

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

NEW BILL:

Bill No. 2004-79 - Levies Assessment for Special Improvement District No. 1480 - Buffalo Drive (Cheyenne Avenue to Lone Mountain Road). Sponsored by: Step Requirement

Fiscal Impact:

☐ No Impact	Amount:	\$308,608.02
☒ Budget Funds Available	Dept./Division:	Public Works/SID
☐ Augmentation Required	Funding Source:	Capital Projects Fund/Special Assessments

PURPOSE/BACKGROUND:

Levies the assessment for the cost of street improvements: pavement, curb and gutter, sidewalk, driveways, streetlights, water laterals, water mains, sewer laterals, and sewer mains. The assessments will be paid over a 10-year period.

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

Bill No. 2004-79

MOTION:

None required.

MINUTES:

First Reading - Referred - COUNCILMEMBERS MONCRIEF and WOLFSON

12/14/2004 Recommending Committee

12/15/2004 Council Agenda

There was no discussion.

(12:34 - 12:36)

3-1036

BILL NO. 2004-79

ORDINANCE NO. _____

AN ORDINANCE CONCERNING CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1480 – BUFFALO DRIVE (CHEYENNE AVENUE TO LONE MOUNTAIN ROAD); PROVIDING FOR THE PAYMENT OF THE COSTS AND EXPENSES OF SAID IMPROVEMENTS; ASSESSING A PORTION OF THE COST OF SAID IMPROVEMENTS AGAINST THE ASSESSABLE LOTS, TRACTS, AND PARCELS OF LAND BENEFITED BY SAID IMPROVEMENTS; RATIFYING, APPROVING AND CONFIRMING ALL ACTION PREVIOUSLY TAKEN; PRESCRIBING DETAILS IN CONNECTION THEREWITH.

Summary: Levy Ordinance

WHEREAS, the City Council of the City of Las Vegas (hereinafter the "City Council" and "City", respectively) in the County of Clark and State of Nevada, has heretofore, pursuant to the requisite preliminary proceedings, created Las Vegas, Nevada, Special Improvement District No. 1480 – Buffalo Drive (Cheyenne Avenue to Lone Mountain Road) (hereinafter the "District"), for the purpose of acquiring a Street Project, a Sanitary Sewer Project, and a Water Project as defined in Chapter 271, Nevada Revised Statutes (hereinafter the "Project") and has provided that a portion of the entire cost and expense of the Project shall be paid by special assessments, according to benefits, levied against the benefited lots, tracts and parcels of land in the District; and

WHEREAS, the District has been properly created by an ordinance heretofore adopted under the provisions of the Consolidated Local Improvement Law; and

WHEREAS, the City Council has heretofore determined that a portion of the cost and expense of the Project is to be paid by special assessments levied against the benefited lots, tracts and parcels of land in the District which the City Council has determined will receive special benefits (and corresponding market value increases) from the improvements of the Project; and

WHEREAS, in accordance with NRS 271.360, the City Council has heretofore determined, and does hereby declare, that the net cost of all improvements in the District (including all necessary incidentals which either have been or will be incurred in connection with the District) is \$11,759,710.00, of which, \$11,451,101.98 is available from other sources and of which \$308,608.02 is to be assessed upon the benefited lots, tracts and parcels of land in the District which the City Council has determined will receive special benefits (and corresponding market value increases) from the improvements of the Project; and

WHEREAS, the City Council, by resolution heretofore adopted and directed the City Engineer of the City (hereinafter the "City Engineer") to make out a final assessment roll; and

WHEREAS, after a determination of the portion of the costs of such work to be paid by the property specially benefited, the City Council, together with the City Engineer (with the assistance of the Engineering Integration Division) made out a final assessment roll containing, among other things, the names and addresses of the last known owners of the property to be assessed, a description of each lot, tract, or parcel of land to be assessed, and the amount of the assessment thereon. The City Engineer has reported the final assessment roll to the City Council and the City Engineer has filed the final assessment roll with the City Clerk; and

WHEREAS, the City Council thereupon fixed a time and place, to wit: Wednesday, November 17, 2004, at 1:00 p.m., at the Las Vegas City Council Chambers, 400 Stewart Avenue, in Las Vegas, Nevada, when all complaints, protests and objections to the final assessment roll, to the amount of the assessments, