square miles.³²

²⁵ Russell R. Elliott, *History of Nevada*, (Lincoln, Nebraska: University of Nebraska Press, 1973) 38.

²⁶ Las Vegas Springs Preserve < <http://www.lvspringspreserve.org/html/chronology.html>>.

²⁷ Richard G. Lillard, *Desert Challenge; An Interpretation of Nevada* (New York: Alfred A. Knopf, 1942) 343-346.

²⁸ Official State of Nevada Web Site, "Nevada's State Symbols" <http://nv.gov/symbol_data.htm>.

²⁹ Elliott, 248.

³⁰ A.D. Hopkins and K.J. Evans, eds., "The First Lady of Las Vegas," *The First 100; Portraits of the Men and Women who shaped Las Vegas*, (Las Vegas: Huntington Press, 1999) 15-18. Helen Stewart moves to Las Vegas in 1882 with her husband Archibald Stewart, a rancher and business man, and two young children. In 1884, Archibald Stewart is shot and killed, leading to the eventual sale of the ranch.

³¹ Page, Anderson & Turnbull, Inc., 3.

³² "Las Vegas Historical Information" < <http://www.lvoh.com/lvoh/hist/historal.html>>.

- February 5, 1909 Clark County, named for William Andrews Clark (1839–1925), is established, with Las Vegas as the county seat. Clark, former president of the Montana Constitutional Convention and Montana senator,³³ serves as president of the Las Vegas & Tonopah rail line, a feeder route of the San Pedro, Los Angeles, and Salt Lake Railroad, to which he made significant financial contributions.
- 1910 In response to sensational sex trafficking reports, the Mann Act, also known as the White Slave Traffic Act, penalizes interstate transport of women for the purpose of prostitution. The Mann Act states, "Whoever knowingly transports any individual in interstate or foreign commerce, or in any Territory or Possession of the United States, with intent that such individual engage in prostitution, or in any sexual activity for which any person can be charged with a criminal offense, shall be fined under this title or imprisoned not more than five years, or both."³⁴ The Act also includes language forbidding such transport with the "intent" to engage in any "immoral practice." Consequently, morally ambiguous activities including adultery, premarital sex, and interracial dating are prosecuted as the courts take morality into their own hands.³⁵
- 1911 Reformers push and pass legislation making gambling illegal.³⁶
- 1913 Pressured by reformers, state legislature passes law increasing residency requirement for Nevada citizenship to one year, thereby also increasing the waiting period for divorce by six months.
- 1914 Crucial to the growth of Las Vegas, construction begins on Highway 91 to Los Angeles.³⁷
- February 23, 1915 Sworn into office a month earlier, Governor Emmet D. Boyle signs the first "easy divorce" law, restoring six month residency requirement.³⁸
- November 5, 1918 Nevada legislature passes initiative banning manufacture and sale of alcohol. The 18th Amendment to the United States Constitution, prohibiting "the manufacture, sale, or transportation of intoxicating liquors within, the importation thereof into, or the exportation thereof from the United States and all territory subject to the jurisdiction thereof for beverage purposes," is ratified by three-fourths of the United States in January 1919. Prohibition proves profitable for organized crime. In 1929, federal agents make the largest raid, destroying 4,919 gallons of alcohol.³⁹
- 1919 The Dyer Act, also known as the National Motor Vehicle Theft Act, makes interstate transport of stolen vehicles a federal crime, imposing fines and up to 10 years

³³ Robert I. Vexler, *Chronology and Documentary Handbook of the State of Nevada* (Dobbs Ferry, New York: Oceana Publications, Inc., 1978) 6.

³⁴ University of Denver School of Law <<http://www.law.du.edu/sterling/Content/ALH/mann.pdf>>.

³⁵ Bernard A. Weisberger, "Morals, Mobility, and the Law," *Reviews in American History*, September 1996: 471.

³⁶ Elliott, 248.

³⁷ Hal Rothman, *Neon Metropolis: How Las Vegas Started the Twenty-First Century*, (New York: Routledge, 2003) 238.

³⁸ Vexler, 6.

³⁹ The Earth Ecology Foundation, "Early Vegas Chronology" <<http://www.earlyvegas.com/buckaroo.html>>.

imprisonment to violators.⁴⁰ Prior to the 1960s, Dyer Act cases were one of several types of criminal cases commonly heard by the United States District Court.⁴¹

1926	Nation-wide federal building project commences with passage of the Public Building Act of 1926, which allocates \$165 million over 11 years and results in construction of 1,300 new civil federal buildings in the United States. This amount increases to \$125 million in 1928 and to \$330 million in 1930 – 1931. The Public Building Act provides funds for construction of the POCH.
1927	State of Nevada shortens residency requirement to three months, thus reducing the waiting period for divorce. ⁴²
1928	Carrier Engineering Corporation develops the “Weathermaker,” the first residential air conditioning unit. Widespread use is delayed because of the Great Depression and World War II. ⁴³
December 1928	Congress passes Boulder Canyon Project Act, allocating federal funds for construction of Boulder Dam to harness the Colorado River for energy and water. Known as the Boulder Dam Project for the original proposed site of the dam, the actual site moves to Black Canyon, 23 miles south of Las Vegas. Boulder Dam is renamed Hoover Dam in 1947. Bureau of Land Reclamation oversees construction of the dam.
October 29, 1929	Great Depression begins with stock market crash.
1929	First permanent post office building in Las Vegas is constructed at the southeast corner of Fremont and Second Streets by local businessman/ contractor P.J. Sullivan. ⁴⁴ Colonial Revival in style, the post office is a one story, masonry building with ionic columns supporting a simple portico on both street elevations. The federal government signs a five year lease and installs \$20,000 worth of equipment. ⁴⁵
August 1929	United States Treasury Department sends district engineer Arthur Newman to survey potential sites for new federal building. Las Vegas City Council sells land on Stewart Street, which had previously been held for a city park, for construction of the new building. ⁴⁶
1930-1931	James A. Wetmore (1863-1940), United States Treasury Department Acting Supervising Architect, oversees design of the POCH. Wetmore supervises designs of at least 2,000 buildings during his 45 year tenure with the federal government. ⁴⁷ Louis A. Simon is Superintendent of the Architectural Division at this time.

⁴⁰ Smart Motorist <<http://www.smartmotorist.com/the/leg.htm>>.

⁴¹ Robert W. Ritchie, “The Defense Of The Accused: Past, Present And Future” <<http://www.rfdlaw.com/DefAccused.html>>.

⁴² Sally Denton and Roger Morris, *The Money and the Power*, (New York: Vintage Books, 2001) 95.

⁴³ Carrier Corporation, “Carrier History” <http://www.global.carrier.com/details/0,,CL11_DIV28_ET125,00.html>.

⁴⁴ Fraserdesign.

⁴⁵ Page, Anderson & Turnbull, Inc., 4.

⁴⁶ Page, Anderson & Turnbull, Inc., 4.

⁴⁷ Henry F. and Elsie Rathburn Withey, *Biographical Dictionary of American Architects (Deceased)* (Los Angeles: Hennessey & Ingalls, Inc. 1970; facsimile of 1956 edition) 647.

- 1931 Construction of Hoover Dam begins. The Six Companies, a conglomerate of six construction contractors, wins construction contract for the dam. News of construction brings thousands of unemployed Americans to the area. At the peak of employment, 5,000 people work on the dam. At start of construction, lack of housing in Black Canyon forces workers either to commute from Las Vegas or to live in tents adjacent to the site. The Six Companies' contract stipulates a housing provision for at least 80% of workers spawning construction of Boulder City as temporary housing seven miles from dam site. The new town is both dry and free of gambling, making Las Vegas a major entertainment draw with its offering of liquor, gambling, music, dancing and prostitutes.⁴⁸
- Constructed during the Depression, Hoover Dam becomes an enormous economic influence in southern Nevada, bringing \$19 million in revenue to the region.⁴⁹
- 1931 Nevada legislature amends divorce law, reducing the waiting period to six weeks in response to Idaho and Arkansas reducing residency requirements for divorce to three months in 1930.⁵⁰ The new law allowing the fastest divorce in the country attracts thousands of divorcees from other states, and brings in an estimated \$1 million to \$5 million in annual revenue. Divorce becomes an important industry during the Depression.⁵¹
- March 19, 1931 Illegal for 20 years, gambling is again legalized in Nevada.⁵²
- | | |
|-----------|---|
| July 1931 | Construction of the POCtH begins. Plaines Construction Company from Pampa, Texas wins construction bid. ⁵³ |
|-----------|---|
- November 1932 Pat McCarran (1876–1954) becomes U.S. Senator from Nevada. McCarran, notorious as a defender of organized crime, will serve until his death in September 1954.
- | | |
|---------------|--|
| February 1932 | Plaines contract terminated as building is 32 feet off-center of Third Street and company owner J.O. Pearson "forged the signatures of the sureties for his bond." ⁵⁴ |
|---------------|--|
July 1932	Construction contract for the POCth is re-awarded to Rosen and Fishel, Inc. of Chicago.
- 1933 Congress repeals prohibition with passage of the 21st Amendment. Prohibition is an obvious failure, with sales of bootlegged liquor exceeding \$2 billion annually.⁵⁵

⁴⁸ University of Nevada Las Vegas Libraries Digital Projects, "Hoover Dam" http://www.library.unlv.edu/early_las_vegas/hoover_dam/hoover_dam.html.

⁴⁹ Rothman, 6.

⁵⁰ Denton and Morris, 95.

⁵¹ Elliott, 285.

⁵² Elliott, 278.

⁵³ Fraserdesign.

⁵⁴ Fraserdesign.

⁵⁵ James T. Patterson, *America in the Twentieth Century* (Harcourt Brace & Company: 1994) 169.

November 11, 1933	The POCH is dedicated. Frank F. Garside becomes postmaster, taking over for C.K. Ryan. ⁵⁶ Already influential in Las Vegas as publisher of the <i>County Review</i> , Garside purchases the <i>Las Vegas Review Journal</i> in 1929 and creates the <i>Las Vegas Evening Review Journal</i> . ⁵⁷
1934 – 1940s	Federal court cases heard at the POCH focus on prohibition, white prostitution, and interstate commerce, including interstate financial transactions dealing with bankruptcy. Several cases involve the question of residency as opposed to citizenship in suits requiring alimony. ⁵⁸
March 2, 1934	Federal Judge Paul McCormick from Los Angeles, best known for his ruling against segregation, ⁵⁹ presides over first session of the federal court in Las Vegas. ⁶⁰ Because Nevada has only one federal judge, located in Carson City, federal judges, often from Los Angeles and San Francisco, travel to Las Vegas twice a year, in the spring and fall, to hear cases. In his preliminary remarks, Judge McCormick says, "This building and court-room [sic] are a credit to the genius of the engineering persons who brought it into being and had to do with its construction. It is dignified and elegant. Let us hope that the character of the work done here will be in keeping with this... It is hoped that justice may always prevail here. We should all do our part in this district; all can uphold the traditions of federal judiciary." ⁶¹
May 1, 1934	Second session of federal court in Las Vegas opens with Judge A.F. St. Sure from San Francisco presiding. ⁶² Roger T. Foley represents Fred Rumph of the Golden Camel tavern, who is accused of mailing alcohol. ⁶³ When the case is heard a year later, Foley argues on Rumph's behalf that he had been mailing Christmas gifts to his parents. Rumph is found guilty and fined \$50.
1935	Hoover Dam is dedicated. Even after completion, it continues to influence southern Nevada's economy. Trips to Hoover Dam are advertised to tourists in Las Vegas, describing it as "the greatest engineering marvel in the world." ⁶⁴
1935	Wagner Act is passed, protecting workers' rights to form unions and to bargain collectively. The Act also establishes the National Labor Relations Board, taking jurisdiction of labor disputes from state and federal courts. ⁶⁵ While the Wagner Act protects workers' rights to form unions, in Las Vegas it also results in a concentration

⁵⁶ "Armistice Day Rites Turned into a Civil Ceremony Today," *Las Vegas Review Journal* 11 November 1933: 1.

⁵⁷ Hopkins and Evans, "A.E. Calahan; The Fourth Estate," 89.

⁵⁸ While a few cases involving the construction of Hoover Dam were heard in 1933, they preceded the opening of the POCH in November of that year, and were not in the building. However, in the winter session of 1938, Judge Norcross most likely presided over the Hoover Dam-related case of Ziemer vs. Babcock & Wilcox Co. in the POCH. This case involved an employee of a company responsible for steel fabrication and installation at the dam, who sued to recover the amount of deductions from wages for transportation to the place of employment.

⁵⁹ Vicki L. Ruiz, "South by Southwest: Mexican Americans and Segregated Schooling, 1900-1950," *Organization of American Historians Magazine of History* 15 (Winter 2001) <<http://www.oah.org/pubs/magazine/deseg/ruiz.html>>.

⁶⁰ *Las Vegas Review Journal*, 2 March 1934: 1.

⁶¹ "U.S. Court session opened here today," *Las Vegas Review Journal*, 5 March 1934: 1.

⁶² "Federal Court Opens Thursday," *Las Vegas Review Journal* 30 April 1934: n.p.

⁶³ "Brief Session of U.S. Court is Held Today," *Las Vegas Review Journal* 1 May 1934: 1.

⁶⁴ Rothman, 9.

⁶⁵ "Wagner Act," *Encyclopedia Britannica*, 29 March 2004 <<http://concise.britannica.com/ebc/article?eu=407516>>.

of power in union bosses, most notably Al Bramlet, who successfully navigates both workers' interests and Las Vegas' political system.⁶⁶

- September 1937 Las Vegas Bar Association begins advocating for two federal districts in Nevada. Anticipating potential for population influx due to power available from Hoover Dam, the Bar Association forms a committee to advocate for a federal judge to permanently preside at the courthouse. Judge I.S. Thompson chairs the committee, which also includes then district attorney Roger Foley and Judge Marion B. Earl.⁶⁷
- 1941 Nellis Air Force Base founded as an Army Air Corps gunnery school.⁶⁸ 4,000 men every six weeks train as machine gunners for B-17 Flying Fortress bombers.⁶⁹
- April 3, 1941 El Rancho, the first "resort hotel," opens a few feet south of Las Vegas city line, thus avoiding city taxes. El Rancho includes a casino, restaurant, large pool and gardens. Construction of El Rancho inspires subsequent development of Las Vegas "Strip," a "casino suburb" outside Las Vegas' city limits.⁷⁰
- 1942 Howard P. Eells founds Basic Magnesium, Inc., 15 miles southeast of Las Vegas to produce metal for tire rims, bullets, bombs and planes, which was in high demand during World War II.⁷¹ Company housing is built to accommodate an influx of thousands of workers, many of whom are black. The site is established as the town of Henderson, January 1, 1944, after Charles Belknap Henderson, a U.S. Senator from Nevada.⁷²
- 1945 Nevada Tax Commission takes over authority to license casinos.

March 1945	President Franklin Delano Roosevelt appoints, and President Truman commissions, Judge Roger Thomas Foley (1886-1974) to the bench at the POCH. ⁷³ Born in Sioux City, Iowa, Judge Foley receives his law degree from the University of Chicago Law School in 1910. He becomes a justice of the peace and a municipal judge in Las Vegas in 1929 after practicing law in Goldfield, Nevada and Los Angeles, California. ⁷⁴ In 1944, Judge Foley is a delegate to the Democratic National Convention. ⁷⁵ Judge Foley serves as chief judge for the District of Nevada from 1954 until 1957, at which time he assumes senior status. ⁷⁶

⁶⁶ Hopkins and Evans, "Al Bramlet," 266.

⁶⁷ "Las Vegas Bar Asks U.S. Judge Be Assigned Here Permanently," *Las Vegas Evening Review-Journal* 30 September 1937: 1.

⁶⁸ Elliott, 312.

⁶⁹ Rothman, 9.

⁷⁰ Eugene P. Moehring, *Resort City in the Sunbelt: Las Vegas 1930-1970* (Las Vegas: University of Nevada Press, 1989), 44.

⁷¹ Las Vegas Wash Coordination Committee, "Our History, People and the Wash - Urban Development"

<http://www.lvwash.org/important/history/hist_urban.html>.

⁷² "Las Vegas, Nevada" <<http://members.aol.com/Gibson0817/lasvegas.htm>>.

⁷³ "Federal Judges of Nevada; Judges by Type and Dates of Service," 7 August 1998.

⁷⁴ Federal Judicial Center, "Judges of the United States Courts" <www.fjc.gov/servlet/tGetInfo?jid=772>.

⁷⁵ The Political Graveyard "Index to Politicians: Fogle to Folse" <politicalgraveyard.com/bio/fogleson-folse.html>.

⁷⁶ Gloria J. Sturman, chair, *Diamond Jubilee Celebration; 75 Years of Service 1928-2003* (Las Vegas: State Bar of Nevada, 2003) 23.

1947

Las Vegas municipal airport opens, consisting of a single runway.⁷⁷ Prior to construction of the airport, most visitors to Las Vegas come by car from southern California. In 1950, the airport serves 16 flights a day. By 1959, traffic increases to 99 flights a day.⁷⁸

1950s-1965

Expansion of federal law results in increased number of court cases heard at the POCtH. Most cases during this time involve tax evasion, such as the investigation into Carl Cohen, a casino manager at the Sands, in 1965.⁷⁹

The most notorious tax evasion case during this period occurs in early 1965, when Judge Foley decides on two cases connected to the Calcutta pool, a type of gambling scheme, wagered on the annual Tournament of Companions at the Desert Inn. In *D.I. Operating Company v. United States of America*, defendants claim wagering taxes on the Calcutta pool were never paid while owners of the Desert Inn assert that both golf tournament and Calcutta pool were losses in each year and reported thus in annual tax returns. However, the Desert Inn donated a minimum of \$35,000 to the Runyon Cancer Fund, less than 10% of the Calcutta pool each year except one. This amount was entered as a tax deduction in the books. Judge Foley rules that the Desert Inn receives indirect financial benefit from both the golf tournament and Calcutta pool and therefore taxes must be imposed on the Calcutta pool.⁸⁰ In *United States of America and Thurston Snyder and James H. Lawhn, Special Agents, Internal Revenue Service, Plaintiffs, v. J.A. Donnelley*, the plaintiffs demand access to tax records of Moe Dalitz and Wilbur Clark, two owners of the Desert Inn. Judge Foley decides the tax records must be made available.⁸¹ These two cases are among several in which federal agents attempt to bring a claim against Moe Dalitz.

1950 - 1958

Construction boom begins on Las Vegas Strip. Desert Inn is constructed in 1950; Sahara, Sands and Rivera follow in 1956; Stardust and Tropicana open in 1958.⁸² The Moulin Rouge is constructed in 1955 specifically for African-Americans banned from casinos on the Strip. The Teamsters supply funds to construct many of the casinos.

November 15, 1950

Estes Kefauver chairs Senate Special Committee to Investigate Organized Crime (later known as the Kefauver Hearings).⁸³ Hearings are held at the POCtH, one of 14 locations around the United States during 1950 - 1951. The hearings in Las Vegas concentrate on alliances with organized crime in other areas of the country, such as New York, New Jersey, Michigan, Texas, and Ohio. As part of the investigation, the committee subpoenas and interviews Moe Sedway, Moe Dalitz and Wilbur Clark, (both of the Desert Inn), Nevada Tax Commissioner William Moore, and Lt. Governor Cliff Jones for their alleged connection with organized crime.

⁷⁷ Denton and Morris, 100

⁷⁸ McCarran International Airport: Fast Facts: Airport History, <http://www.mccarran.com/04_fastfact_airporthistory.asp>.

⁷⁹ 250 F. Supp. 472.

⁸⁰ 239 R. Supp. 78.

⁸¹ 241 F. Supp. 200.

⁸² Susan Berman, *Lady Las Vegas: the Inside Story Behind America's Neon Oasis*, (New York: TV Books, 1996) 91.

⁸³ Max Miller, "Gaming Overlords' Tie with Nevada Interests Hinted," *Las Vegas Review-Journal* 15 November 1950:1.

Kefauver writes an account of the investigation in *Crime in America*, published a year after the hearings: "It was clear to us, and we so reported to the Senate, that the gambling operations in Nevada are inexplicably tied to interstate commerce. This is not only by the connections with out-of-state racketeers but through bets placed daily by out-of-state sources with Nevada bookmakers. In reverse, the Nevada bookies also protect themselves by laying off their biggest bets with out-of-state operators."⁸⁴

Although Kefauver intends to solve the problem of organized crime, the hearings ultimately concentrate organized crime in Las Vegas. Other cities crack down on illegal gambling, forcing gambling operators to move to Las Vegas. This influx of gambling operators spurs Las Vegas' growth in the following decade.⁸⁵ The Kefauver Hearings prompt introduction of a Congressional bill to levy a 10 percent tax on all individual bets. Nevada Senator McCarran stops the bill.⁸⁶

The Kefauver Hearings are seen as a precursor to the McCarthy Hearings (1953-1954), in that they are the first televised Senate hearings, making them accessible to a wide audience. The hearings in Las Vegas were among those not televised.

January 1951

First above-ground atomic bomb test occurs at Nevada Test Site. "The hotels would organize picnics to go to the hillsides to go look at the bomb blasts ... like the way that Vegas has its own take on everything, the atomic blasts were considered tourists events. They even had a Las Vegas chorus girl called 'Miss Atomic Blast.'"⁸⁷

1952

Held in the POCTH, Herman "Hank" Greenspun (1909-1989), founder and editor of the *Las Vegas Sun*, sues McCarran and 40 casino owners for a "conspiracy" against his newspaper. In March 1952, casino owners cancel their *Las Vegas Sun* ads; Greenspun discovers the boycott originated with a call from McCarran's Washington office.⁸⁸ Judge Roger T. Foley rules in favor of Greenspun.⁸⁹

1955

Critical national attention brought about by the Kefauver Hearings causes the State of Nevada to create the Gaming Control Board, a division of the Nevada Tax Commission, to oversee licensing and policing procedures.⁹⁰

1959

State Gaming Commission is established, independent from Nevada Tax Commission.⁹¹

1959

Construction is completed on Las Vegas Convention Center and Visitor's Authority. Noting a need to maintain occupancy during slow weekdays, summers, and Christmas week, county and local legislators approve a 5% room tax on hotel rooms and a 3% room tax on motel rooms to finance construction of a convention center. Building

⁸⁴ Estes Kefauver, *Crime in America* (Garden City, New York: Doubleday & Company, Inc., 1951) 236.

⁸⁵ Denton and Morris, 116.

⁸⁶ Hopkins and Evans, "Perennial Politician," 135-138.

⁸⁷ Berman, 119-120.

⁸⁸ Denton and Morris, 65.

⁸⁹ Hopkins and Evans, "A Most Judicious Clan, The Foley Family," 235-237.

⁹⁰ Don W. Driggs and Leonard E. Goodall, *Nevada Politics and Government: Conservatism in an Open Society*, (Lincoln, Nebraska: University of Nebraska Press, 1996) 99.

⁹¹ Elliott, 333

upon a national convention trend, legislators and citizens alike recognize economic advantages of conventions.⁹²

- 1960s Lead by Howard Hughes, corporations buy or build hotels and casinos along the Strip as publicly traded companies are permitted to have gambling licenses.⁹³
- 1960s The 'Rat Pack' - Frank Sinatra, Dean Martin, Sammy Davis, Jr., and Joey Bishop - arrive in Las Vegas to film "Ocean's 11." They perform at the Sands' Copa Room and launch the "nonstop party" era in Las Vegas.⁹⁴
- 1960 Judge William P. Compton is appointed as a judge to the Eighth Judicial District Court. He is best known for his work developing Las Vegas' juvenile court system.⁹⁵
- March 25, 1960 An historic meeting held at the Moulin Rouge casino leads to the Moulin Rouge agreement between Civil Rights activists and casino owners, resulting in the desegregation of Las Vegas gaming properties.

October 1960 *Marshall v. Sawyer* is heard at the POCH. In the first test of the newly formed Nevada Gaming Commission, John Marshall opposes his inclusion in the "black book," which lists "leading underworld figures" and "advised gambling interests throughout the state not to associate with anyone so listed."⁹⁶ The federal district court rules in favor of the Gaming Commission, saying the commission "had acted reasonably in classifying individuals of notorious and unsavory reputation or extensive police records so that they are treated differently from others."⁹⁷

- 1961 Congress enacts Wire Act as part of a series of antiracketeering laws to help states enforce their own gambling and bookmaking laws. Specifically, the Act fined or jailed anyone who used a wire communication to transmit interstate bets or wagers. Other contemporary antiracketeering laws included the Travel Act, which prohibited interstate travel to promote or manage racketeering businesses, the Interstate Transportation of Wagering Paraphernalia Act, and the Illegal Gambling Business Act.⁹⁸

July 16, 1962 Nominated by President John Kennedy, Judge Roger D. Foley (1917 - 1996), son of Judge Roger T. Foley, is appointed district court judge and presides at the POCH.⁹⁹ Judge Foley serves as District Attorney from 1951 to 1954.¹⁰⁰ The younger Judge Foley is best known for his ruling in the Baneberry Case, one of the cases that resulted in Congress' enactment of the Radiation Exposure Compensation Act of 1990. The case is named for a 1970 underground nuclear test that exposed 900 workers of the Nevada Test Site to radiation. Families of two security guards who

⁹² Berman, 99.

⁹³ "The History of Las Vegas" <<http://www.ci.las-vegas.nv.us/history/default.htm>>.

⁹⁴ Berman, 137.

⁹⁵ Sturman, 17.

⁹⁶ Elliott, 333.

⁹⁷ Driggs and Goodall, 101.

⁹⁸ Chuck Humphrey, "Gambling Law US" <<http://rose.casinocitytimes.com/articles/1015.html>>.

⁹⁹ "Federal Judges of Nevada; Judges by Type and Dates of Service," 7 August 1998.

¹⁰⁰ Hopkins and Evans, 235-237.

	died from the explosion file a lawsuit against the government. While Judge Foley denies the families' claims, his "ruling established the important legal precedent that government agencies could not automatically evade scrutiny of the actions simply by invoking 'discretionary function.'" ¹⁰¹
1965	In an effort to house all federal offices in one building, a new federal building, renamed Foley Federal Building in the late 1980s, opens at 300 Las Vegas Boulevard South. Federal courts and offices vacate the POCTH. District courtroom in the POCTH is divided into two separate courts, a bankruptcy and tax court.
1967	New main post office in Las Vegas is constructed.
1969	Corporate Gaming Act is passed by Nevada legislature, making it legal for public companies to own casinos.
c. 1976–1989	Bureau of Land Management (BLM) leases office space from the General Service Administration for a field office on the second floor of the POCTH. Office has approximately 12 representatives from BLM. ¹⁰²
February 10, 1983	The POCTH is listed in National Register of Historic Places. ¹⁰³
2000	Lloyd D. George Federal Building dedicated, located at 333 Las Vegas Boulevard. District court moves from Foley Federal Building.
May 13, 2002	Federal government deeds property of the POCTH to the City of Las Vegas. "The real Property and improvements shall forever be used and maintained as and for historical monument purposes and for those purposes only in perpetuity."

¹⁰¹ Sturman, 23.

¹⁰² Telephone interview with Bob Bruno (Bureau of Land Management) 5 August 2003.

¹⁰³ Fraserdesign.

Appendix C:
Historic and Contemporary Photographs



Figure 1: First Las Vegas post office, view southwest (National Archives and Records Administration, Box 1820 ("X" marks location of post office, bank to left))

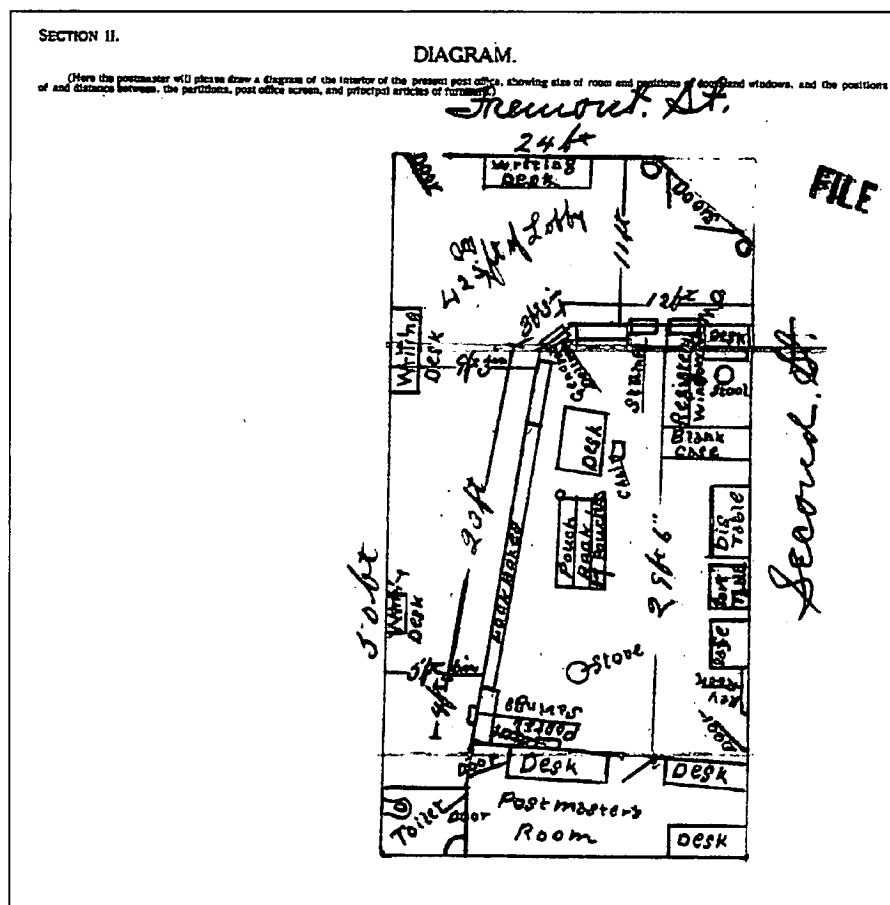


Figure 2: Plan of first Las Vegas post office (National Archives and Records Administration, Box 1820)

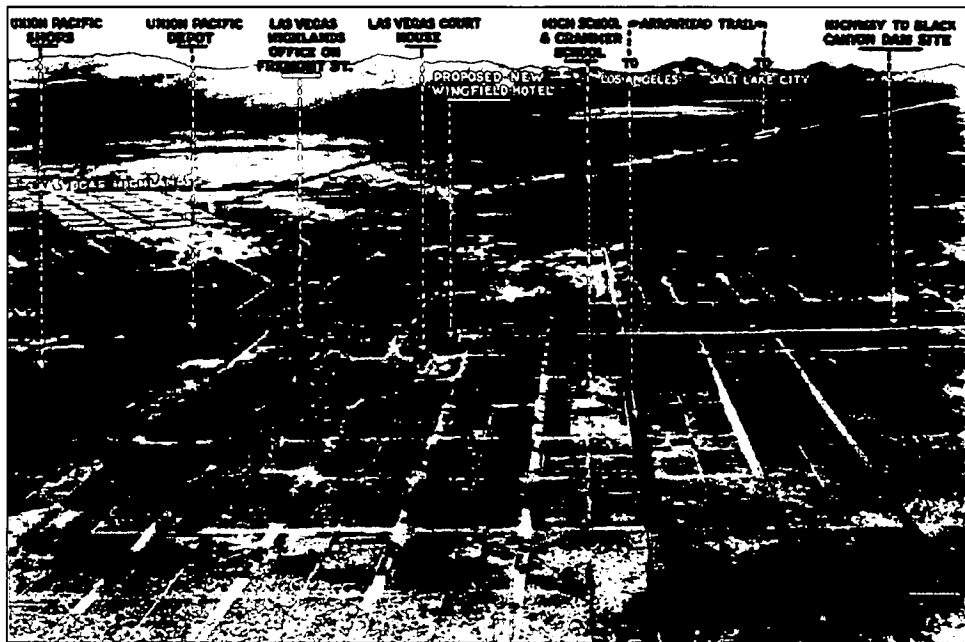


Figure 3: Future site of Las Vegas United States Post Office and Courthouse, view north, note site delineated by red arrow (1929, University of California Los Angeles Air Photo Archives)

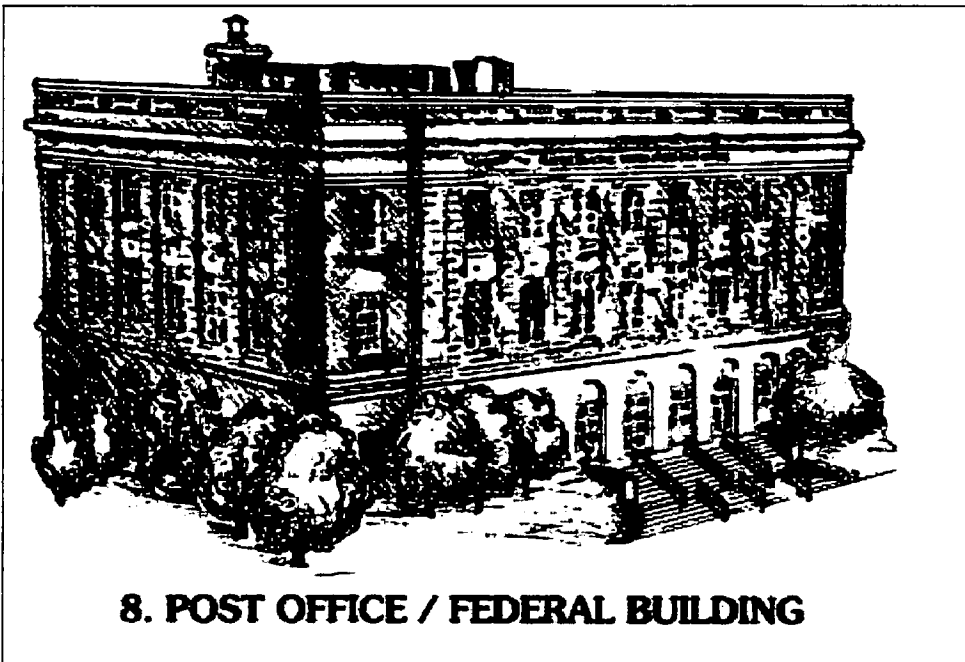


Figure 4: Rendering of Las Vegas United States Post Office and Courthouse, view northeast (c.1933)

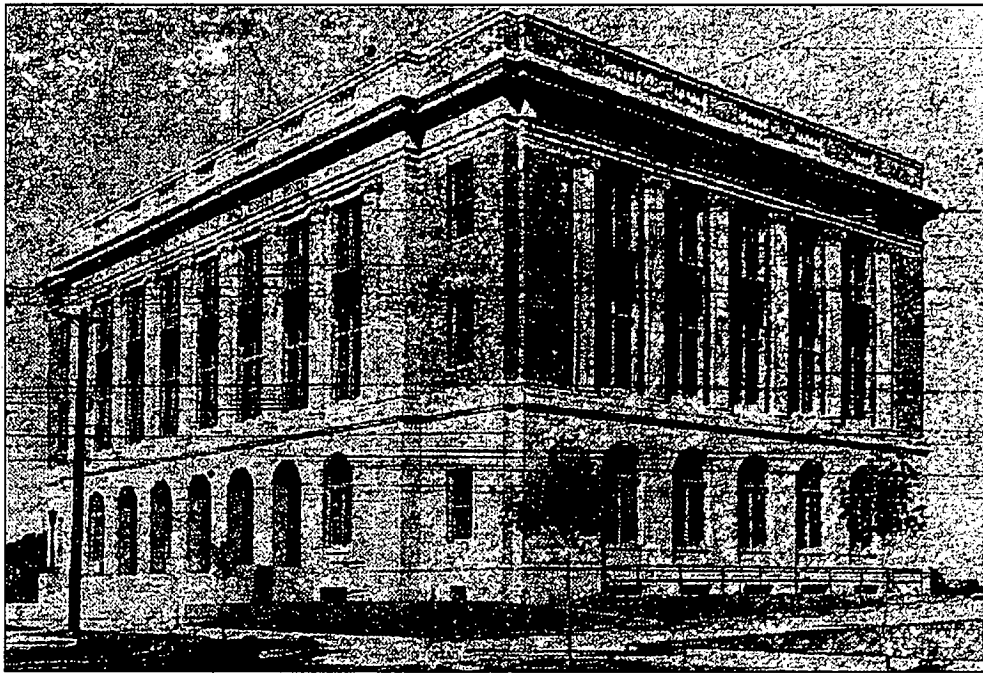


Figure 5: Las Vegas United States Post Office and Courthouse, view northwest
(November 11, 1933, *Las Vegas Evening Review Journal*)



Figure 6: Post Office Lobby, view east, 1933 (General Services Administration, Slide Number NV000536, Building Number NV0005ZZ)

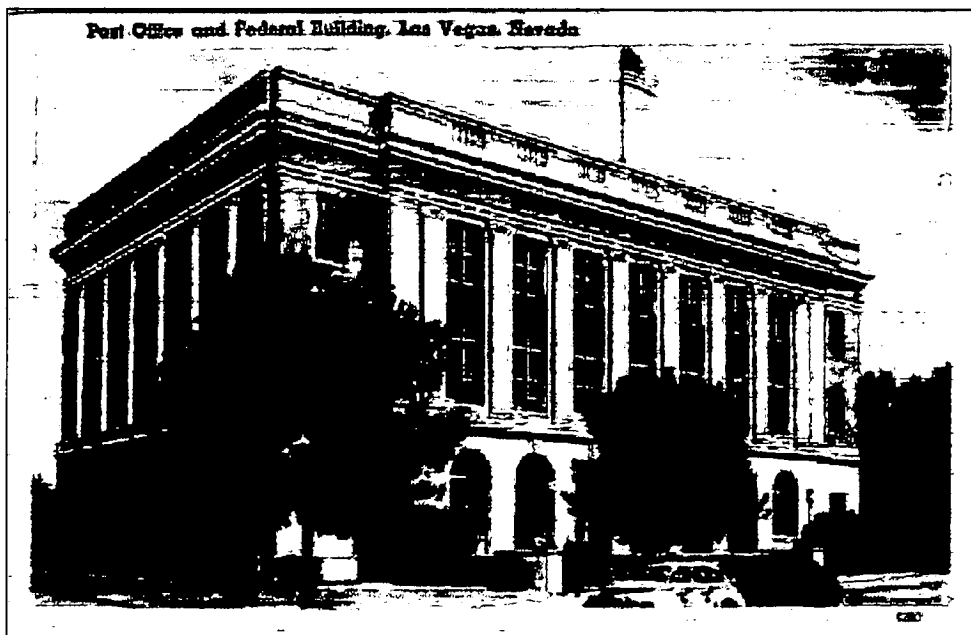


Figure 7: Las Vegas United States Post Office and Courthouse, view northeast
(c.1940, Richard Wright)



Figure 8: Las Vegas United States Post Office and Courthouse, view northwest
(c.1940, University of Nevada Las Vegas Special Collections, Glenn Davis Collection)

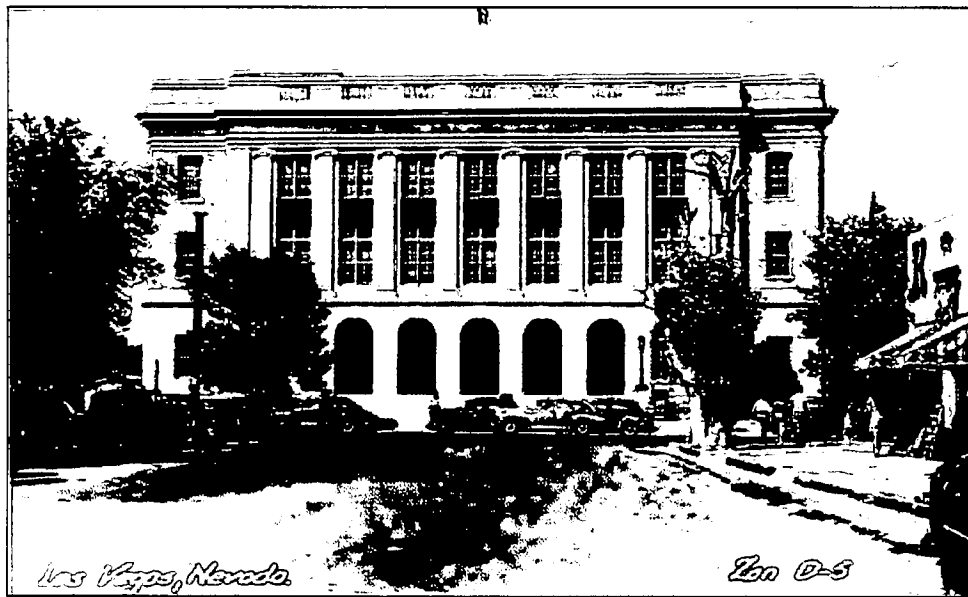


Figure 9: Las Vegas United States Post Office and Courthouse, view north (c.1940, Nevada State Museum and Historical Society)



Figure 10: Las Vegas United States Post Office and Courthouse, view northwest (c.1945, University of Nevada Las Vegas Special Collections, Mannis Collection)



Figure 11: Las Vegas United States Post Office and Courthouse, view northwest
(c.1950, University of Nevada Las Vegas Special Collections, William V. Wright Collection)

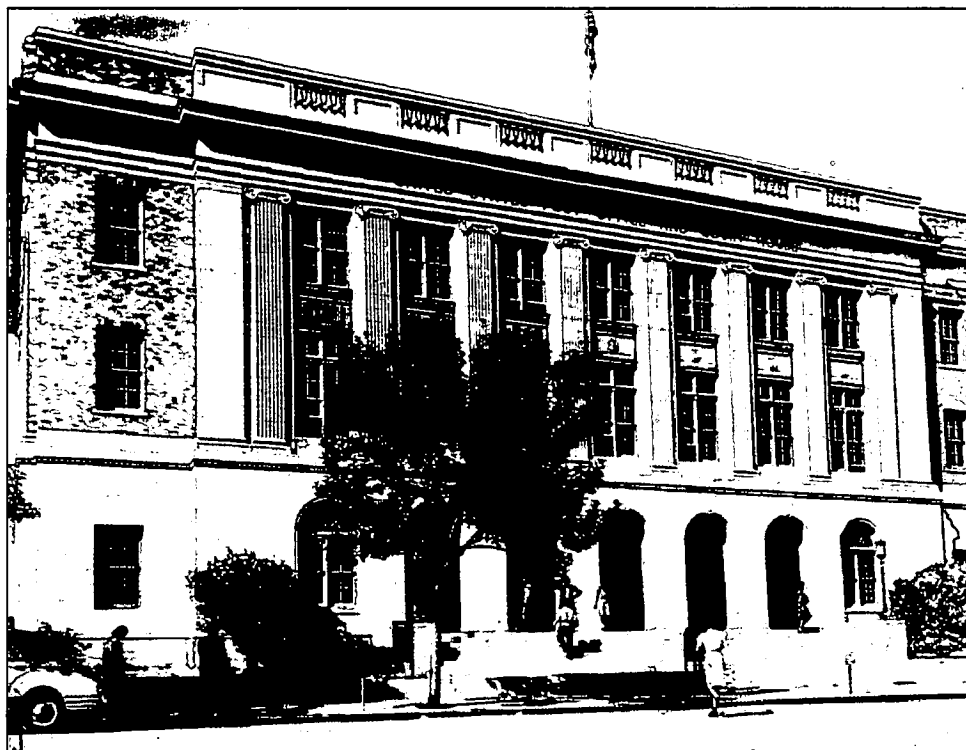


Figure 12: Las Vegas United States Post Office and Courthouse, view northeast
(c. 1950, Las Vegas News Bureau)



Figure 13: Las Vegas United States Post Office and Courthouse, view southeast (University of California Los Angeles Air Photo Archives, 1952)



Figure 14: Las Vegas United States Post Office and Courthouse, view southwest (University of California Los Angeles Air Photo Archives, 1952)



Figure 15: Las Vegas United States Post Office and Courthouse, view northwest (1983, University of Nevada Las Vegas Special Collections, Single Items Accession Collection)



Figure 16: Las Vegas United States Post Office and Courthouse, view north (c.1980)



Figure 17: Las Vegas United States Post Office and Courthouse, view northwest
(1991, University of Nevada Las Vegas Special Collections, Sarah Vinci Collection)

Appendix D:
Existing Site and Building Plans

Plans

References under the "Source" heading are to compact discs maintained by Chattel Architecture, Planning & Preservation, Inc.

File #	Date	Page #	Architect	Description and Title	Source
MISCELLANEOUS DRAWINGS (Typical details, not in chronological order, found with building drawings (see below))					
LVO60353	May 28, 1930	300-A	Drawn for Treasury Department	Miscellaneous Drawing, Detail of Galvanized Iron Flues and Ducts	DISC 4
LVO60354		305-G	Drawn for Treasury Department	Miscellaneous Drawing, Heating and Plumbing	DISC 4
LVO60355			Drawn for Treasury Department		DISC 4
LVO60356				Light Fixtures	DISC 4
LVO60357				Light Fixtures	DISC 4
LVO60358	March 31, 1932	M-352-G	Drawn for Treasury Department	Miscellaneous Drawing, Fire Proof Vault and Closet Doors	DISC 4
LVO60359	May 5, 1915	M-352-F	Drawn for Treasury Department	Miscellaneous Drawing, Fire Proof Vault and Closet Doors	DISC 4
LVO60360	September 14, 1926	M-370	Drawn for Treasury Department	Miscellaneous Standard Drawing	DISC 4
LVO60361	September 16, 1926	M-370-B	Drawn for Treasury Department	Miscellaneous Standard Details, Miscellaneous Drawing	DISC 4
LVO60362		M-370-B	Drawn for Treasury Department	Miscellaneous Standard Details, Miscellaneous Drawing	DISC 4
LVO60363	December 24, 1926	M-374-D	Drawn for Treasury Department	Miscellaneous Standard Details, Miscellaneous Drawing	DISC 4
LVO60364	September 16, 1926	M-372-C	Drawn for Treasury Department	Miscellaneous Standard Details, Miscellaneous Drawing	DISC 4
LVO60365	September ?	M-371-C	Drawn for Treasury Department	Miscellaneous Standard Details, Miscellaneous Drawing	DISC 4
LVO60366	September 16, 192?	M-373-B	Drawn for Treasury Department	Miscellaneous Standard Details, Miscellaneous Drawing	DISC 4
LVO60367	September 1, 1925	M-375-A	Drawn for Treasury Department	Miscellaneous Standard Details, Miscellaneous Drawing	DISC 4
LVO60368	September 1, 1927	M-375-B	Drawn for Treasury Department	Miscellaneous Standard Details, Miscellaneous Drawing	DISC 4
LVO60369	July 3, 1930	M-376	Drawn for Treasury Department	Miscellaneous Standard Details, Miscellaneous Drawing	DISC 4
LVO60373	September 16, 1926	M-374-D	Drawn for Treasury Department	Miscellaneous Standard Details, Miscellaneous Drawing	DISC 4
LVO4842	April 19, 1921	M-372-F	Drawn for Treasury Department	Miscellaneous Drawing	DISC 4
LVO4843	February 16, 1933	326-B	Drawn for Treasury Department	Miscellaneous Lighting Fixtures	DISC 4
LVO4844	June 10, 1930	336-A	Drawn for Treasury Department	Lighting Fixtures	DISC 4
LVO4845	October 16, 1922	304-E	Drawn for Treasury Department	Miscellaneous Drawing	DISC 4
LVO4849	March 16, 1926	311-C	Drawn for Treasury Department	Miscellaneous Drawing	DISC 4

File #	Date	Page #	Architect	Description and Title	Source
LVO4850	October 16, 1930	313-A	Drawn for Treasury Department	Miscellaneous Drawing	DISC 4
LVO4851	September 20, 1926	371-C	Drawn for Treasury Department	Miscellaneous Drawing	DISC 4
LVO4852	September 16, 1926	373-C	Drawn for Treasury Department	Miscellaneous Drawing	DISC 4
LVO4853	June 4, 1931	374-F	Drawn for Treasury Department	Miscellaneous Drawing	DISC 4
LVO4854	August 26, 1927	375-B	Drawn for Treasury Department	Miscellaneous Drawing	DISC 4
LVO4855	July 3, 1930	376	Drawn for Treasury Department	Miscellaneous Drawing	DISC 4
LVO4856	March 22, 1932	378-B	Drawn for Treasury Department	Miscellaneous Drawing	DISC 4
BUILDING DRAWINGS (Drawings specific to this building)					
LVO58535	February 13, 1931		J.T. McWilliams, Surveyor	Map of Federal Building Site	DISC 1
LVO58537	March 28, 1931	No. 1	Drawn for Treasury Department	Approach Plan	DISC 1
LVO58488	March 28, 1931	No. 2	Drawn for Treasury Department	Basement Plan	DISC 1
LVO58492	March 28, 1931	No. 3	Drawn for Treasury Department	First Floor Plan	DISC 1
LVO58494	March 28, 1931	No. 4	Drawn for Treasury Department	Second Floor Plan	DISC 1
LVO58496	March 28, 1931	No. 5	Drawn for Treasury Department	Third Floor Plan	DISC 1
LVO58497	March 28, 1931	No. 6	Drawn for Treasury Department	Roof Plan	DISC 1
LVO58499	March 28, 1931	No. 100	Drawn for Treasury Department	Rear Elevation and Front Elevation	DISC 1
LVO58502	March 28, 1931	No. 101	Drawn for Treasury Department	Section A.A., Right Side Elevation, Left Side Elevation	DISC 1
LVO58505	March 28, 1931	No. 102	Drawn for Treasury Department	Elevations of Public Lobby, P.O. Screen, & 2 nd Fl. Corridor	DISC 1
LVO58506	March 28, 1931	No. 103	Drawn for Treasury Department	Main Stairs & Elevator	DISC 1
LVO58507	March 28, 1931	No. 200	Drawn for Treasury Department	¾" Scale Exterior Details	DISC 1
LVO58508	March 28, 1931	No. 201	Drawn for Treasury Department	Entrance Loggia & Rear Exterior Details	DISC 1
LVO58509	March 28, 1931	No. 202	Drawn for Treasury Department	Details of Public Lobby, Etc.	DISC 1
LVO58510	March 28, 1931	No. 203	Drawn for Treasury Department	Details of Court Room	DISC 1
LVO58511	March 28, 1931	No. 204	Drawn for Treasury Department	Details of Parcel Post Window & Counter	DISC 1
LVO58522	March 28, 1931	No. P 450	Drawn for Treasury Department	Basement Plan (Plumbing)	DISC 1
LVO58525	March 28, 1931	No. P 451	Drawn for Treasury Department	First Floor Plan (Plumbing)	DISC 1
LVO58528	March 28, 1931	No. P 452	Drawn for Treasury Department	Second Floor Plan (Plumbing)	DISC 1
LVO58531	March 28, 1931	No. P 453	Drawn for Treasury Department	Third Floor Plan (Plumbing)	DISC 1
LVO60370	March 28, 1931	No. HL 455	Drawn for Treasury Department	Basement Floor Plan (Heating and Lighting)	DISC 4
LVO60372	March 28, 1931	No. HL 458	Drawn for Treasury Department	Third Floor Plan (Heating and Lighting)	DISC 4
LVO58514	March 31, 1931	No. 400	Drawn for Treasury Department	Foundation Plan	DISC 1
LVO58516	March 31, 1931	No. 401	Drawn for Treasury Department	First Floor Framing Plan	DISC 1
LVO58517	March 31, 1931	No. 401A	Drawn for Treasury Department	First Floor Framing Plan	DISC 1
LVO58518	March 31, 1931	No. 402	Drawn for Treasury Department	Second Floor Framing Plan	DISC 1
LVO58519	March 31, 1931	No. 402A	Drawn for Treasury Department	Second Floor Framing Plan	DISC 1
LVO58520	March 31, 1931	No. 403	Drawn for Treasury Department	Third Floor Framing Plan	DISC 1
LVO58521	March 31, 1931	No. 404	Drawn for Treasury Department	Attic and Roof Framing Plan	DISC 1
LVO58523	March 31, 1931	No. P 450A	Drawn for Treasury Department	Basement Plan (Plumbing)	DISC 1
LVO58486	October 14, 1931	No. 1-A	Drawn for Treasury Department	Revised Approach Plan	DISC 1

File #	Date	Page #	Architect	Description and Title	Source
064886	October 16, 1931	11	Price Evans Foundry Corp, G.L.D.	"Details of work room stairs, basmt to 1 st floor"	DISC 2
064887	October 16, 1931	12	Price Evans Foundry Corp, G.L.D.	"Details of work room stairs, 1 st to 2 nd floor"	DISC 2
064888	October 16, 1931	13	Price Evans Foundry Corp, G.L.D.	"Details of work room stairs, 1 st to 2 nd floor"	DISC 2
064889	October 16, 1931	14	Price Evans Foundry Corp, G.L.D.	"Details of stair to petit jury room"	DISC 2
064890	October 16, 1931	15	Price Evans Foundry Corp, G.L.D.	"Details of stair to petit jury room"	DISC 2
064891	October 16, 1931	16	Price Evans Foundry Corp, G.L.D.	"Details of Stair in Pent House"	DISC 2
064892	October 19, 1931	25	Price Evans Foundry Corp, G.L.D.	"Details of C.I. Spandrels at 3 rd Floor"	DISC 2
064893	October 21, 1931	26	Price Evans Foundry Corp, G.L.D.	"Details of Main Entrances Door Frames"	DISC 2
064894	October 21, 1931	27	Price Evans Foundry Corp, G.L.D.	"Details of C.I. Frame - Elevator Opng - 1 st Floor"	DISC 2
064863	November 4, 1931	E3	Metal Door and Trim Company	"Elevator hanger space, section through facia"	DISC 2 and DISC 4 LVO
064864	November 4, 1931	E4	Metal Door and Trim Company	Elevator plans and sections through threshold at all floors	DISC 2 and DISC 4 LVO
064865	November 5, 1931	E5	Metal Door and Trim Company	Elevator "access panel"	DISC 2 and DISC 4 LVO
064866	November 30, 1931	E6	Metal Door and Trim Company	Elevator "pair of two speed doors"	DISC 2 and DISC 4 LVO
064867	November 30, 1931	E7	Metal Door and Trim Company	Elevator "F.S. plan view of enclosures"	DISC 2 and DISC 4 LVO
LVO58489	January 5, 1932	No. 2A	Drawn for Treasury Department	Revised Drawing Showing Space For Sewage Ejector, Including Part Foundation Plan and Part Basement Plan	DISC 1
LVO58487	March 30, 1932	No. 1-AA	Drawn for Treasury Department	Approach Plan	DISC 1
LVO58490	March 30, 1932	No. 2AA	Drawn for Treasury Department	Basement Plan	DISC 1
LVO58500	March 30, 1932	No. 100A	Drawn for Treasury Department	Rear Elevation and Front Elevation	DISC 1
LVO58503	March 30, 1932	No. 101A	Drawn for Treasury Department	Section A.A., Right Side Elevation, Left Side Elevation	DISC 1
LVO58526	March 31, 1932	No. P 451A	Drawn for Treasury Department	First Floor Plan (Plumbing)	DISC 1
LVO58532	March 31, 1932	No. P 453A	Drawn for Treasury Department	Third Floor Plan (Plumbing)	DISC 1
LVO60371	March 31, 1932	No. HL 455A	Drawn for Treasury Department	Basement Floor Plan (Heating and Lighting)	DISC 4
LVO58515	April 1, 1932	No. 400A	Drawn for Treasury Department	Foundation Plan	DISC 1
064881	August 6, 1932	1	Treas. Dept., H.C.	Section A-A with quarry tile	DISC 2

File #	Date	Page #	Architect	Description and Title	Source
064882	September 23, 1932	1	Kalite Company Ltd., Mattson	Elevation of north wall of court room, plan of north wall	DISC 2
064883	September 23, 1932	2	Kalite Company Ltd., Mattson	Elevation of east wall of court room, plan of east wall	DISC 2
064884	September 23, 1932	3	Kalite Company Ltd., Mattson	Elevation of south wall of court room, plan of south wall	DISC 2
064885	September 23, 1932	4	Kalite Company Ltd., Mattson	Elevation of west wall of court room, plan of west wall	DISC 2
LVO58512	October 5, 1932	No. 205	Drawn for Treasury Department	Lock Box Diagram	DISC 1
LVO58491	November 23, 1932	No. 2AAA	Drawn for Treasury Department	Basement Plan	DISC 1
LVO58493	November 23, 1932	No. 3AA	Drawn for Treasury Department	First Floor Plan	DISC 1
LVO58495	November 23, 1932	No. 4A	Drawn for Treasury Department	Second Floor Plan	DISC 1
LVO64847	November 23, 1932	No. 5A	Drawn for Treasury Department	Third Floor Plan	DISC 4
LVO58498	November 23, 1932	No. 6A	Drawn for Treasury Department	Roof Plan	DISC 1
LVO58501	November 23, 1932	No. 100AA	Drawn for Treasury Department	Rear Elevation and Front Elevation	DISC 1
LVO58504	November 23, 1932	No. 101AA	Drawn for Treasury Department	Section A.A., Right Side Elevation, Left Side Elevation	DISC 1
LVO58527	November 23, 1932	No. P 451AA	Drawn for Treasury Department	First Floor Plan (Plumbing)	DISC 1
LVO58529	November 23, 1932	No. P 452A	Drawn for Treasury Department	Second Floor Plan (Plumbing)	DISC 1
LVO58530	November 23, 1932	No. P 452AA	Drawn for Treasury Department	Second Floor Plan (Plumbing)	DISC 1 and DISC 4 LVO64857
LVO64858	November 23, 1932	No. P 453AA	Drawn for Treasury Department	Third Floor Plan (Plumbing)	DISC 4
LVO58524	November 23, 1932	No. P 450AA	Drawn for Treasury Department	Basement Plan (Plumbing)	DISC 1
LVO58533	November 23, 1932	No. HL 457A	Drawn for Treasury Department	Second Floor Plan (Heating & Lighting)	DISC 1
LVO58534	November 23, 1932	No. HL 458A	Drawn for Treasury Department	Third Floor Plan (Heating & Lighting)	DISC 1
LVO64859	December 1, 1932	No. HL 45	Drawn for Treasury Department	Basement Floor Plan (Heating & Lighting)	DISC 4
LVO58536	November 2, 1933		A.R. Thompson, Civil Engineer	Plat of Federal Building & Grounds	DISC 1
LVO60352	April 3, 1934	203 A-B		Details of Court Room	DISC 4
LVO64848	April 3, 1934	203 A-B	Drawn for Treasury Department	Details of Court Room	DISC 4
LVO58513	August 8, 1934	No. 206	Drawn for Treasury Department	Details of Metal Counter For Room #303	DISC 1
054	1934	T-1		"Proposed Planting Plan" (Architectural)	DISC 3
055	1938			"Planting Plan"	DISC 3
LVO64846	June 13, 1938	T-1A	Drawn for Treasury Department	"Planting Plan"	DISC 4
056	February 4, 1939	SE-ME-R-700	F.H.R.	"DISC 4 Booster Pumps" (Mechanical)	DISC 3
057	November 9, 1943	-- 800	W.H.V.	"Wood Lath Partition, Etc." (Architectural)	DISC 3
053	July 12, 1950	27-9-1	H.S.B.	"DISC 4 Handrails, Sidewalk & Misc. Repairs, and Exterior Painting" (Architectural)	DISC 3

File #	Date	Page #	Architect	Description and Title	Source
052	March 10, 1954	27-CR9-1		"Miscellaneous Alterations" (Architectural)	DISC 3
051	May 23, 1956	27-CR9-2	J.I.T.	"Driveway Extension" (Architectural)	DISC 3
050	1956	27-CR9-3	E.S.	"Counter for Clerk of the Court" (Architectural)	DISC 3
049	February 18, 1957	27-CR9-4	R.F.	"Air Conditioning Lighting & Painting" (Electrical)	DISC 3
048	1957			(Electrical)	DISC 3
047	August 16, 1957	27-CR9-6	R.F.	"Air Conditioning Lighting & Painting" (Electrical)	DISC 3
046	1957			Basement Plan (Mechanical)	DISC 3
045	1957			Part Basement Plan (Mechanical)	DISC 3
044	1957			First Floor Plan (Mechanical)	DISC 3
043	1957			Second Floor Plan (Mechanical)	DISC 3
042	1957			Third Floor Plan (Mechanical)	DISC 3
041	1957			(Architectural)	DISC 3
040	1957			(Electrical)	DISC 3
039	1957	27-CR9-14	R.F.	"Lighting in Judge's Chambers & Secty's Office" (Electrical)	DISC 3
038	October 14, 1957	27-CR9-15	P.L.	"Air Conditioning Lighting & Painting" (Mechanical)	DISC 3
060	Ma 11, 1958	27-DC9-16	D.L. King	"Judge's Bench Rep... in Bankruptcy" (Architectural)	DISC 3
037	July 21, 1958	27-DC9-17	R. Johnson	"Addition & Remodeling Feasibility Drawing" (Architectural)	DISC 3
036	October 17, 1958	27-18X	E.R.	"Proposed Annex Office Building" (Architectural)	DISC 3
035	1960	0087, 27-19		"Alterations" (Architectural)	DISC 3
034	April 14, 1961	27-20	Julius Gabriele & Associates, C.F.D.	"Lock Box and Service Lobbies Renovation" (Architectural)	DISC 3
033	April 14, 1961	27-21	Julius Gabriele & Associates, C.F.D.	"Terrazzo and Marble Floor Plan" (Architectural)	DISC 3
032	April 14, 1961	27-22	Julius Gabriele & Associates, C.F.D.	"Reflected Ceiling Plan" (Architectural)	DISC 3
031	April 14, 1961	27-23	Julius Gabriele & Associates, C.F.D.	Lobby divider (Architectural)	DISC 3
030	April 14, 1961	27-24	Julius Gabriele & Associates, C.F.D.	"Service Counter Sections & Details" (Architectural)	DISC 3
029	April 14, 1961	27-25	Julius Gabriele & Associates, C.F.D.	"Lock Boxes Sections & Details" (Architectural)	DISC 3

File #	Date	Page #	Architect	Description and Title	Source
028	April 14, 1961	27-26	Julius Gabriele & Associates, C.F.D.	"Hung Ceiling Details, Mail Drop Unit Details" (Architectural)	DISC 3
027	April 14, 1961	27-27	Julius Gabriele & Associates, C.F.D.	"Air Conditioning" (Mechanical)	DISC 3
026	April 14, 1961	27-28	Julius Gabriele & Associates, C.F.D.	"First Floor Electrical Plan" (Electrical)	DISC 3
025	April 14, 1961	27-29	Julius Gabriele & Associates, C.F.D.	"Stairs Enclosures and Mail Vest. Floor Plan" (Architectural)	DISC 3
024	April 14, 1961	27-30	Julius Gabriele & Associates, C.F.D.	"Details Loggia Enclosure" (Architectural)	DISC 3
059	April 14, 1961	27-31	Julius Gabriele & Associates, C.F.D.	"Details, Loggia Enclosure" (Architectural)	DISC 3
023	April 14, 1961	27-32	Julius Gabriele & Associates, P.K.	"Look Out Details" (Architectural)	DISC 3
022	1961	27-33	Julius Gabriele & Associates, R.H.	"Lawn Sprinkler Plan" (Mechanical)	DISC 3
021	September 1964	27-1-LA		"Miscellaneous Basement Alterations" (Electrical & Architectural)	DISC 3
020	June 12, 1964	27-2-LA	W.C.B.	"Install Chainlink Fence, Water Line, Power Service, Etc." (Mechanical)	DISC 3
019	1964			(Structural)	DISC 3
018	1965	27-5-LA		(Architectural)	DISC 3
017	1968	27-32	R.W.	"Basement Alterations" (Mechanical – Electrical)	DISC 3
LVO63876	June 13, 1971	5-1	GSA	"General Fire Protection" (Architectural)	DISC 4
058	June 21, 1971	9-E-1	Haack	"General Fire Protection" (Electrical)	DISC 3 and DISC 4 LVO63879
0016	June 23, 1971	7-1	Garver	"General Fire Protection" (Structural)	DISC 3 and DISC 4 LVO63877
LVO63878	July 13, 1971	7-2	GSA	"General Fire Protection" (Electrical)	DISC 4
015	1973	3		"Site Plan" (Architectural)	DISC 3
014	1973	4-1		"DISC 4 Building Sign" (Architectural)	DISC 3
013	February 12, 1973	5-2		Repairs & Alterations, "Stair Details" (Architectural)	DISC 3
012	February 12, 1973	5-3	Tucker	Repairs & Alterations, "Misc. Details" (Architectural)	DISC 3
011	March 21, 1973	9-M-1	E.E.R.	Repairs & Alterations, "Basement Plan Demolition" (Mechanical)	DISC 3
010	March 21, 1973	9-M-2	E.E.R.	Repairs & Alterations, "Basement Plan" (Mechanical)	DISC 3
009	March 21, 1973	9-M-3	E.E.R.	Repairs & Alterations, "First Floor Plan" (Mechanical)	DISC 3

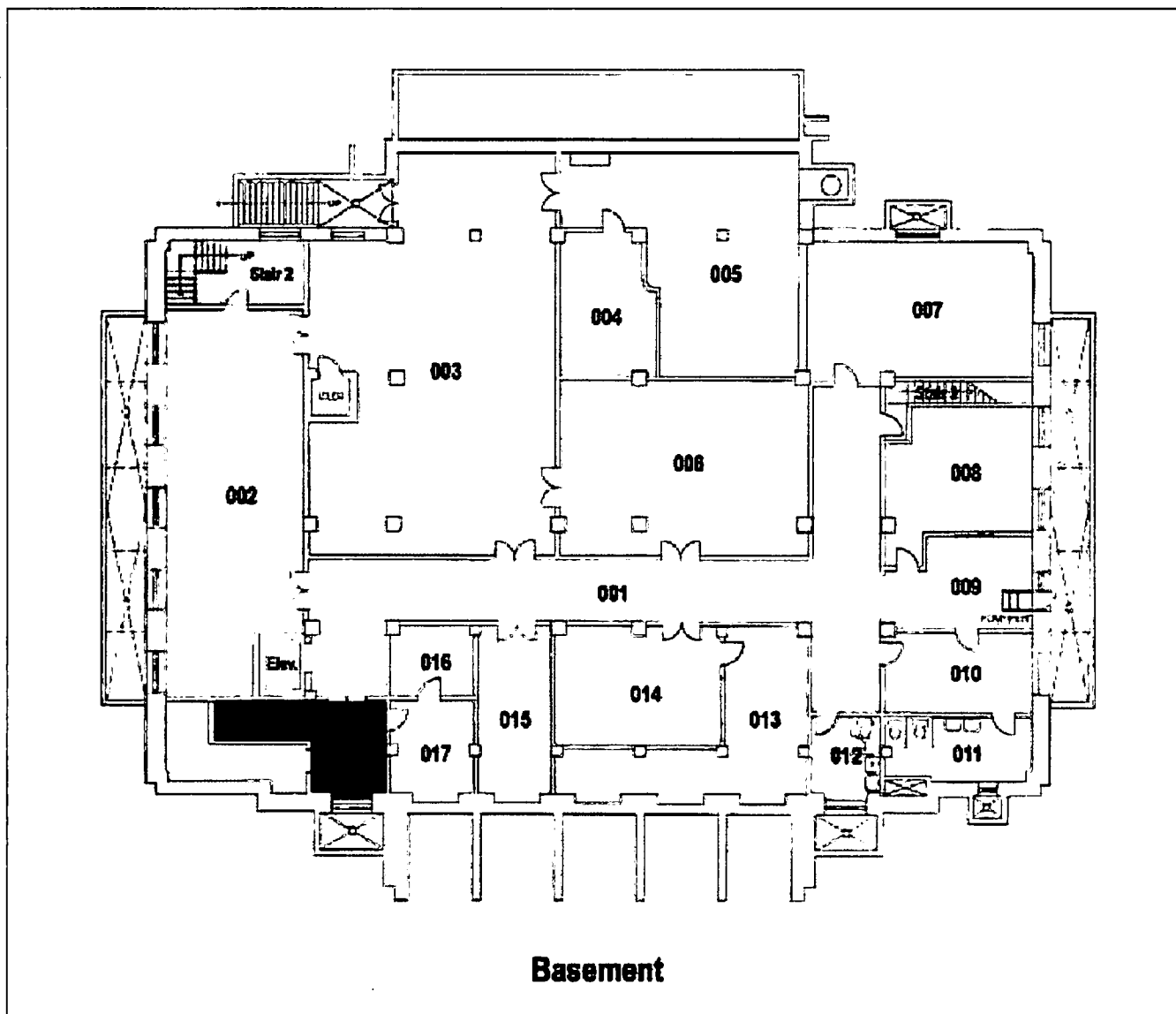
File #	Date	Page #	Architect	Description and Title	Source
008	March 21, 1973	9-M-4	E.E.R.	Repairs & Alterations, "Second Floor Plan" (Mechanical)	DISC 3
007	March 21, 1973	9-M-5	E.E.R.	Repairs & Alterations, "Third Floor Plan" (Mechanical)	DISC 3
006	March 28, 1973	9-E-1	Franz	Repairs & Alterations, "Partial Basement Plan" (Electrical)	DISC 3
005	1977	1 of 5		Office Modernization, Fire Corridor & Convert Heat & AC, "Part 2 nd Floor Plan" (Architectural)	DISC 3
004	August 5, 1977	2 of 5	Moy	Office Modernization & Conversion of HVAC, "HVAC"	DISC 3
003	August 5, 1977	3 of 5	Moy	Office Modernization & Conversion of HVAC, "HVAC"	DISC 3
002	1977	4 of 5	Moy	Office Modernization & Conversion of HVAC, "HVAC"	DISC 3
001	July 30, 1976	5 of 5		Office Modernization, Fire Corridor & Convert AC "Lighting-Power-Tele"	DISC 3
LVO64824		9-FS-1	GSA	"Fire Protection & HVAC Modifications," "First Floor Sprinkler Plan" (Mechanical-Electrical)	DISC 4
LVO64825		9-FS-2	GSA	"Fire Protection & HVAC Modifications," Basement exist. sprinkler plan as built drawing"	DISC 4
LVO64826	March, 1984	G-1	GSA, Entek Corporation, Ishimaru Design Group	"Fire Protection & HVAC Modifications," "Corrected Working Drawing Submittal"	DISC 4
LVO64827		A-1	GSA, Entek Corporation, Ishimaru Design Group	Second Floor ? - Alteration (Architectural)	DISC 4
LVO64841		A-2	GSA, Entek Corporation, Ishimaru Design Group	Details (Architectural)	DISC 4
LVO64828	March 27, 1984	M-1	GSA, Entek Corporation, Ishimaru Design Group	Mechanical Demolition Plans (Mechanical)	DISC 4
LVO64829	March 27, 1984	M-2	GSA, Entek Corporation, Ishimaru Design Group	DISC 4 Mech. Floor Plans (Mechanical)	DISC 4
LVO64840	March 27, 1984	M-3	GSA, Entek Corporation, Ishimaru Design Group	Schedules (Mechanical)	DISC 4
LVO64830	March 27, 1984	M-4	GSA, Entek Corporation, Ishimaru Design Group	Mech. Details & Diagrams (Mechanical)	DISC 4
LVO64831	March 27, 1984	M-5	GSA, Entek Corporation, Ishimaru Design Group	Mech. Details & Diagrams (Mechanical)	DISC 4
LVO64832	March 27, 1984	M-6	GSA, Entek Corporation, Ishimaru Design Group	Air Handling (?) Plans (Mechanical)	DISC 4

File #	Date	Page #	Architect	Description and Title	Source
LVO64833	March 27, 1984	M-7	GSA, Entek Corporation, Ishimaru Design Group	Controls Diagrams (Mechanical)	DISC 4
LVO64834	March 27, 1984	M-8	GSA, Entek Corporation, Ishimaru Design Group	Fire Damper Plans (Mechanical)	DISC 4
LVO64835	March 27, 1984	M-9	GSA, Entek Corporation, Ishimaru Design Group	Fire Damper Plans (Mechanical)	DISC 4
LVO64860		9E-1	GSA, Ishimaru Design Group	DISC 4 Plans... Symbols, Schedule (Electrical)	DISC 4
LVO64838	March, 1984	9E-2	GSA, Ishimaru Design Group	Demolition Plans, Elevs. & Dia's (Electrical)	DISC 4
LVO64839	March, 1984	9E-3	GSA, Ishimaru Design Group	DISC 4 Plans, Elevations & Diagram (Electrical)	DISC 4
LVO63875	April 16, 1984		GSA	"First Floor Plan & Details" (Architectural), "Flooring Repair & Replacement"	DISC 4
LVO64871	December 11, 1986	0-1	GSA	Cover Sheet, "Provide Second Approved Exit From Basement"	DISC 4
LVO64872	December 11, 1986	A-1	GSA	Basement Plan	DISC 4
LVO64873	December 11, 1986	A-2	GSA	Stair & Handrail Details	DISC 4
LVO55825	May 1990		GSA	Floor plan update, cover sheet	DISC 1
LVO55826	May 1990	Part 1 of 6	GSA	Floor plan update, site plan	DISC 1
LVO55827	May 1990	Part 2 of 6	GSA	Floor plan update, basement plan	DISC 1
LVO55828	May 1990	Part 3 of 6	GSA	Floor plan update, first floor plan	DISC 1
LVO55829	May 1990	Part 4 of 6	GSA	Floor plan update, second floor plan	DISC 1
LVO55830	May 1990	Part 5 of 6	GSA	Floor plan update, third floor plan	DISC 1
LVO55831	May 1990	Part 6 of 6	GSA	Floor plan update, penthouse-roof plan	DISC 1
LVO64816	April 26, 1991	2 C 1	GSA, Mathews Kessler & Associates, Inc.	Cover Sheet (Reconstruction of Parking Lot)	DISC 4
LVO64817	April 26, 1991	2 C 2	GSA, Mathews Kessler & Associates, Inc.	Demolition (Civil)	DISC 4
LVO64818	April 26, 1991	2 C 3	GSA, Mathews Kessler & Associates, Inc.	Paving (Civil)	DISC 4
LVO64819	April 26, 1991	2 C 4	GSA, Mathews Kessler & Associates, Inc.	Striping Plan (Civil)	DISC 4
LVO64820	April 26, 1991	2 C 5	GSA, Mathews Kessler & Associates, Inc.	Details (Civil)	DISC 4
LVO63862	September 17, 1993	Cover sheet		Tenant Improvements	DISC 4
LVO63863	September 17, 1993	A-1	Kittrel Garlock and Associates	Demolition Floor Plan	DISC 4
LVO63864	September 17, 1993	A-2	Kittrel Garlock and Associates	Floor Plan, Door Details & Schedule	DISC 4
LVO63865	September 17, 1993	A-3	Kittrel Garlock and Associates	Reflected Ceiling Plan	DISC 4
LVO63866	September 17, 1993	A-4	Kittrel Garlock and Associates	Casework Details	DISC 4

File #	Date	Page #	Architect	Description and Title	Source
LVO63867	September 17, 1993	A-5	Kittrel Garlock and Associates	Interior Elevations	DISC 4
LVO63868	September 17, 1993	A-6	Kittrel Garlock and Associates	Standards USPS Details	DISC 4
LVO63869	September 17, 1993	M-1	Kittrel Garlock and Associates	Mechanical Legends, Specifications, General Notes & Equip. Schedules	DISC 4
LVO63870	September 17, 1993	M-2	Kittrel Garlock and Associates	Mechanical Floor Plan	DISC 4
LVO63871	September 17, 1993	E-1	Kittrel Garlock and Associates	Specifications, Symbol List, Panel Schedules	DISC 4
LVO63872	September 17, 1993	E-2	Kittrel Garlock and Associates	Electrical Demolition Plan	DISC 4
LVO63873	September 17, 1993	E-3	Kittrel Garlock and Associates	Lighting Floor Plan	DISC 4
LVO63874	September 17, 1993	E-4	Kittrel Garlock and Associates	Power Floor Plan	DISC 4
LVO64798	July 28, 1994	Cover sheet	GSA, Fields & Devereaux		DISC 4
LVO64799	July 28, 1994	A 1.01	GSA, Fields & Devereaux	General notes and abbreviations	DISC 4
LVO64800	July 28, 1994	A 2.01	GSA, Fields & Devereaux	Second Floor Demolition Plan	DISC 4
LVO64801	July 28, 1994	A 2.02	GSA, Fields & Devereaux	Second Floor RCP Plans, Notes, Schedules	DISC 4
LVO64802	July 28, 1994	A 6.01	GSA, Fields & Devereaux	General Notes and Abbreviations (Courtroom elevations)	DISC 4
LVO64803	October 18, 1994	A 1.0	GSA, Fields & Devereaux	Gen. Notes, Abbreviations, Elect. Plan (Courtroom)	DISC 4
LVO64804	October 18, 1994	A 1.1	GSA, Fields & Devereaux	Demolition Plan (Courtroom)	DISC 4
LVO64805	October 18, 1994	A 1.2	GSA, Fields & Devereaux	Floor/RCP Plans, Notes, Schedules	DISC 4
LVO64806	October 18, 1994	A 1.3	GSA, Fields & Devereaux	Interior Elevations & Details (Judge's Chambers)	DISC 4
LVO64807	May 26, 1995	A-1	GSA, Fields & Devereaux	Cover sheet - Replace Built-Up Roof	DISC 4
LVO64808	May 26, 1995	A-2	GSA, Fields & Devereaux	Abbreviations and Notes	DISC 4
LVO64809	May 26, 1995	A-3	GSA, Fields & Devereaux	Roof Plans	DISC 4
LVO64810	May 26, 1995	A-4	GSA, Fields & Devereaux	Details	DISC 4
LVO64811	May 26, 1995	A-5	GSA, Fields & Devereaux	Reference Photographs	DISC 4
LVO64812			Beyaz & Pate, Inc. (Consulting Engineers)	Repoint and Repair Exterior Walls	DISC 4
LVO64813			Beyaz & Pate, Inc. (Consulting Engineers)	Repoint and Repair Exterior Walls (Elevations)	DISC 4
LVO64814			Beyaz & Pate, Inc. (Consulting Engineers)	Repoint and Repair Exterior Walls (Exterior elevations, Roof court, Penthouse, and parapet)	DISC 4
LVO64815			Beyaz & Pate, Inc. (Consulting Engineers)	Repoint and Repair Exterior Walls (Basement and Roof Plan)	DISC 4
LVO63880	May 14, 1996	1 T 1	GSA, the architecture company	"Install DISC 4 Sprinkler System"	DISC 4
LVO63881	May 14, 1996	A1	GSA, the architecture company	Basement Floor Plan	DISC 4
LVO63882	May 14, 1996	A2	GSA, the architecture company	First Floor Plan	DISC 4
LVO63883	May 14, 1996	A3	GSA, the architecture company	Second Floor Plan	DISC 4

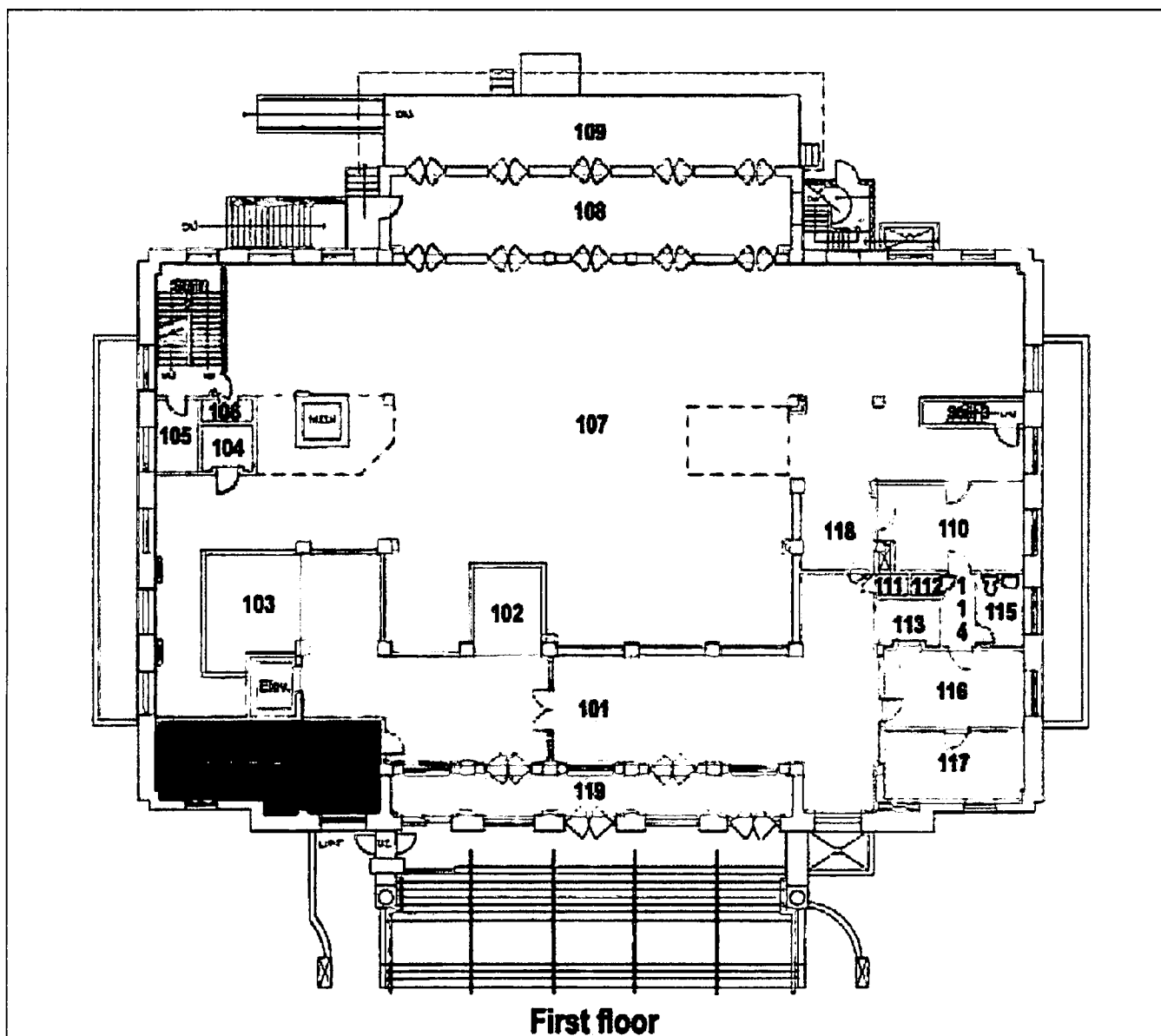
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LVO63884	May 14, 1996	A4	GSA, the architecture company	Third Floor Plan	DISC 4
LVO63885	May 14, 1996	P1	GSA, the architecture company	Basement Floor Sprinkler Plan	DISC 4
LVO63886	May 14, 1996	P2	GSA, the architecture company	First Floor Sprinkler Plan	DISC 4
LVO63887	May 14, 1996	P3	GSA, the architecture company	Second Floor Sprinkler Plan	DISC 4
LVO63888	May 14, 1996	P4	GSA, the architecture company	Third Floor Sprinkler Plan	DISC 4
LVO63889	May 14, 1996	E1	GSA, the architecture company	Basement Fire Alarm System Plan	DISC 4
LVO63890	May 14, 1996	E2	GSA, the architecture company	First Floor Fire Alarm System Plan	DISC 4
LVO63891	May 14, 1996	E3	GSA, the architecture company	Second Floor Fire Alarm System Plan	DISC 4
LVO63892	May 14, 1996	E4	GSA, the architecture company	Third Floor Fire Alarm System Plan	DISC 4
LVO63893	May 14, 1996	E5	GSA, the architecture company	One Line Diagram, Riser Diagram, Symbols	DISC 4
	January 15, 2003	G-01-G-04, C-01-C-03, A-101-A105, A201, A-301-A-302, A-501-A-503, S0.01-S0.03, S1.03-S1.04, S5.01-S5.03, M-1-M-9, P-1-P-3, E-1-E-5	RCO, Studio West Inc.	Central Plant Addition	City (hardcopy)

Appendix E:
Significant Spaces



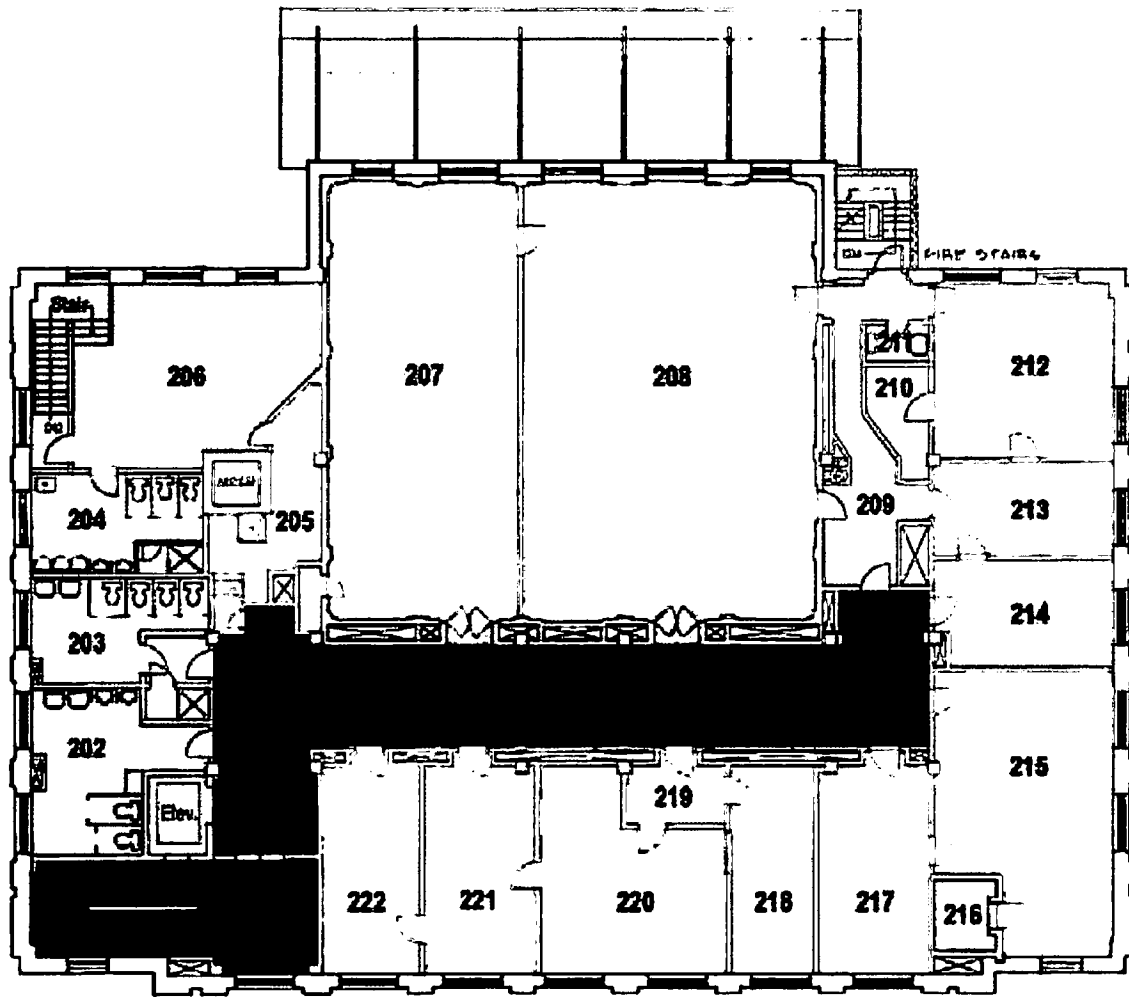
Level of significance:

☒ Primary, high integrity	☐ Primary, moderate integrity	☐ Secondary, high integrity	☐ Secondary, moderate integrity	☐ Tertiary, lacks integrity



Level of significance:

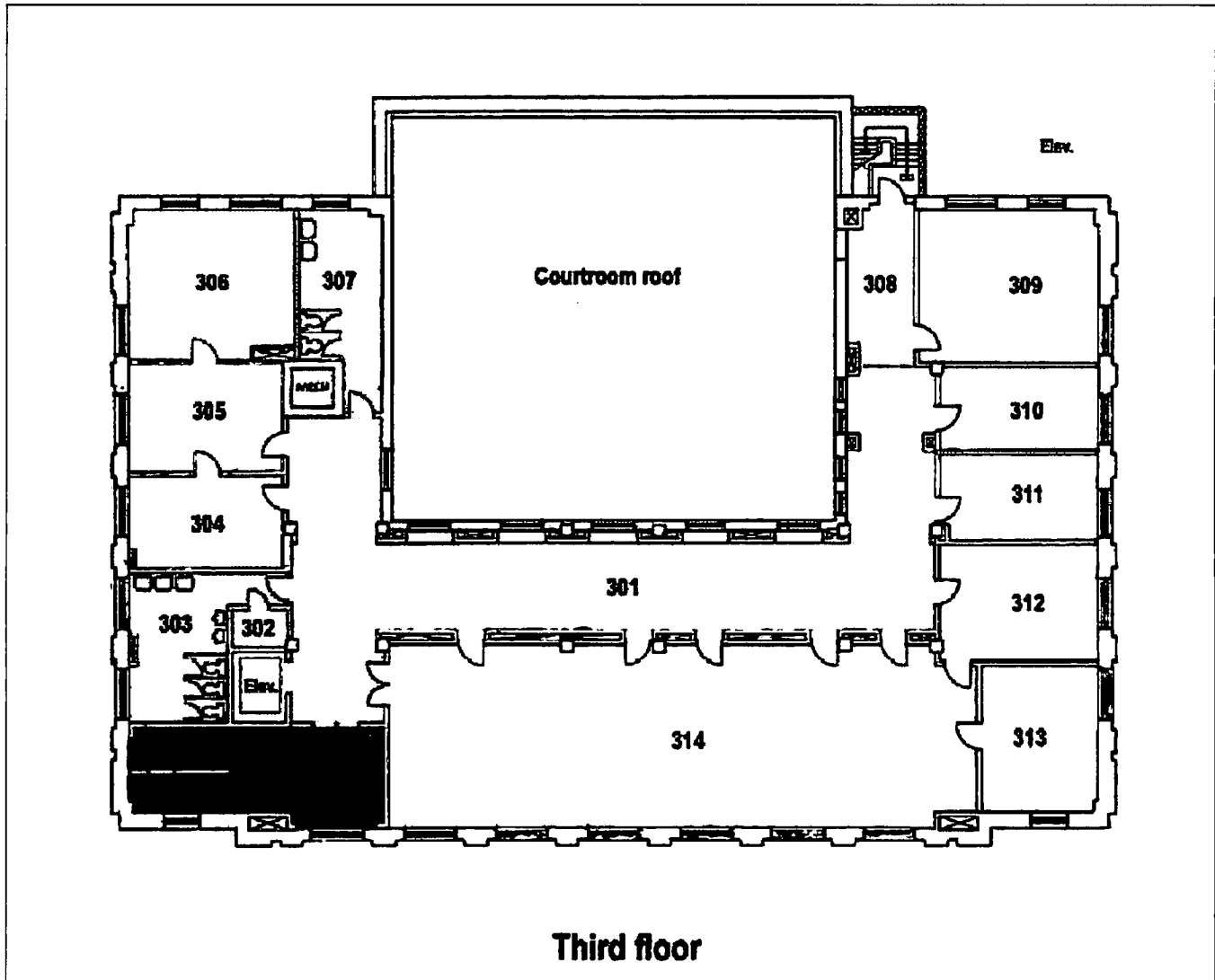
 Primary, high integrity	 Primary, moderate integrity	 Secondary, high integrity	 Secondary, moderate integrity	 Tertiary, lacks integrity



Second floor

Level of significance:

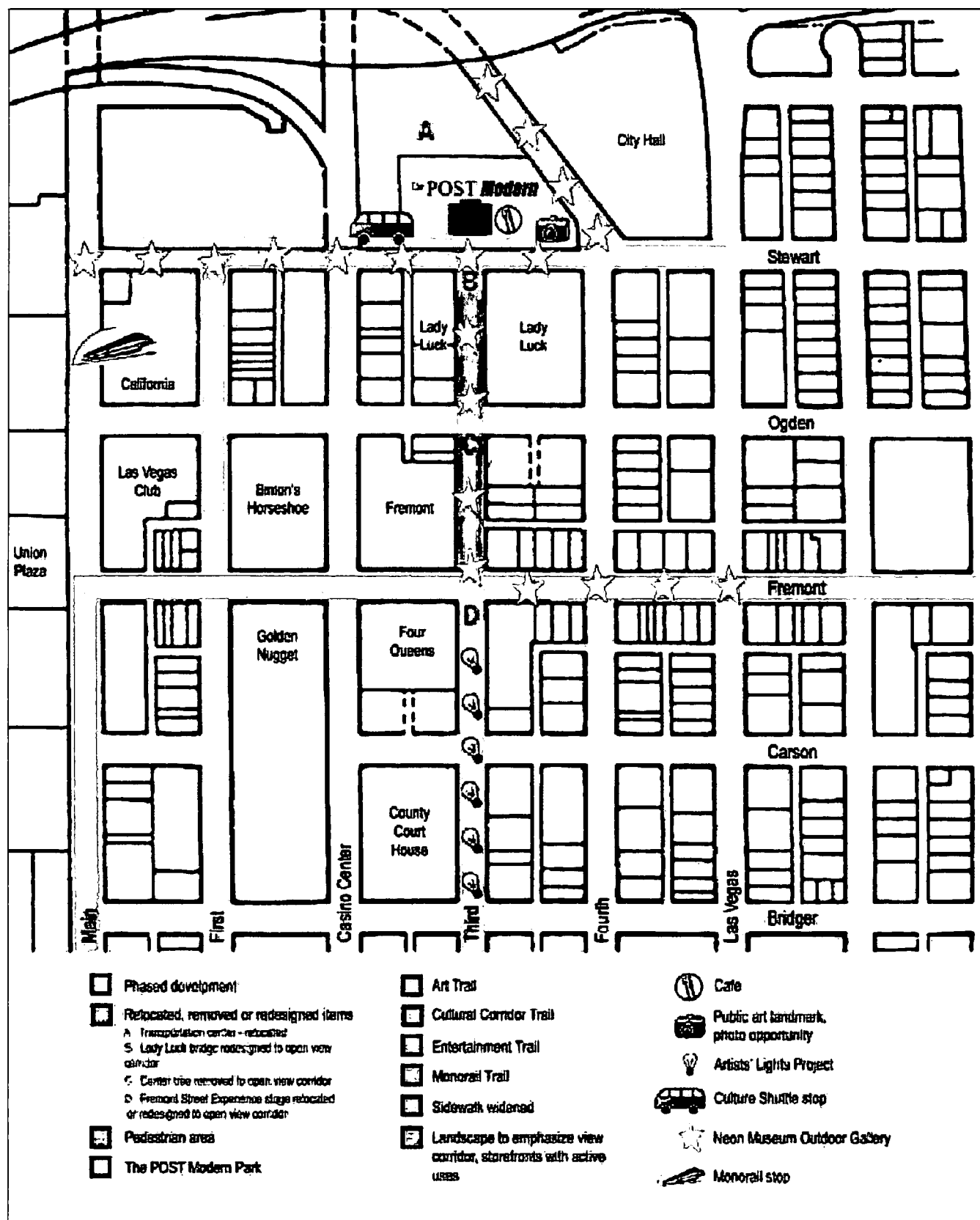
☒ Primary, high integrity	☐ Primary, moderate integrity	☐ Secondary, high integrity	☐ Secondary, moderate integrity	☐ Tertiary, lacks integrity



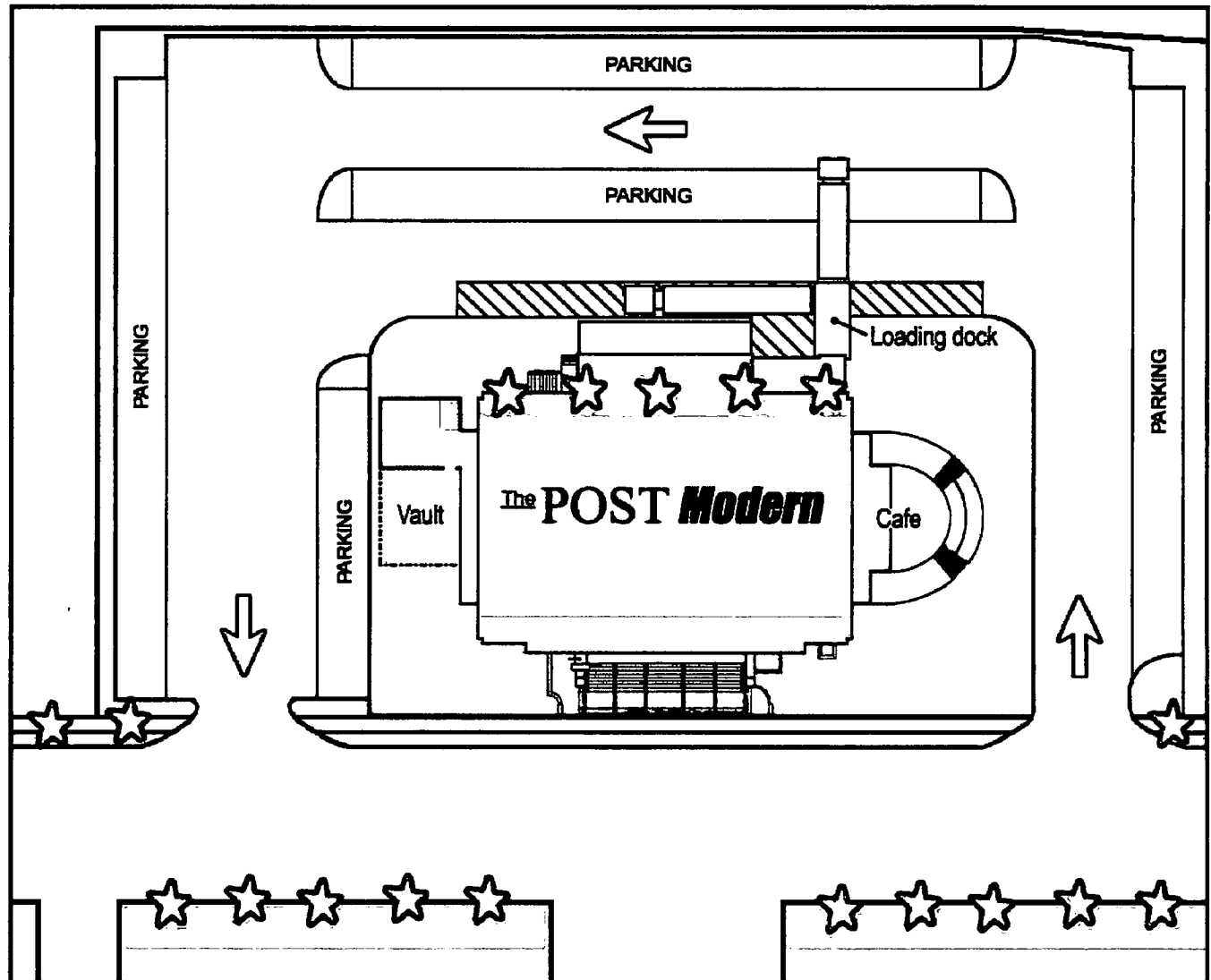
Level of significance:

- Primary, high integrity
- Primary, moderate integrity
- Secondary, high integrity
- Secondary, moderate integrity
- Tertiary, lacks integrity

Appendix F:
Reuse Site and Building Plans



Source: Chattel Architecture, Planning & Preservation, Inc.



☆ Neon Museum Outdoor Gallery

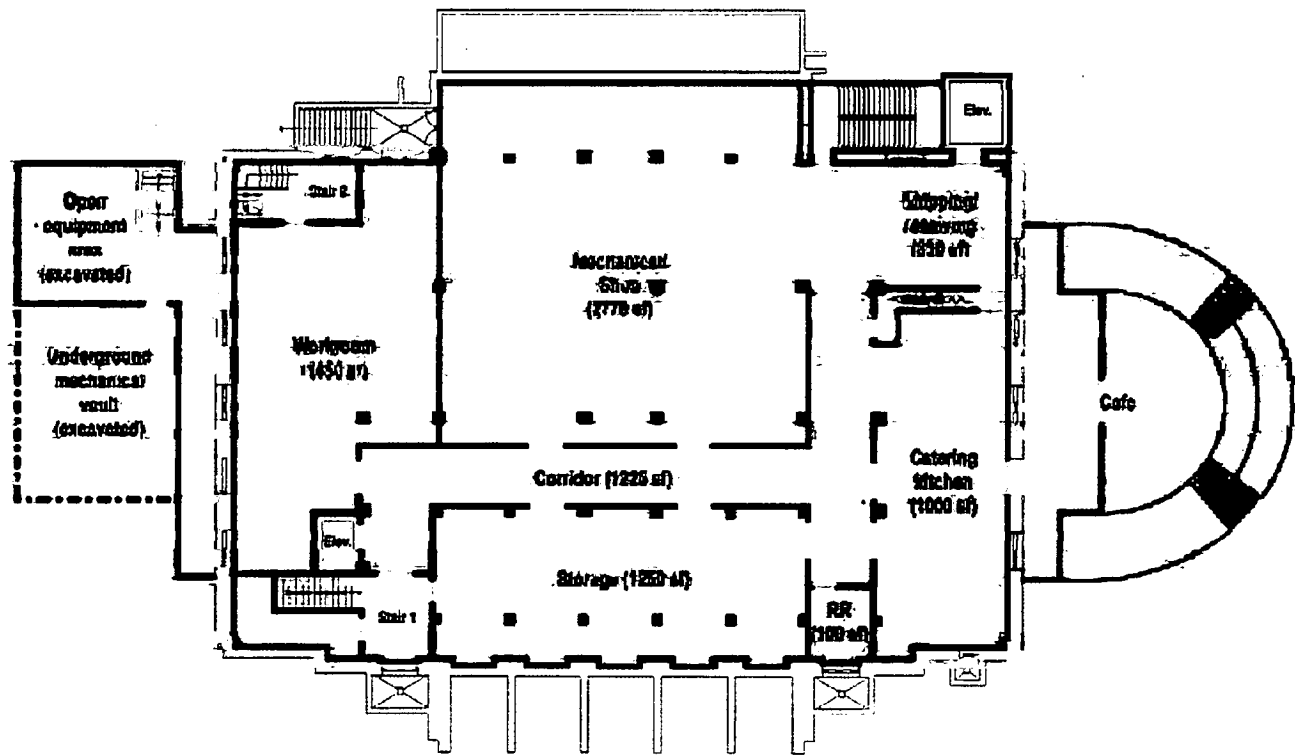
□ Video/light projection

□ 40' Straight body truck

□ Sidewalk widened

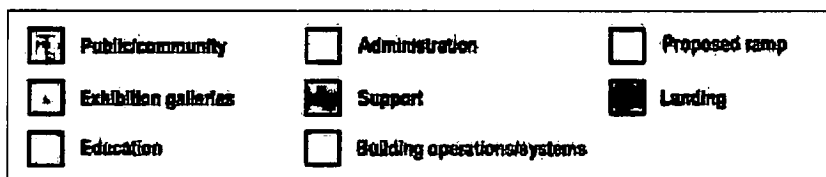
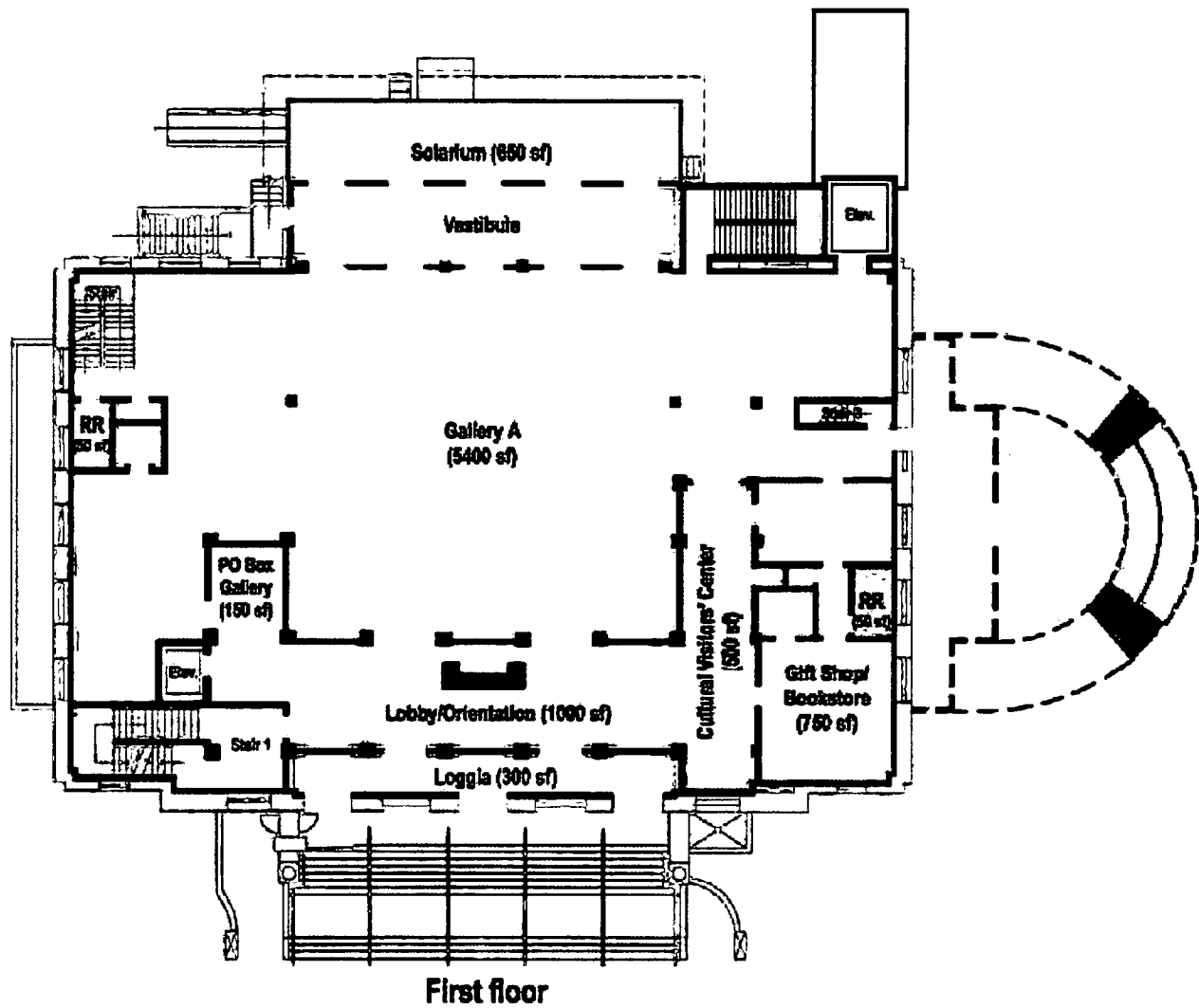
□ 60' Semitrailer with tractor

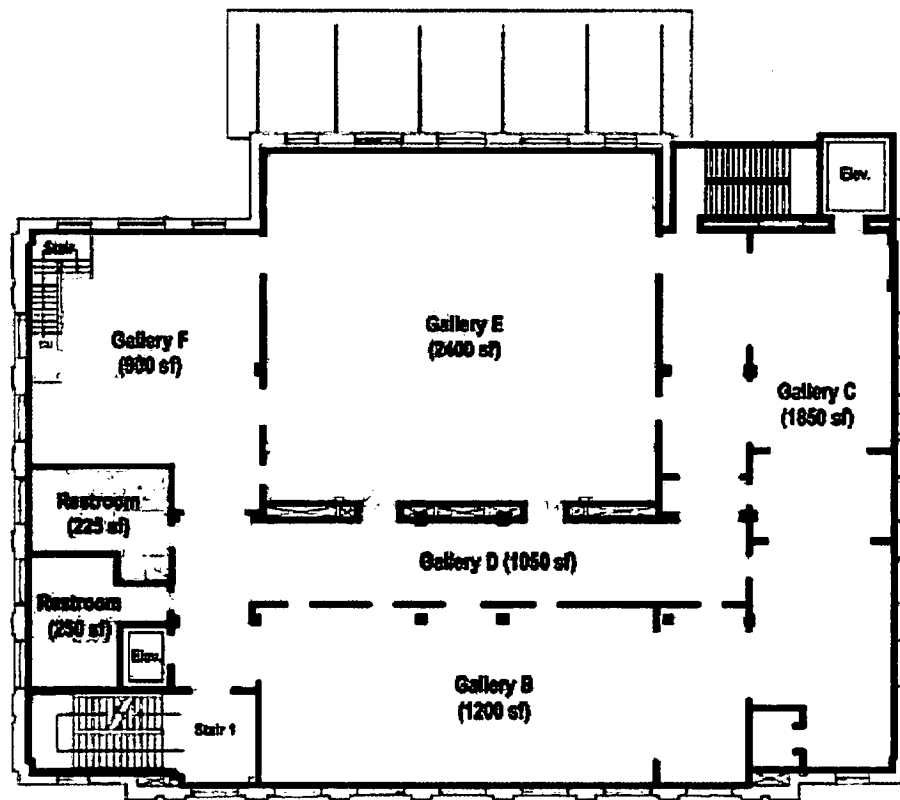
Source: Chattel Architecture, Planning & Preservation, Inc.



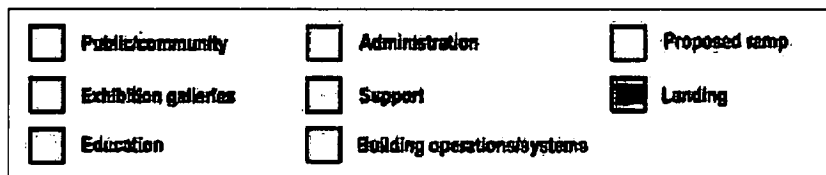
Basement

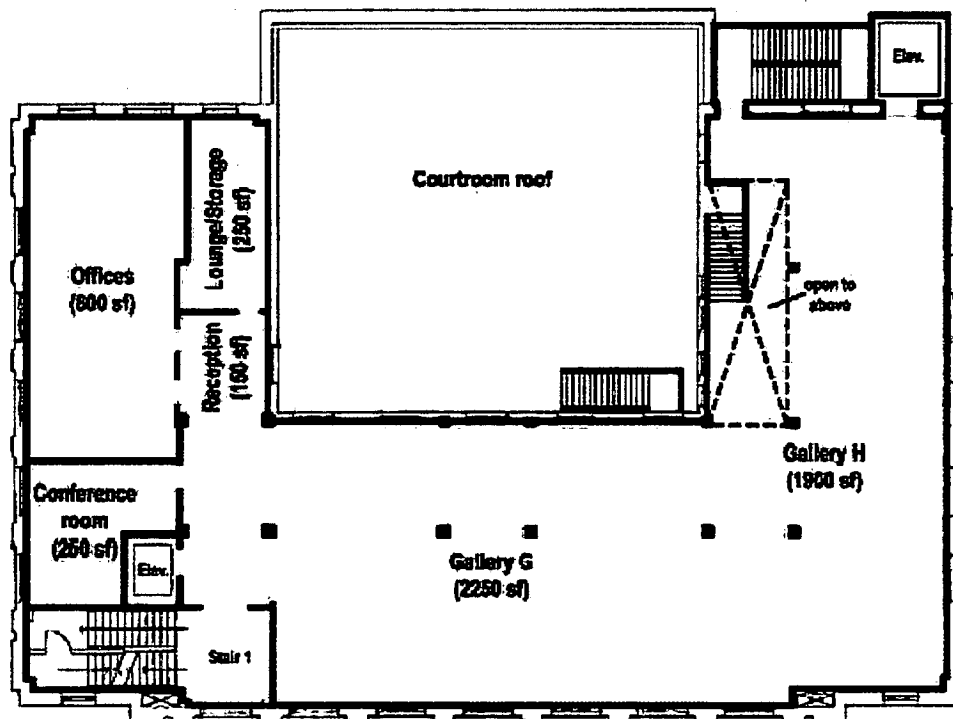
☐ Public/community	☐ Administration	☐ Proposed ramp
☐ Exhibition galleries	☐ Support	☒ Landing
☐ Education	☐ Building operations/systems	



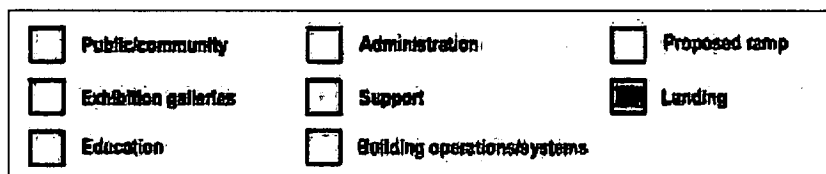


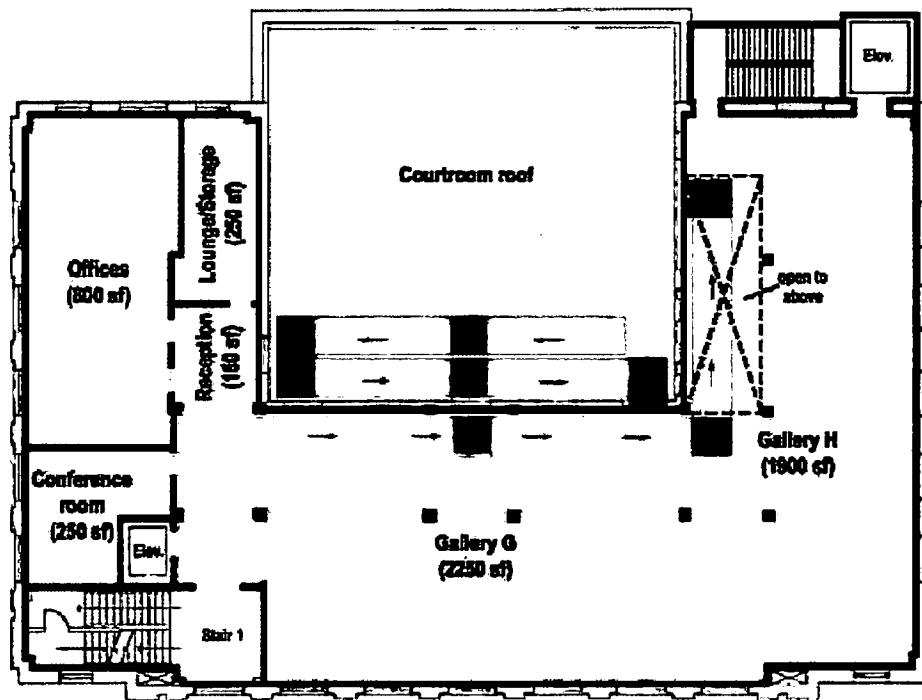
Second floor



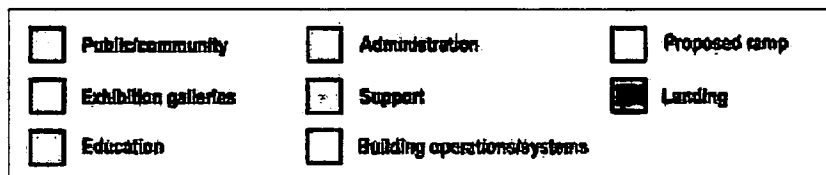


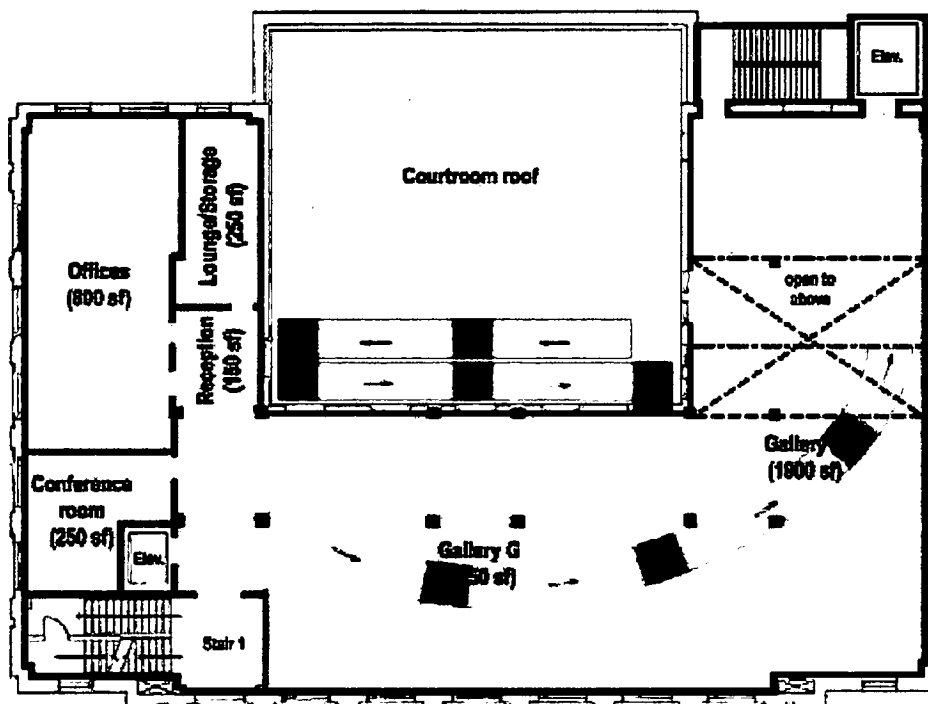
Third floor



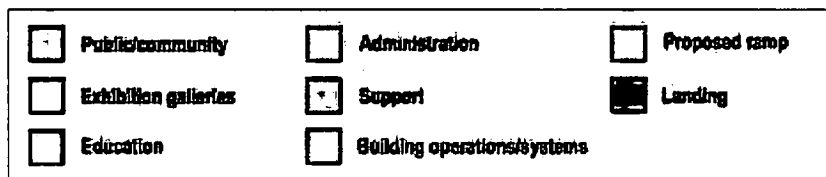


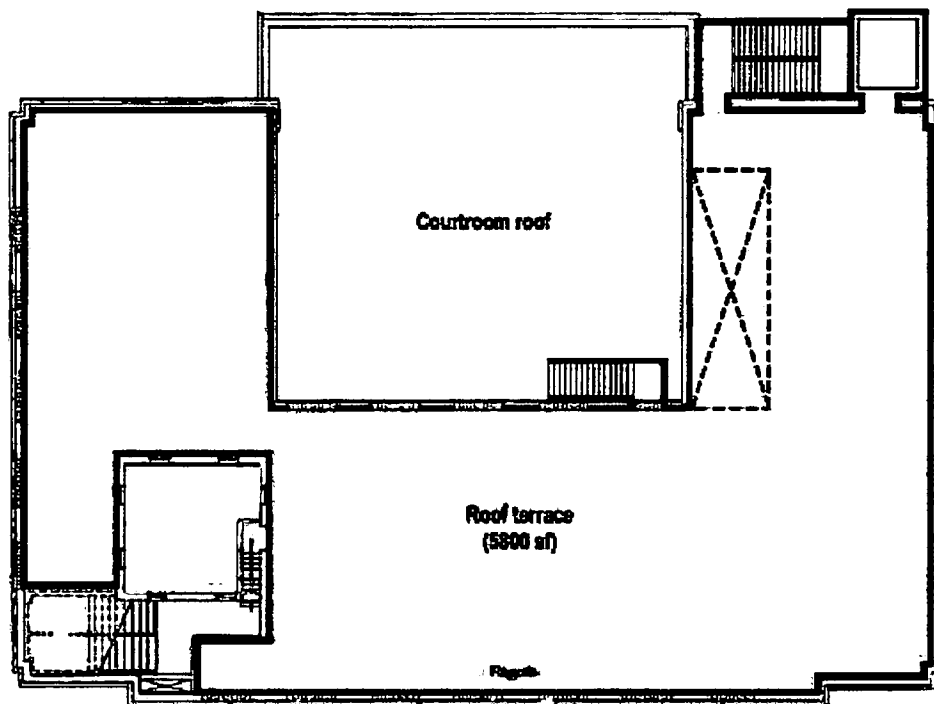
Third floor





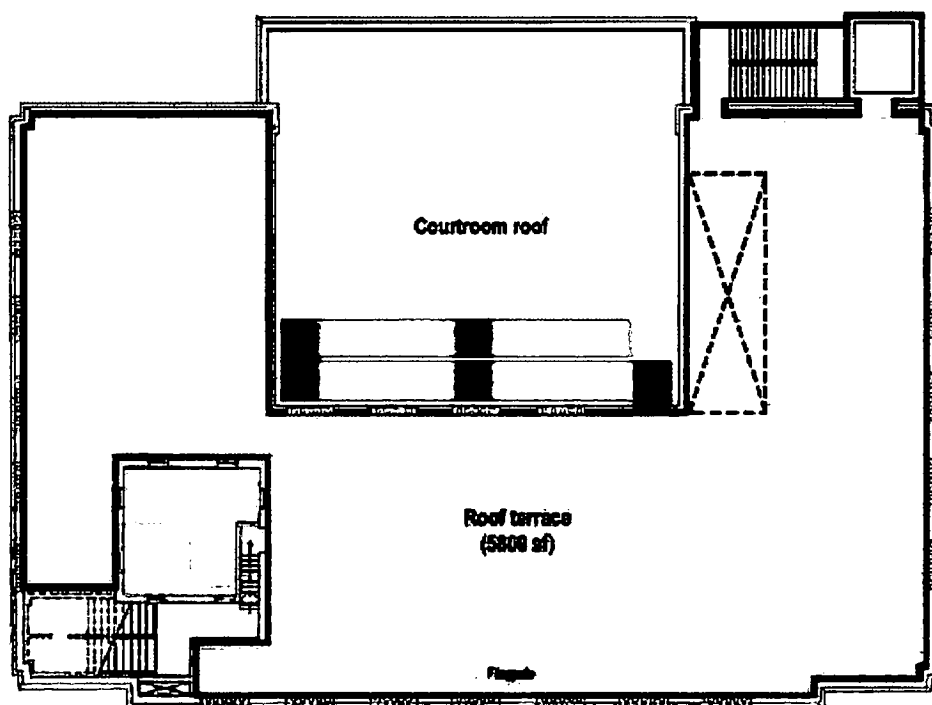
Third floor





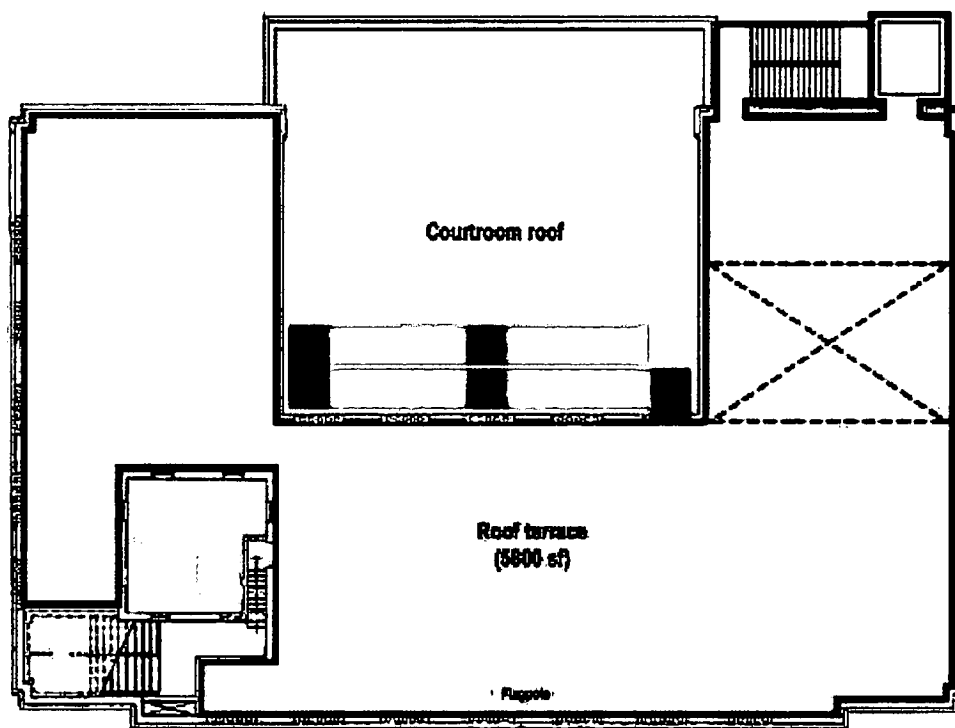
Roof

	Public/community		Administration		Proposed ramp
	Exhibition galleries		Support		Landing
	Education		Building operations/systems		



Roof

☐ Public/community	☐ Administration	☐ Proposed ramp
☐ Exhibition galleries	☐ Support	☒ Landing
☐ Education	☐ Building operations/systems	



Roof

☐ Public/community	☐ Administration	☐ Proposed ramp
☐ Exhibition galleries	☐ Support	☒ Landing
☐ Education	☐ Building operations/systems	

Appendix G:

The Secretary of the Interior's Standards for the Treatment of Historic Properties

Excerpted from *The Secretary of the Interior's Standards for The Treatment of Historic Properties With Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* (Weeks and Grimmer, 1995)

Preservation

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Restoration

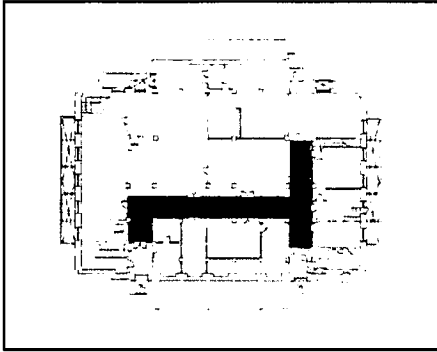
1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

Reconstruction

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.

4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

Appendix H:
Individual Room Survey



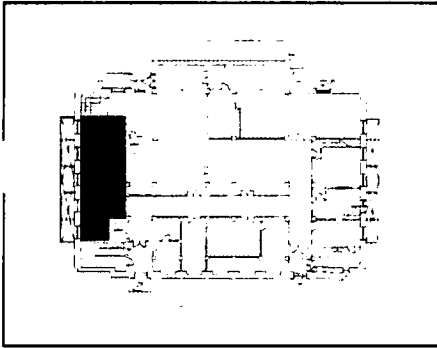
room number 001

floor B

classification ☐ secondary, moderate integrity

reuse space Corridor

historic name Corridor, view east toward (altered) opening in corridor and exit to east light court



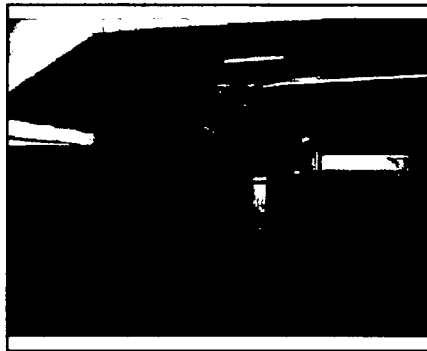
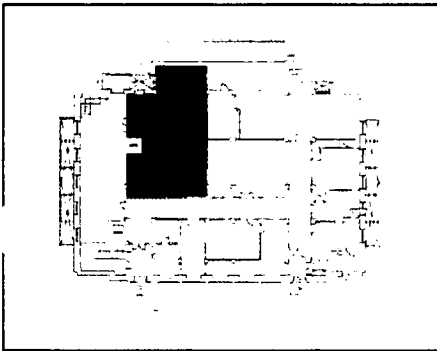
room number 002

floor B

classification ☐ secondary, moderate integrity

reuse space Workroom

historic name Post Office Storage



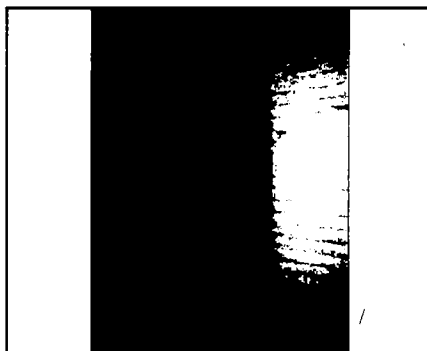
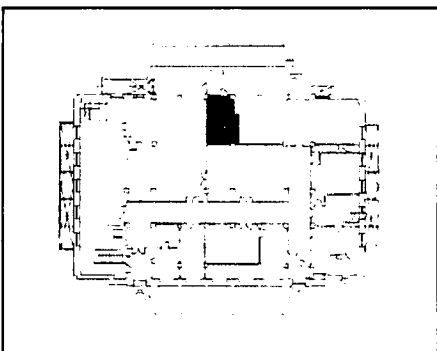
room number 003

floor B

classification ☐ tertiary, lacks integrity

reuse space Mechanical/Shop

historic name Boiler Room



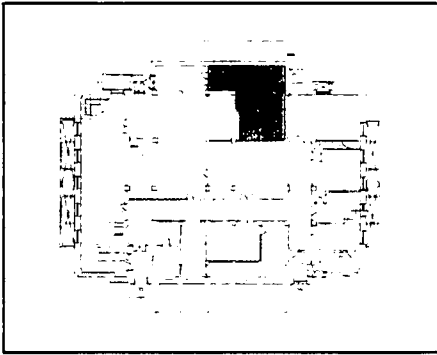
room number 004

floor B

classification ☐ tertiary, lacks integrity

reuse space Mechanical/Shop

historic name Fuel Room (behind door, no access)



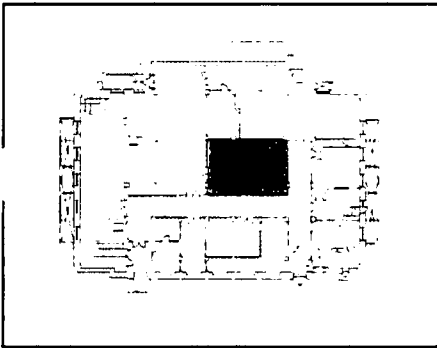
room number 005

floor B

classification ☐ tertiary, lacks integrity

reuse space Mechanical/Shop

historic name Fuel Room



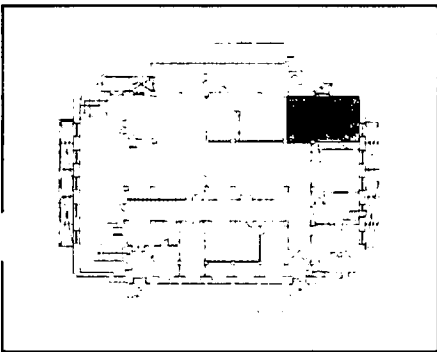
room number 006

floor B

classification ☐ tertiary, lacks integrity

reuse space Mechanical/Shop

historic name Storage



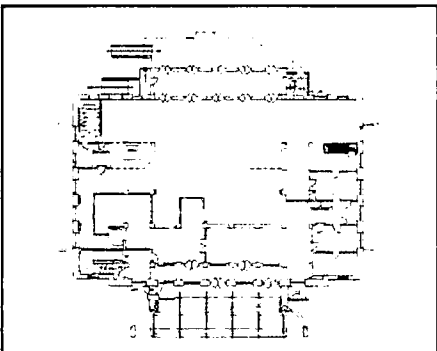
room number 007

floor B

classification ☐ tertiary, lacks integrity

reuse space Shipping/receiving / Corridor

historic name Storage



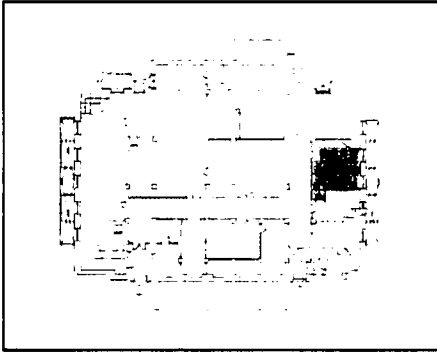
room number stair 3

floor

classification ☐ tertiary, lacks integrity

reuse space Stair

historic name Stair not original, view of stair enclosure in Post Office Work Room



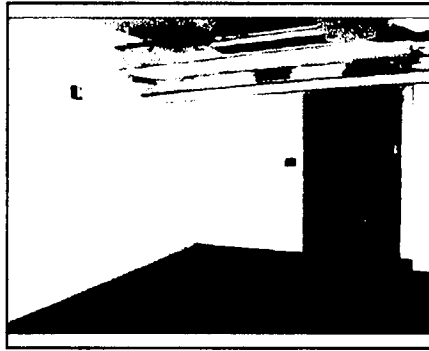
room number 008

floor B

classification ☐ tertiary, lacks integrity

reuse space Catering kitchen

historic name Office



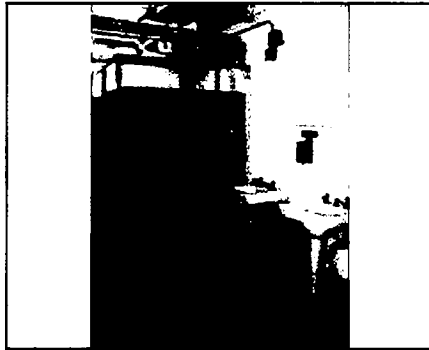
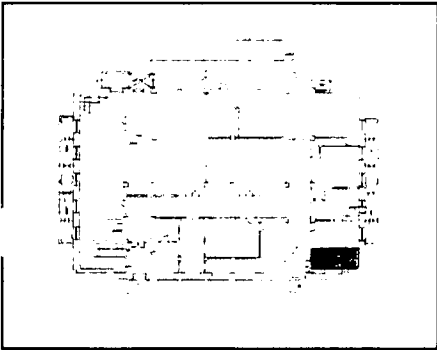
room number 010

floor B

classification ☐ tertiary, lacks integrity

reuse space Catering kitchen

historic name Office originally, now vestibule to (women's) toilet



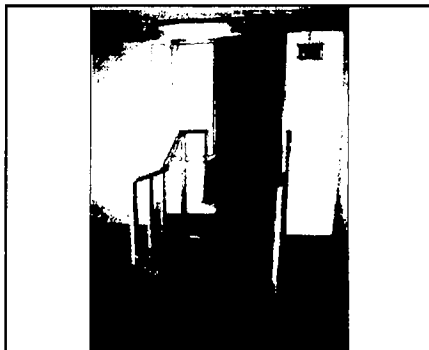
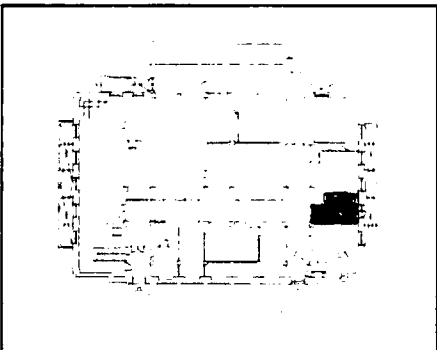
room number 011

floor B

classification ☐ tertiary, lacks integrity

reuse space Catering kitchen

historic name Office originally, altered to serve as (women's) toilet



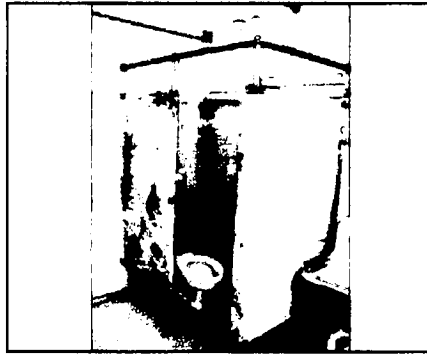
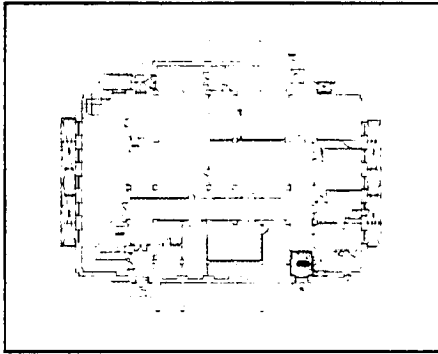
room number 009

floor B

classification ☐ tertiary, lacks integrity

reuse space Catering kitchen

historic name Office originally, altered to serve as exit to east light court



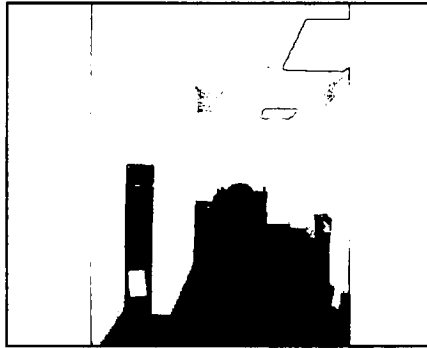
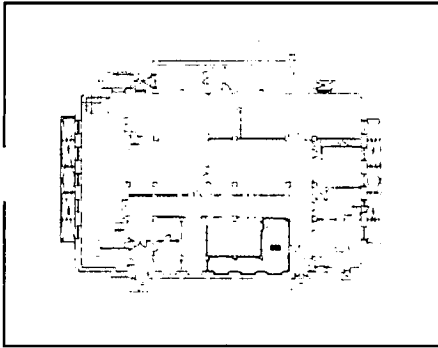
room number 012

floor B

classification ☐ secondary, high integrity

reuse space Restroom

historic name Toilet (men's)



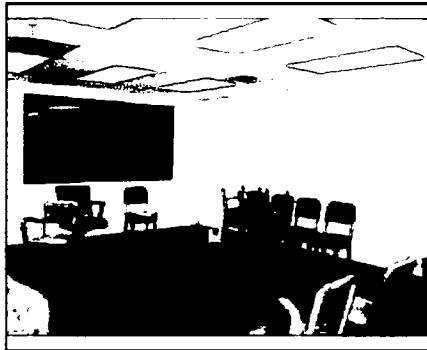
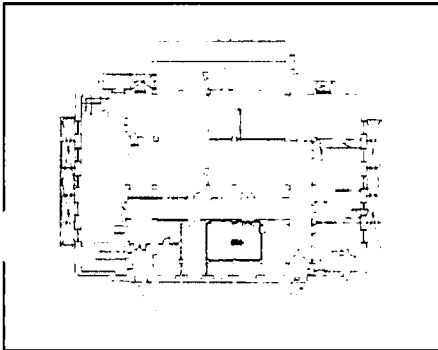
room number 013

floor B

classification ☐ tertiary, lacks integrity

reuse space Storage

historic name Storage



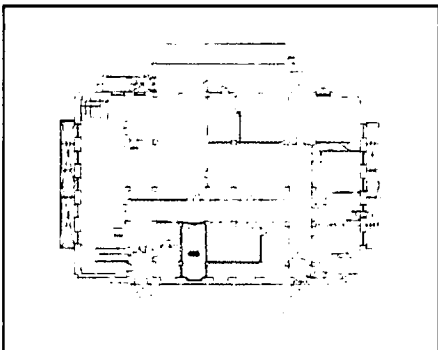
room number 014

floor B

classification ☐ tertiary, lacks integrity

reuse space Storage

historic name Storage



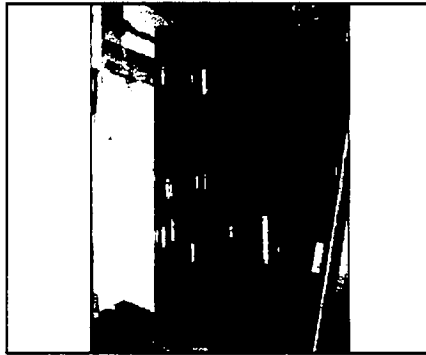
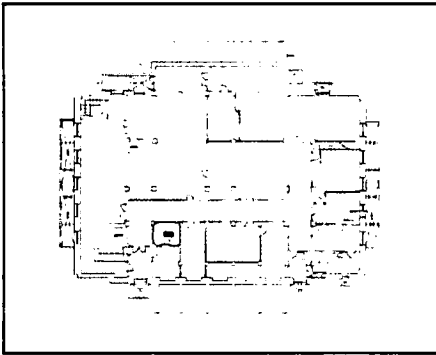
room number 015

floor B

classification ☐ tertiary, lacks integrity

reuse space Storage

historic name Storage



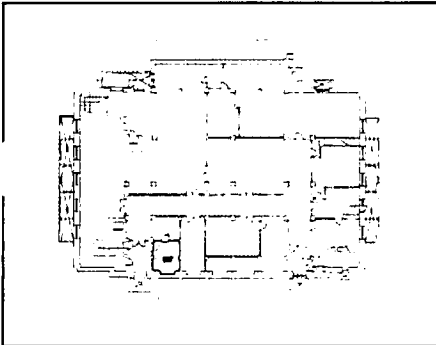
room number 016

floor B

classification ☐ tertiary, lacks integrity

reuse space Storage

historic name Janitor



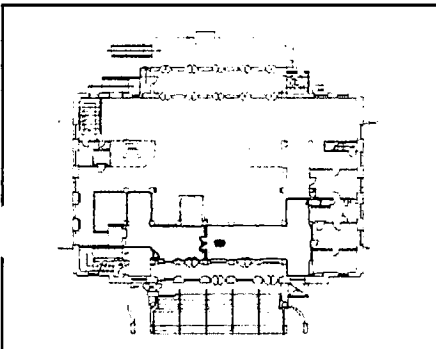
room number 017

floor B

classification ☐ tertiary, lacks integrity

reuse space Storage

historic name Janitor



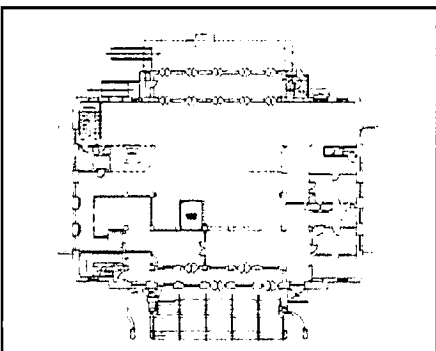
room number 101

floor 1

classification ☐ primary, moderate integrity

reuse space Lobby/Orientation

historic name Corridor, note dropped ceiling, added storefront doors and grill



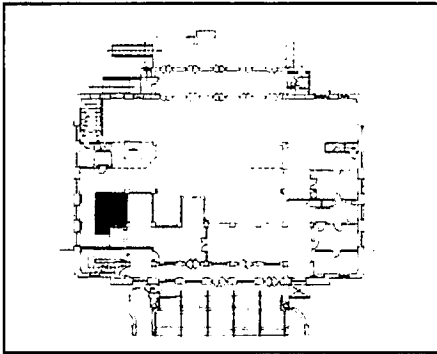
room number 102

floor 1

classification ☐ tertiary, lacks integrity

reuse space Gallery A

historic name Post Office Work Room, partitioned for additional postal boxes and Post Office Lobby expansion



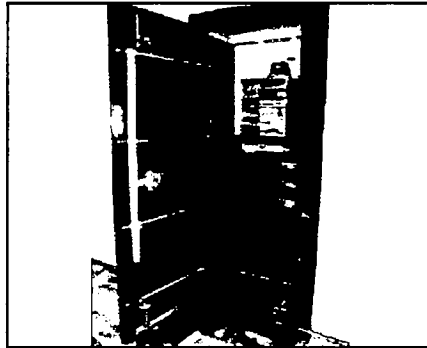
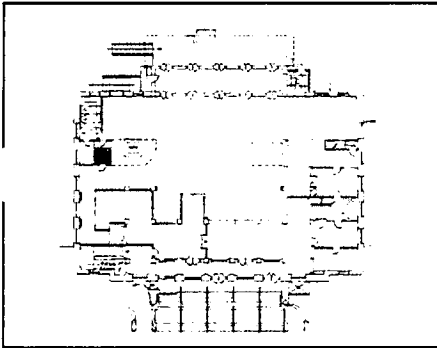
room number 103

floor 1

classification ☐ tertiary, lacks integrity

reuse space Gallery A

historic name Post Office Work Room,
partitioned for additional postal
boxes and Post Office Lobby
expansion



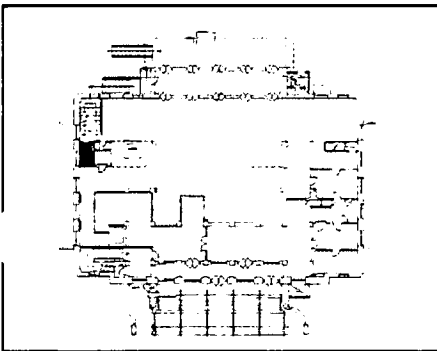
room number 104

floor 1

classification ☐ secondary, high integrity

reuse space

historic name Vault



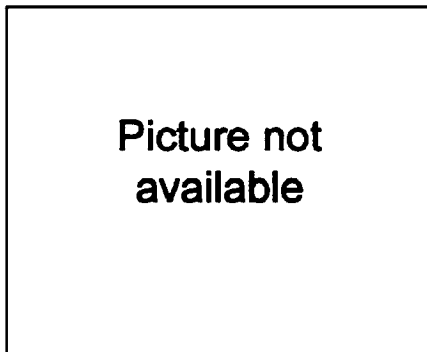
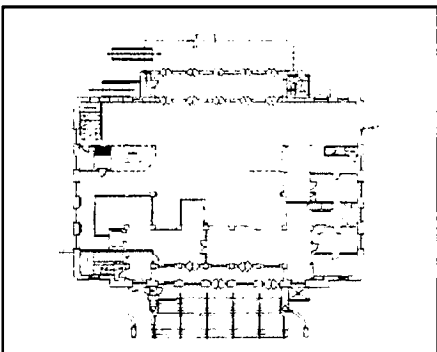
room number 105

floor 1

classification ☐ secondary, high integrity

reuse space Restroom

historic name Women's Toilet, note fixtures
removed



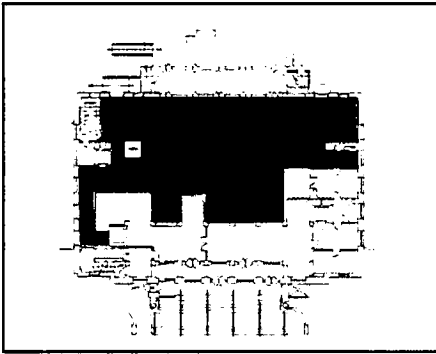
room number 106

floor 1

classification ☐ secondary, high integrity

reuse space

historic name Closet



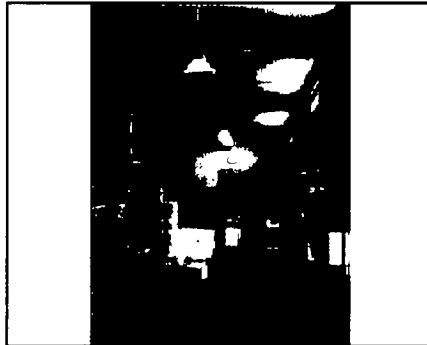
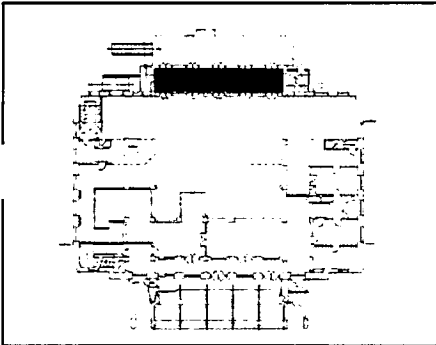
room number 107

floor 1

classification ☐ secondary, high integrity

reuse space Gallery A

historic name Post Office Work Room



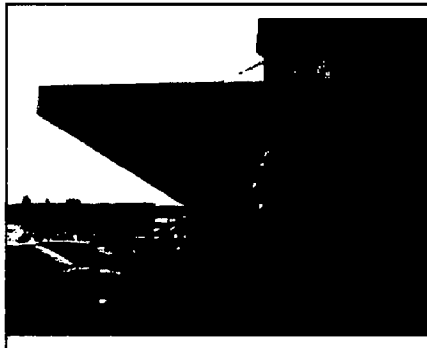
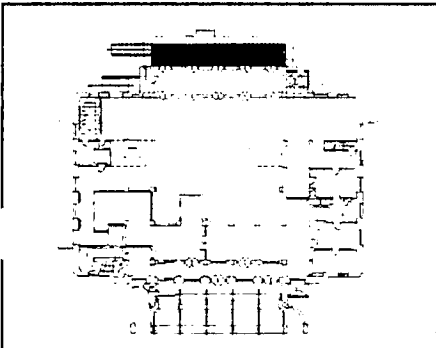
room number 108

floor 1

classification ☐ secondary, high integrity

reuse space Vestibule

historic name Mailing Vestibule



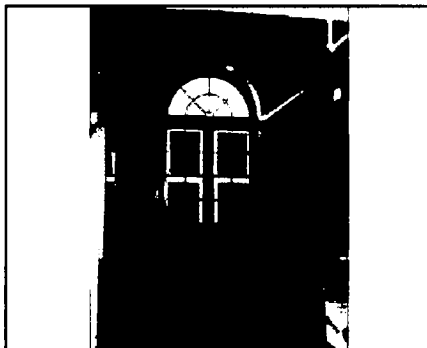
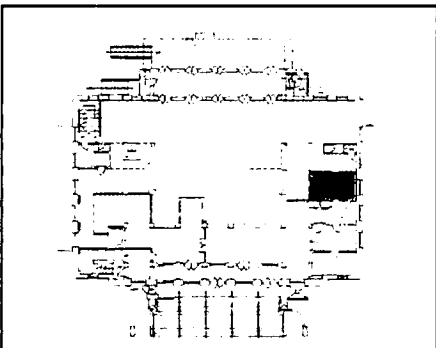
room number 109

floor 1

classification ☐ secondary, high integrity

reuse space Solarium

historic name Mailing Platform, note altered fascia on canopy, added ramp



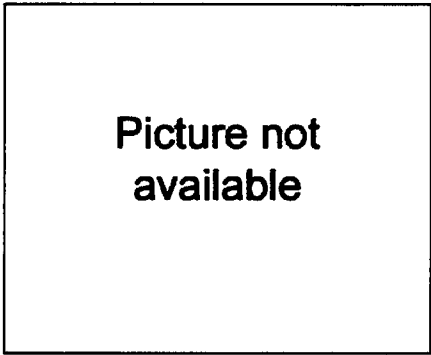
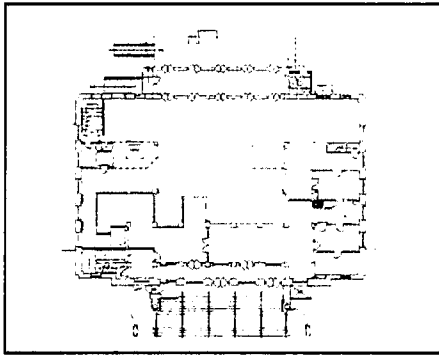
room number 110

floor 1

classification ☐ secondary, moderate integrity

reuse space Gift Shop / Bookstore

historic name Assistant Postmaster's Office, wall removed and fully opened to Post Office Work Room



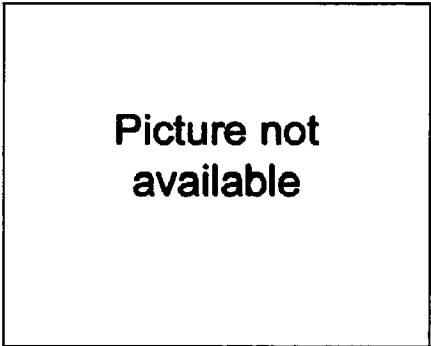
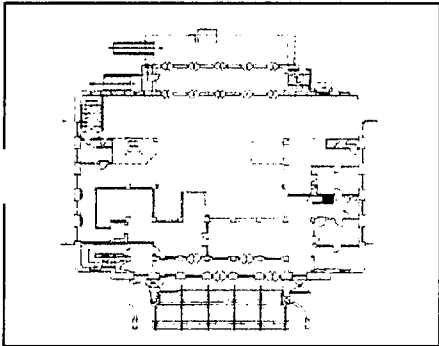
room number 111

floor 1

classification ☐ secondary, high integrity

reuse space

historic name Closet



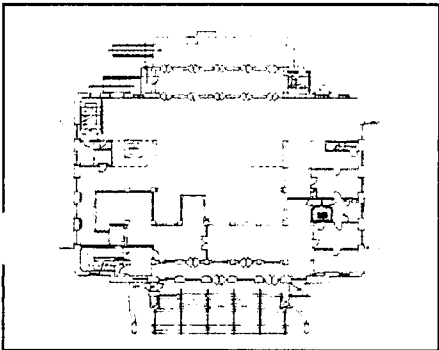
room number 112

floor 1

classification ☐ secondary, high integrity

reuse space Gift Shop / Bookstore

historic name Closet



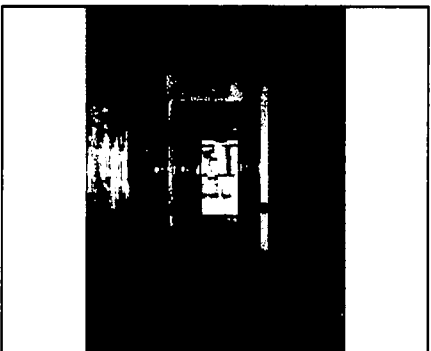
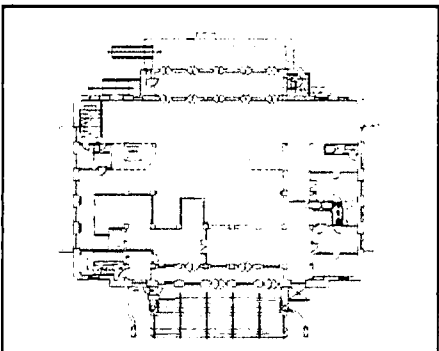
room number 113

floor 1

classification ☐ secondary, high integrity

reuse space Gift Shop / Bookstore

historic name Vault



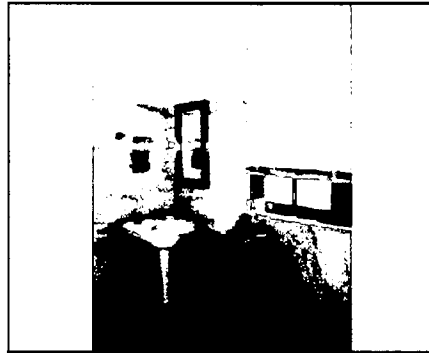
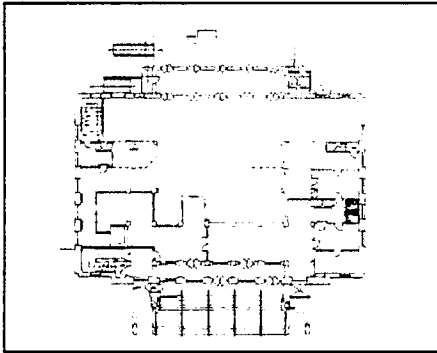
room number 114

floor 1

classification ☐ secondary, high integrity

reuse space Gift Shop / Bookstore

historic name Passage



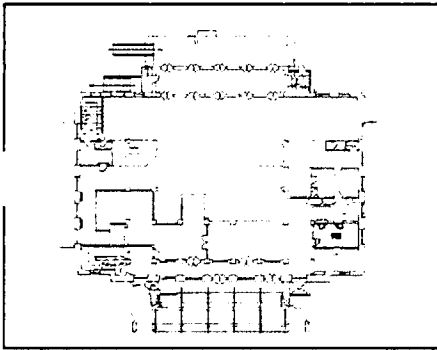
room number 115

floor 1

classification ☐ secondary, high integrity

reuse space Restroom

historic name Toilet (Postmaster's Office)



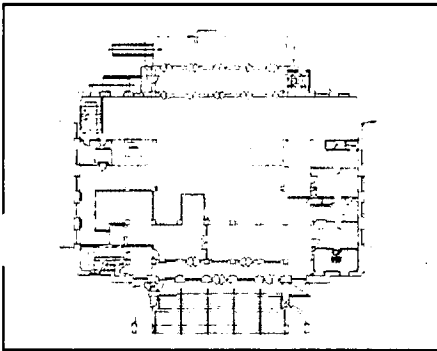
room number 116

floor 1

classification ☐ primary, moderate integrity

reuse space Gift Shop / Bookstore

historic name Postmaster's Office, originally one office, partitioned into two



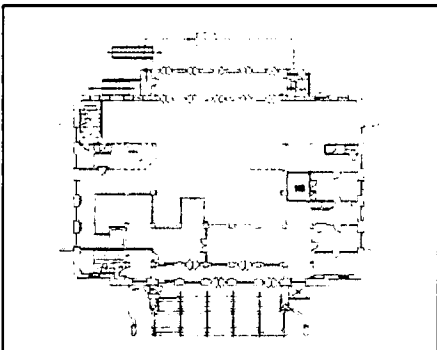
room number 117

floor 1

classification ☐ primary, moderate integrity

reuse space Gift Shop / Bookstore

historic name Postmaster's Office, originally one office, partitioned into two



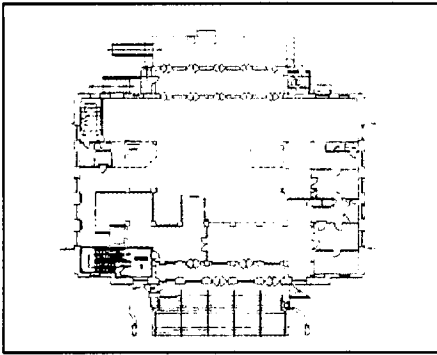
room number 118

floor 1

classification ☐ primary, moderate integrity

reuse space Cultural Visitors' Center

historic name Corridor, portion of original Post Office Lobby, later partitioned



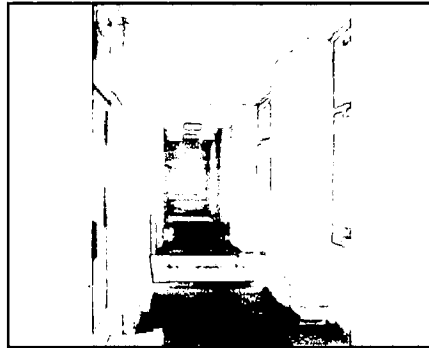
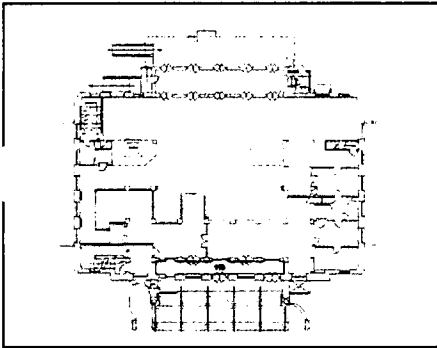
room number stair 1

floor

classification ☐ primary, high integrity

reuse space Stair

historic name Stair, originally open, later enclosed with partition walls and doors at each level



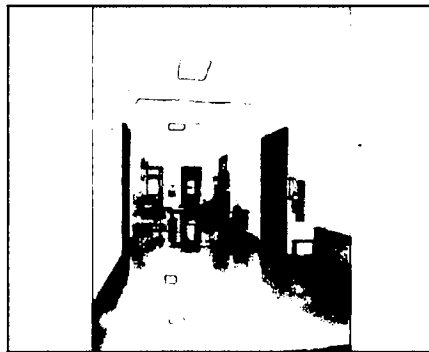
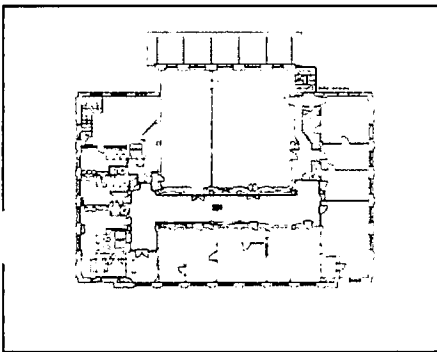
room number 119

floor 1

classification ☐ primary, moderate integrity

reuse space Loggia

historic name Loggia, note dropped ceiling and infilled openings at left



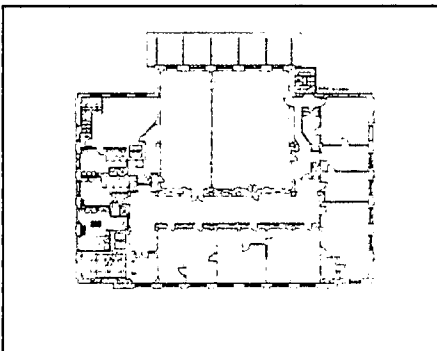
room number 201

floor 2

classification ☐ primary, high integrity

reuse space Gallery D

historic name Corridor



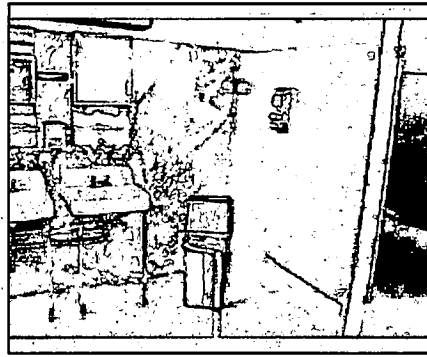
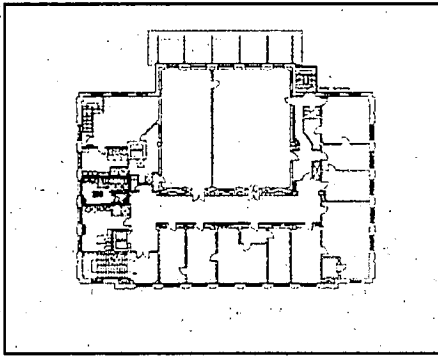
room number 202

floor 2

classification ☐ secondary, high integrity

reuse space Restroom

historic name Men's Toilet



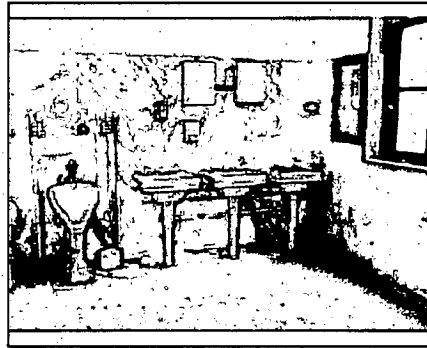
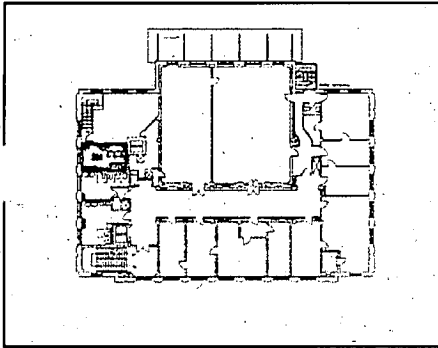
room number 203

floor 2

classification ☐ tertiary, lacks integrity

reuse space Restroom

historic name Post Office Inspector originally, converted into (women's) toilet



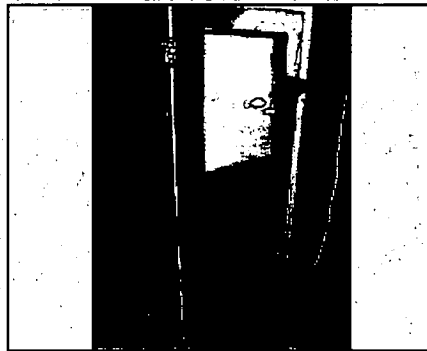
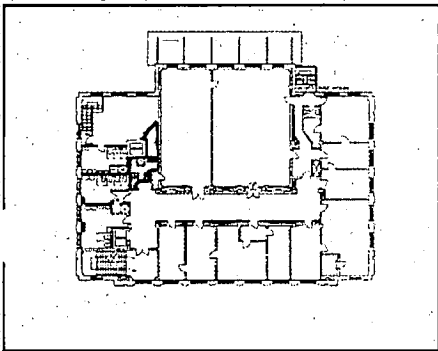
room number 204

floor 2

classification ☐ secondary, high integrity

reuse space Gallery F

historic name Carrier's Toilet



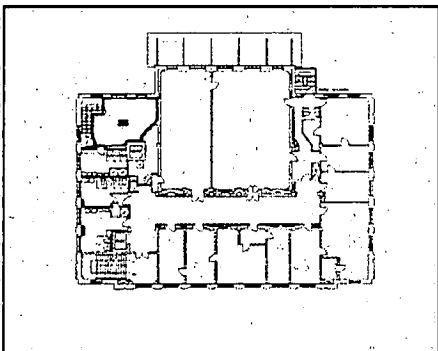
room number 205

floor 2

classification ☐ secondary, moderate integrity

reuse space Gallery F

historic name Eye-in-the-sky surveillance room



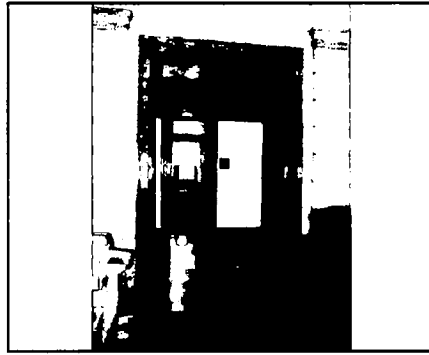
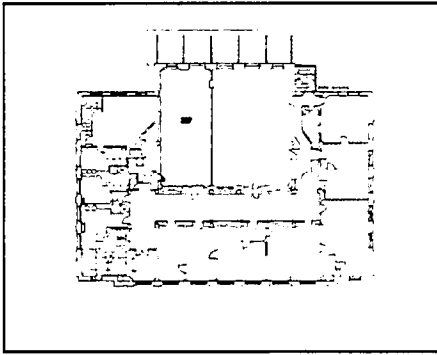
room number 206

floor 2

classification ☐ secondary, high integrity

reuse space Gallery F

historic name Swing Room (Post Office)



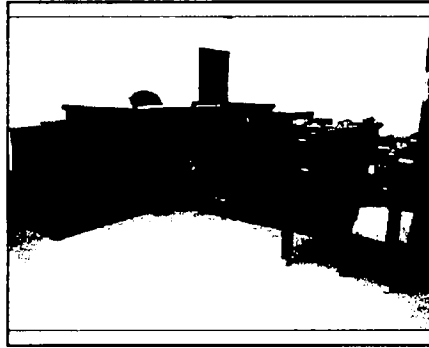
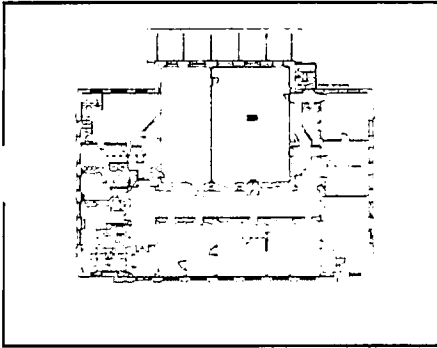
room number 207

floor 2

classification ☐ primary, moderate integrity

reuse space Gallery E

historic name Court Room, west portion partitioned, decorative wall plaster unpainted, red leather covered doors salvaged



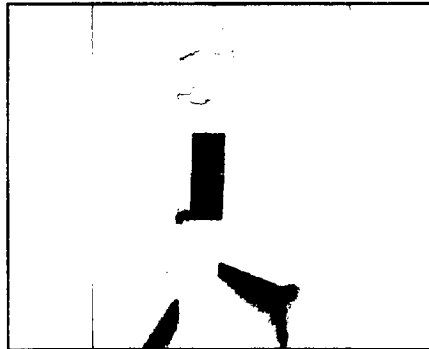
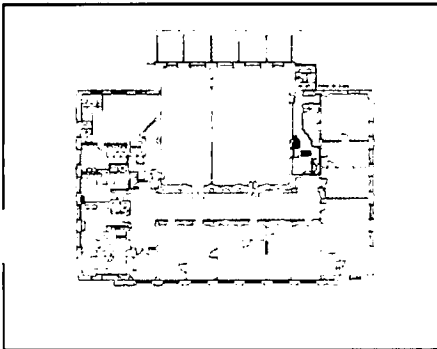
room number 208

floor 2

classification ☐ primary, moderate integrity

reuse space Gallery E

historic name Court Room, east portion partitioned, bench does not appear to be original, decorative wall plaster overpainted



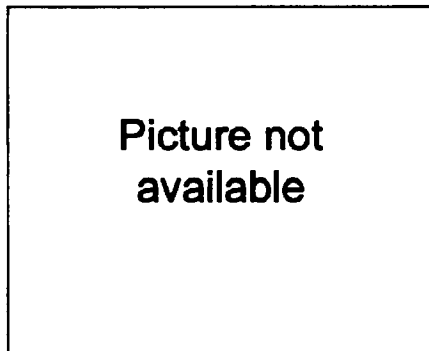
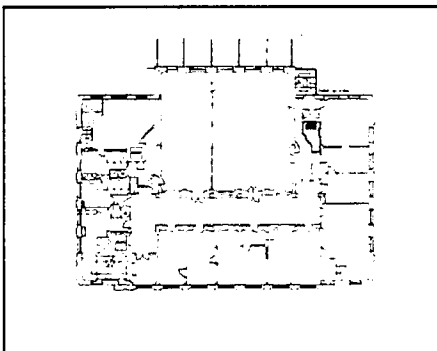
room number 209

floor 2

classification ☐ tertiary, lacks integrity

reuse space Gallery C

historic name Passage (altered)



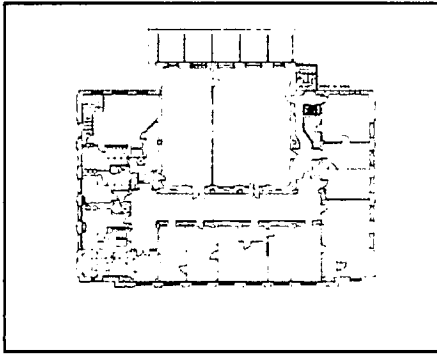
room number 210

floor 2

classification ☐ tertiary, lacks integrity

reuse space Gallery C

historic name Stair to jury rooms on 3rd floor originally, now closet in Judge's Chambers



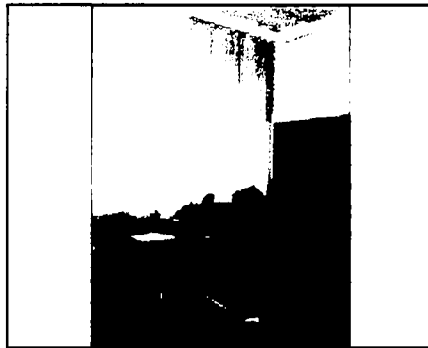
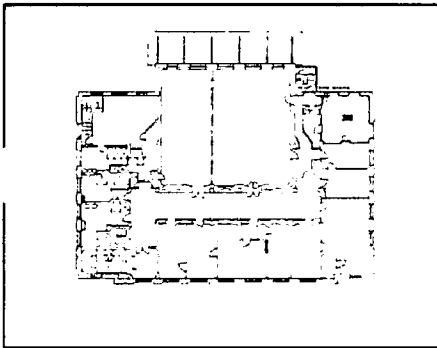
room number 211

floor 2

classification ☐ tertiary, lacks integrity

reuse space Gallery C

historic name Toilet (Judge's Chambers)



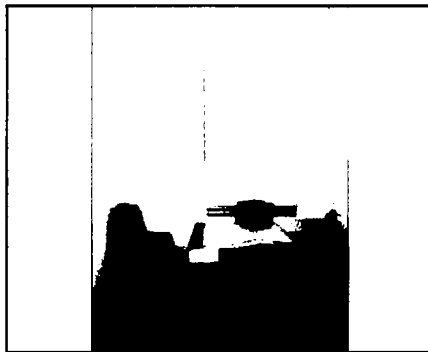
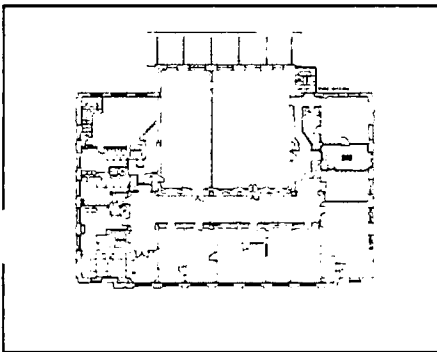
room number 212

floor 2

classification ☐ primary, moderate integrity

reuse space Gallery C

historic name Judge's Chambers



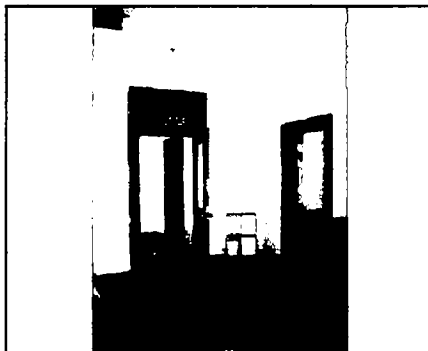
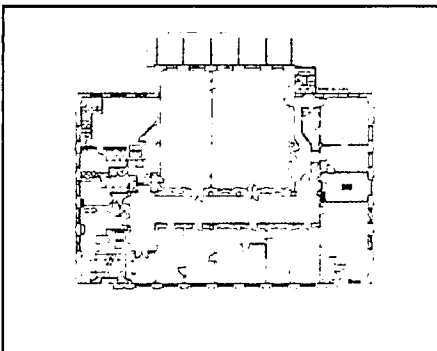
room number 213

floor 2

classification ☐ primary, moderate integrity

reuse space Gallery C

historic name Judge's Chambers



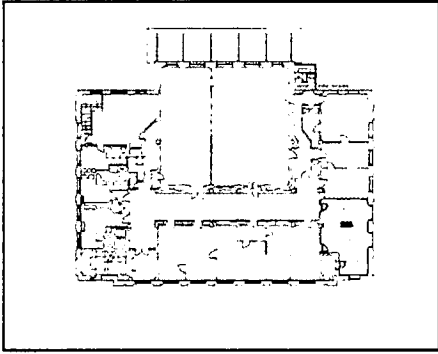
room number 214

floor 2

classification ☐ primary, moderate integrity

reuse space Gallery C

historic name Secretary (Judge's Chambers)



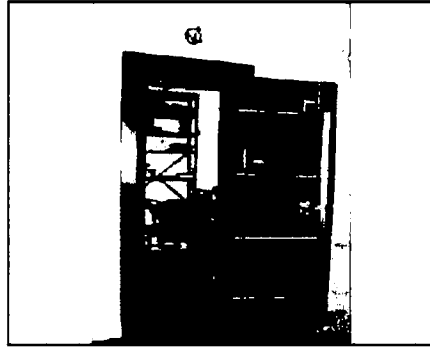
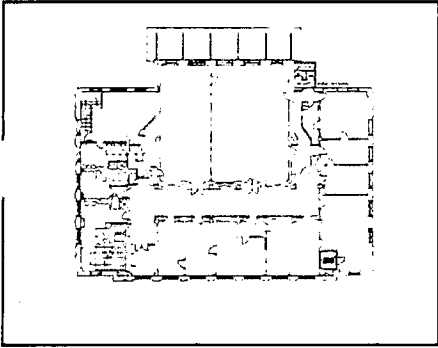
room number 215

floor 2

classification ☐ primary, moderate integrity

reuse space Gallery C

historic name U.S. Marshal Clerk of Court
Public



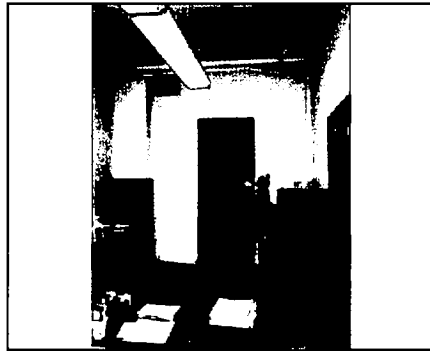
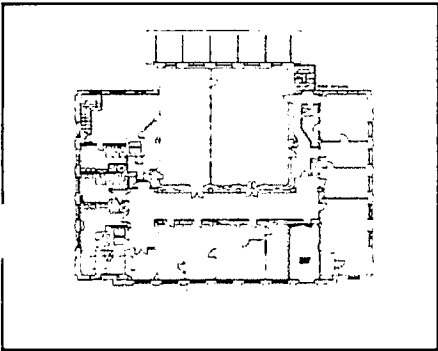
room number 216

floor 2

classification ☐ secondary, high integrity

reuse space

historic name Vault



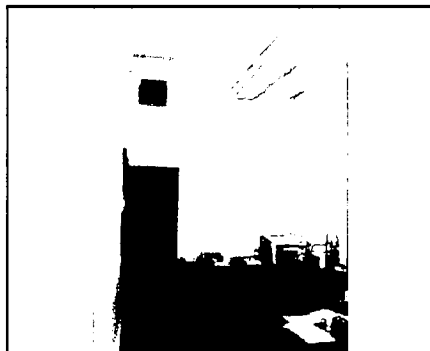
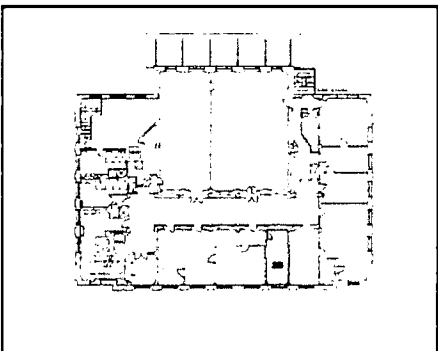
room number 217

floor 2

classification ☐ primary, moderate integrity

reuse space Gallery B

historic name U.S. Marshal Clerk of Court
Private



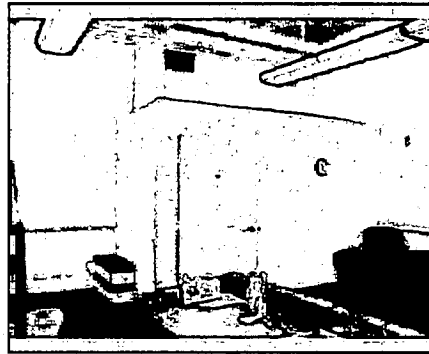
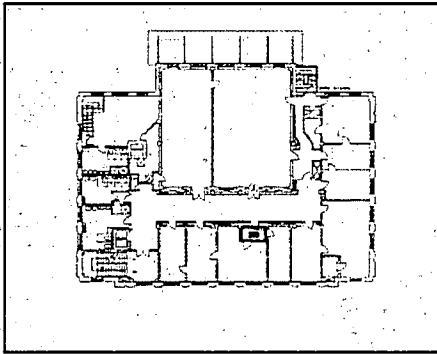
room number 218

floor 2

classification ☐ secondary, moderate integrity

reuse space Gallery B

historic name U.S. Marshal Clerk of Court
Detention



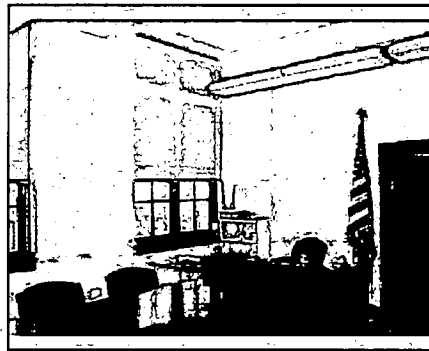
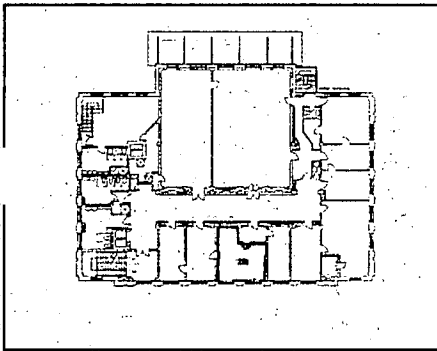
room number 219

floor 2

classification ☐ secondary, moderate integrity

reuse space Gallery B

historic name U.S. Marshal Clerk of Court Public, note added partition wall



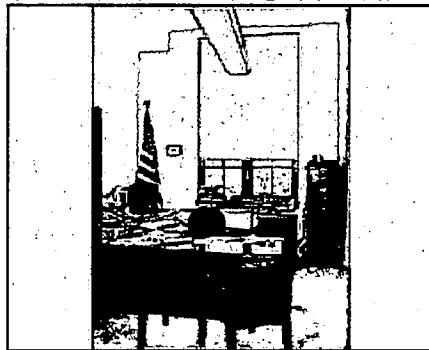
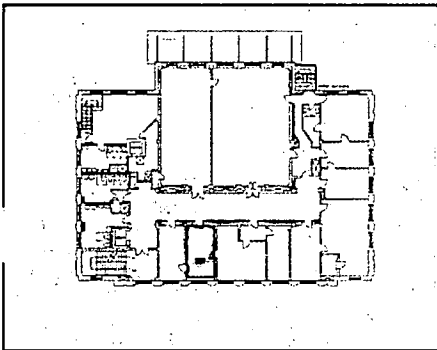
room number 220

floor 2

classification ☐ secondary, moderate integrity

reuse space Gallery B

historic name U.S. Marshal Clerk of Court Public



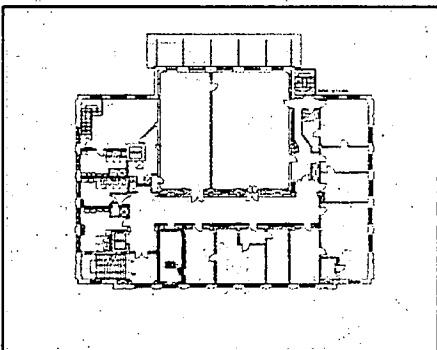
room number 221

floor 2

classification ☐ secondary, moderate integrity

reuse space Gallery B

historic name U.S. Marshal Clerk of Court Private



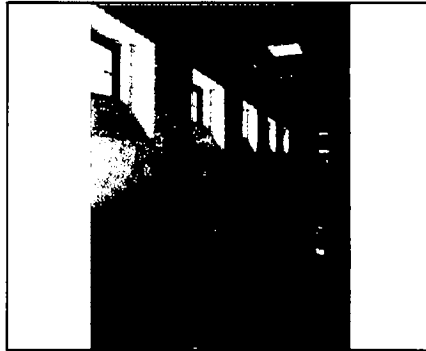
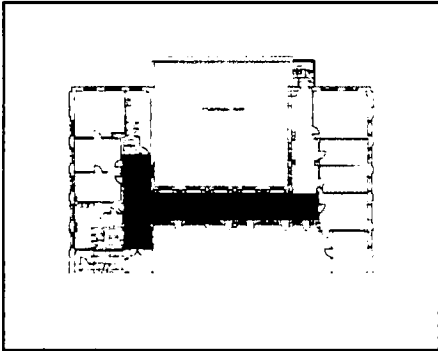
room number 222

floor 2

classification ☐ secondary, moderate integrity

reuse space Gallery B

historic name Witness Room



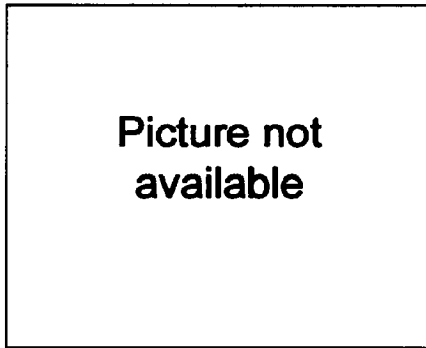
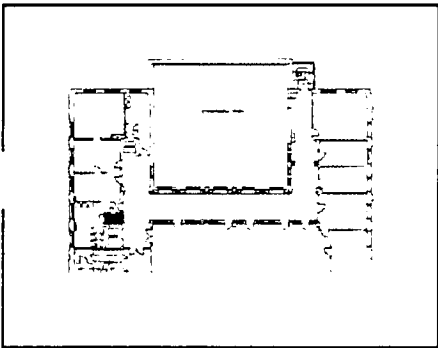
room number 301

floor 3

classification ☒ secondary, high integrity

reuse space Reception / Gallery G

historic name Corridor



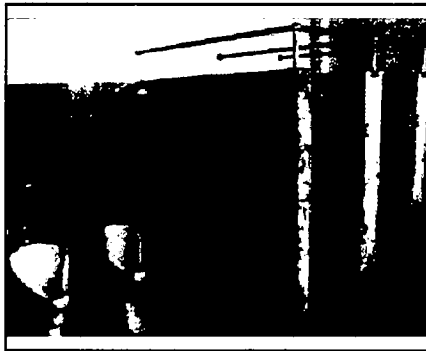
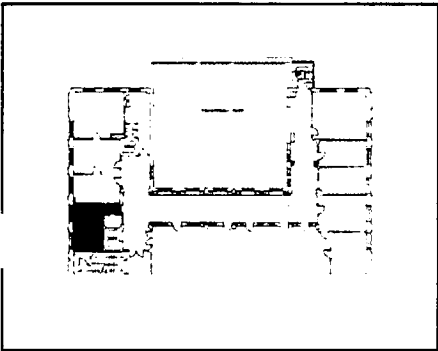
room number 302

floor 3

classification ☒ secondary, high integrity

reuse space Conference room

historic name Janitor



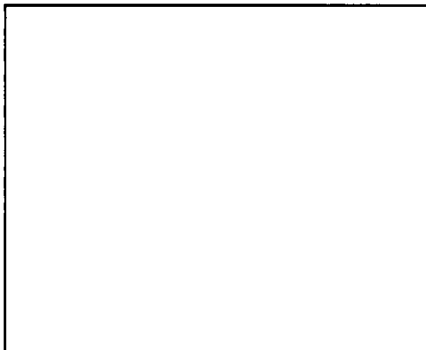
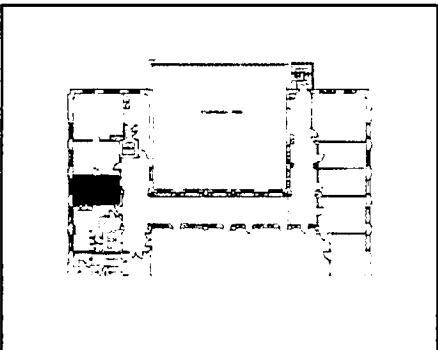
room number 303

floor 3

classification ☐ secondary, high integrity

reuse space Conference room

historic name Men's Toilet



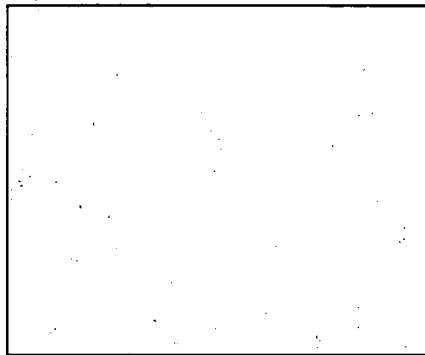
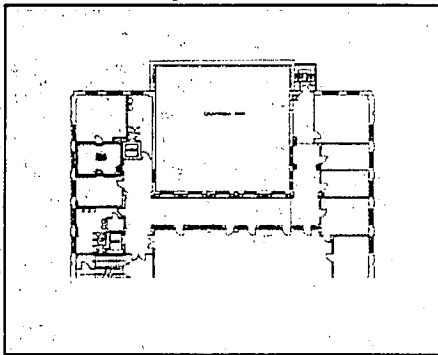
room number 304

floor 3

classification ☐ secondary, moderate integrity

reuse space Offices

historic name Assistant U.S. Attorney



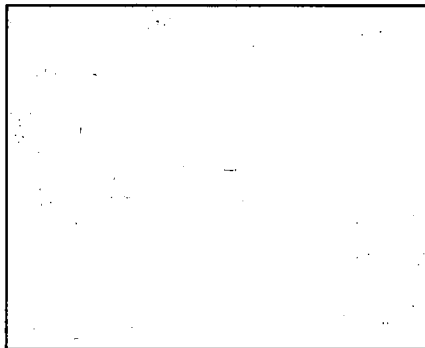
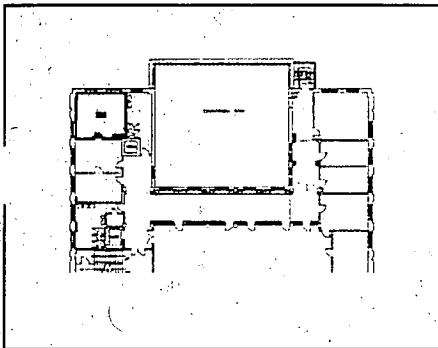
room number 305

floor 3

classification  secondary, moderate integrity

reuse space Offices

historic name U.S. Attorney Public



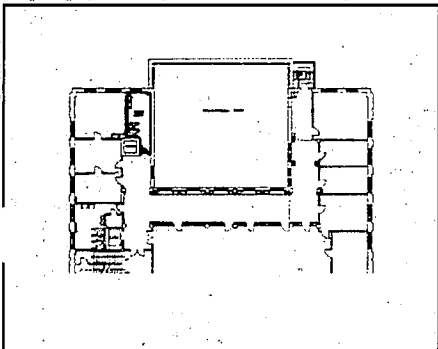
room number 306

floor 3

classification  secondary, moderate integrity

reuse space Offices

historic name U.S. Attorney Private



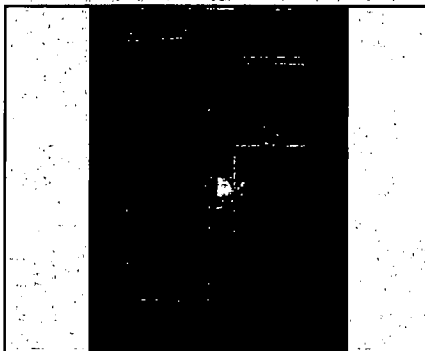
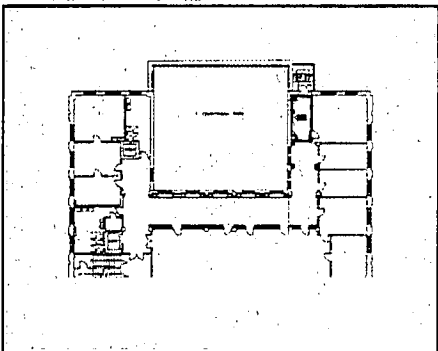
room number 307

floor 3

classification  secondary, high integrity

reuse space Lounge / Storage

historic name Women's Toilet



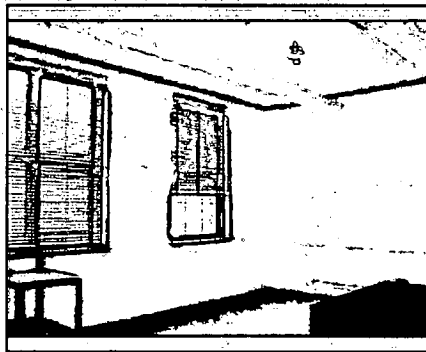
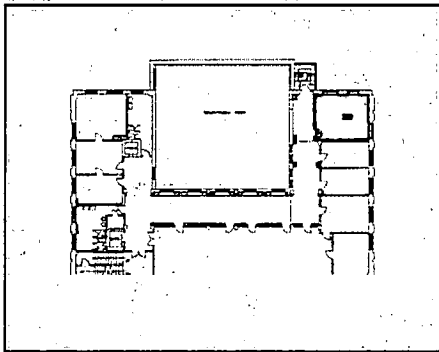
room number 308

floor 3

classification  tertiary, lacks integrity

reuse space Gallery H

historic name Petit Jury originally, now corridor to fire escape



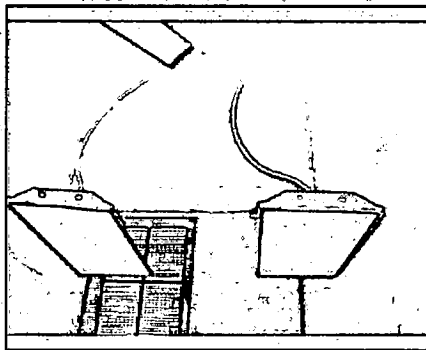
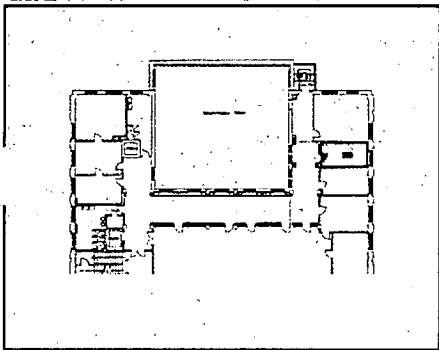
room number 309

floor 3

classification ☐ tertiary, lacks integrity

reuse space Gallery H

historic name Petit Jury originally, now office



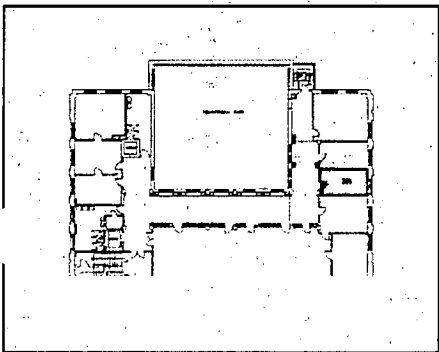
room number 310

floor 3

classification ☐ tertiary, lacks integrity

reuse space Gallery H

historic name Grand Jury originally, now office



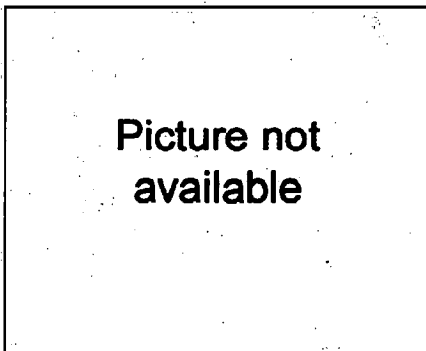
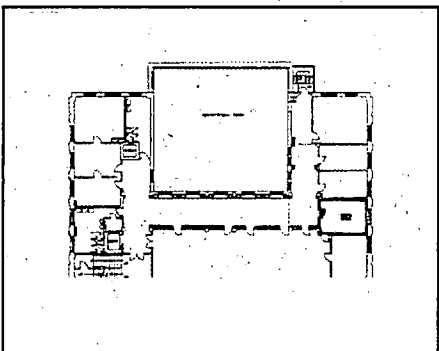
room number 311

floor 3

classification ☐ tertiary, lacks integrity

reuse space Gallery H

historic name Grand Jury originally, now office



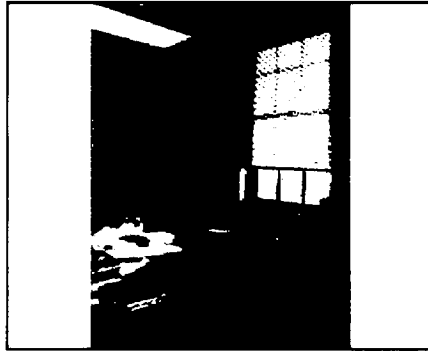
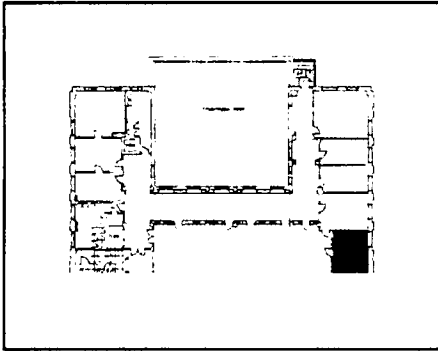
room number 312

floor 3

classification ☐ tertiary, lacks integrity

reuse space Gallery H

historic name Grand Jury originally, converted to office, part of adjacent suite



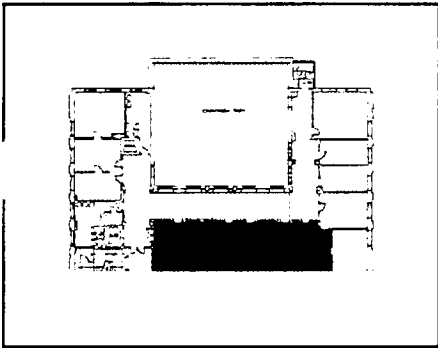
room number 313

floor 3

classification ☐ tertiary, lacks integrity

reuse space Gallery H

historic name Office



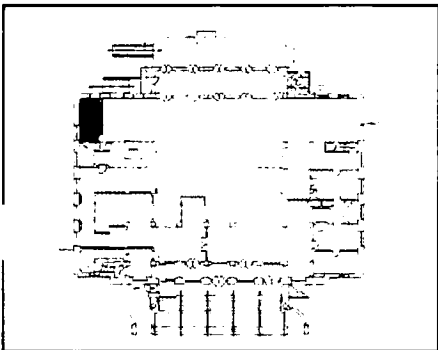
room number 314

floor 3

classification ☐ tertiary, lacks integrity

reuse space Gallery G

historic name Offices, originally with partitions



room number stair 2

floor

classification ☐ secondary, high integrity

reuse space Stair

historic name Stair

Appendix I:
List of Interviewees

First Name	Last Name	Title	Affiliation
Connie	Akridge	Former Chair	Clark County Bar Association
Gayle	Anderson	Exec. Dir., Honorary Consular Corps.	State of Nevada
Kai	Anderson	Deputy Chief of Staff for Policy	Office of Senator Harry Reid
Yvonne	Atkinson-Gates	Commissioner	Clark County
Bob	Bailey	Chair	Nevada Equal Rights Commission
Chuck	Baker	Commissioner	Historic Preservation Commission
Shirley	Barber	Retired Principal, Member Clark Co. School Board	Clark County School District
Karen	Barret	Executive Director	Las Vegas Art Museum
Shelley	Berkley	Member of Congress	U.S. House of Representatives
Preston	Bluitt	Court Clerk	U.S. District Court, Post Office/Courthouse
Lynette	Boggs-McDonald	Councilwoman	City of Las Vegas
Stephanie	Boixo	Chief of Staff, Mayor's Office	City of Las Vegas
Dr. Keith	Boman	Chairman of the Board	Downtown Performing Arts Center
Bruce	Bomarito	Executive Director	Nevada Commission on Tourism
Myram	Borders	Reporter, Las Vegas Sun	Associated Press
Marc	Brandenburg	President	Golden Gate Hotel & Casino
Greta	Braunswyler	Director	Nevada State Museum
Hannah	Brown	President	Urban Chamber of Commerce
Bob	Bruno		Bureau of Land Management
Richard	Bryan	Attorney	Lional, Sawyer & Collins
Diane	Bush	President	Contemporary Arts Collective
Su Kim	Chung	Manuscript Librarian, Special Collections	UNLV Lied Library
Paul	Christiansen	Former Chair	Clark County Commission
Harry	Claiborne	Former District Judge (Deceased)	U.S. District Court
Lisa	Coder	Former Director, Office of Business Development	City of Las Vegas
Bob	Coffin	Senator	State of Nevada
Dave	Coon	Vice President	Anderson Dairy
Manny	Cortez	Manager, CEO	LVCVA
Mike	Darley	VP and General Manager	Fitzgeralds Casino & Hotel
Chuck	Deaner	Attorney	Deaner, Deaner, Scann, Malan & Larsen
Ralph	Denton	Attorney	Denton and Lopez
Brenda	Dizon	Executive Director	Shade Tree Shelter
Thalia	Dondero	Regent	UCCSN
Andrew	Donner	Chief Executive Officer	Resort Gaming
Frank	Dumont	Board & Facilities Committee Member	Neon Museum
Pam	Egan	Dir. of Communication and Curriculum	NV Partners Culinary Training Academy
John	Ensign	U. S. Senator	U.S. Government
Dale	Erquiaga	Chair, Arts Commission/Centennial Committee	R&R Partners
Kyle	Ethelan	Center For Academic Enrichment	UNLV Continuing Education
George	Foley	Attorney, Former District Attorney	Clark County
Helen	Foley	Civic Leader/Pioneer Family	Las Vegas

Post Office and Court House Building Reuse Recommendation and Report**May 5, 2004**

First Name	Last Name	Title	Affiliation
Cathy	Frankel	Director of Exhibitions	National Building Museum
Clayton	Fraser	Principal	Fraserdesign
Betsy	Fretwell	Deputy City Manager	City of Las Vegas
Jim	Gans	Sr. VP of Administration	LVCVA
Randy	Garcia	Philanthropic Director/CEO	Investment Counsel Company
Janie	Gayle-Greenspun	Board Member	Las Vegas Springs Preserve
Robert	Genzer	Director, Planning and Development	City of Las Vegas
Hon. Lloyd	George	Attorney, Former Bankruptcy Judge and Referee	US District Court
Marilyn	Gillispie	Director	LV Natural History Museum
Alicia	Gonzalez	Executive Director, Museum of the American West	Autry National Center
Oscar	Goodman	Mayor	City of Las Vegas
John	Gourley	Director	Barrick Gaming
Michael	Green	Las Vegas Historian/Professor	So. Nev. Community College
Robin	Greenspun	Board and Facilities Committee Member	Neon Museum
Sandra	Harris	Director	Neon Museum
Larry	Haugness	Director of Field Operations	City of Las Vegas
Dr. Paul	Hesselink	Dean	Nevada School of the Arts
Lynn	Hettrick	Assemblyman	State of Nevada
Steven	High	Director	Nevada Museum of Art
Steven	Horsford	CEO	NV Partners Culinary Training Academy
Steve	Houchens	Deputy City Manager	City of Las Vegas
Nancy	Houssels	Founder	Nevada Ballet Theatre
Barbara	Jackson	Director, Leisure Services	City of Las Vegas
Gard	Jamieson	Founder	Nevada Community Foundation
Brad	Jerbic	City Attorney	City of Las Vegas
Ann	Jerrall	Assistant Librarian	U.S. Court Library
Terry	Jicinsky	Sr. VP of Marketing	LVCVA
Dr. William	Johnson	Interim Director, Atomic Testing Museum, Desert Research Institute	UNLV
Hon. Robert	Johnston	U. S. Magistrate	U.S. District Court
Charles	Kajkowski	City Engr./Deputy Director	City of Las Vegas
Cheryl	Kidd	Librarian	U.S. Court Library
Lucy	Klinkhammer	Assoc. VP for Development	UNLV Foundations
Dr. Jeff	Koep	Dean, College of Fine & Performing Arts	UNLV
Randy	Lavigne	Director, Nevada and Las Vegas AIA	Las Vegas AIA
Art	Layne	Historic Preservation Officer	General Service Administration
Suzanne	LeBlanc	Executive Director	Lied Discovery Children's Museum
John	Lopez	Deputy Chief of Staff	Office of Senator John Ensign
Shelli	Lowe	Board and Facilities Committee Member	Neon Museum
Chris	Macek	Park Interpreter/Park Ranger	Old LV Mormon Fort
Michael	Mack	Councilman	City of Las Vegas
Lamar	Marchese	Program Director	KNPR NV Public Radio
Pat	Marchese	Executive Director	Clark Co. Parks & Recreation
Bill	Marion	Development Consultant	Las Vegas Philharmonic
Punam	Mathur	Vice President	MGM/Mirage

Post Office and Court House Building Reuse Recommendation and Report**May 5, 2004**

First Name	Last Name	Title	Affiliation
Michael	McEleney	Legislative Director	Office of Congressman Jon Porter
Peter	Michel	Director, Special Collections	UNLV Lied Library
David	Millman	Curator	Nevada State Museum & Historical Society
Barbara	Molasky	Chairman of the Board & Facilities Committee Member	Neon Museum
Dottie	Montana	General Manager	Premium Outlets
Janet	Montcreif	Councilwoman	City of Las Vegas
Harry	Mortenson	Assemblyman	State of Nevada
Dennis	Nolan	Assemblyman	State of Nevada
John	Oceguera	Assemblyman	State of Nevada
Dick	Oglesby	Chair	61-Acre Committee
Kevin	Orrock	Exec. VP & Treasurer	Howard Hughes Corp.
David	Parks	Assemblyman	State of Nevada
Richard	Perkins	Assemblyman	State of Nevada
Gina	Polovina	Vice President, Gov. Affairs	Boyd Gaming
Jon	Porter	Member of Congress	U.S. House of Representatives
Robert	Powers	VP of Public Relations	LVCVA
Hon. Philip	Pro	Judge	US District Court
Cynthia	Puryear	Manager, Community Relations	U.S. Postal Service
Rossi	Ralenkotter	Executive Vice President	LVCVA
Ray	Rawson	Senator	State of Nevada
Gary	Reese	Mayor Pro Tem	City of Las Vegas
Vicky	Richardson	Director	Left of Center Gallery
David	Riggleman	Director, Office of Communications	City of Las Vegas
David	Roark	Real Estate & Asset Manager	City of Las Vegas
Marcia	Robinson	Director	West Las Vegas Art Ctr.
Jim	Rogers	Chairman and CEO	Sunbelt Communications
Sig	Rogich	President	The Rogich Communication Group
Mark	Ryzdyski	Administrator	Clark County Museum
Ramon	Savoy	Publisher, Editor in Chief	Sentinel Voice of Las Vegas
Candy	Schneider	Assistant Director, School & Community Partners	Clark Co. School District
Michael	Schneider	Senator	State of Nevada
Rev. Jesse	Scott	Past President	NAACP
Joe	Schwartz	Public Officer	National Archives and Records Administration
Sharon	Segebloom	Former Director, Neighborhood Services	City of Las Vegas
Douglas	Selby	City Manager	City of Las Vegas
Mike	Sloan	Sr. Vice President	Mandalay Bay Resort Group
Jacob	Snow	General Manager	Regional Transportation Commission
Don	Snyder	President	Boyd Gaming
Chardell	Steves	Former General Manager	Neonopolis
Robert	Stoldal	VP of News, Historic Preservation Commission Member	Channel 8 and NLV 1
Gloria	Sturnam	Past President	Nevada Bar Association
Kristina	Swallow	President	Junior League
Wayne	Tanaka	Honorary Consul General of Japan	Consular Corps
Roger	Thomas	Exec. VP of Design, Board Member Neon Museum	Wynn Design & Development

Post Office and Court House Building Reuse Recommendation and Report**May 5, 2004**

First Name	Last Name	Title	Affiliation
Danny	Thompson	Exec. Secretary/Treasurer	Nevada AFL/CIO
Dina	Titus	Senator, Professor UNLV	State of Nevada
Rick	Truesdale	President/Broker	Cornerstone Company
Brooke	van Soest	Deputy Chief of Staff	Office of Congressman Jon Porter
Mark	Vincent	Director Finance & Business Services	City of Las Vegas
Gwen	Walker	Director	Walker African American Museum
Angie	Wallin	Director	Nevada Arts Advocates
Bob	Walsh	Public Affairs Officer	Bureau of Land Reclamation
Bill	Walters	Principal	Lady Luck
Marsha	Washington	Civic Leader	KL VX-Communication Group
Lawrence	Weekly	Councilman	City of Las Vegas
Margo	Wheeler	Deputy Director, Planning & Development	City of Las Vegas
Claytee	White	Director, Oral History Program	UNLV Lied Library Special Collections
Valerie	Wiener	Senator	State of Nevada
Maurice	Wooden	President	Gold Nugget Hotel & Casino
Dorothy	Wright	Member	Historic Preservation Commission
Richard	Wright	Attorney	Richard A. Wright
Tony	Wright	Head, Design & Installation, Exhibitions	Modern Art Museum of Ft. Worth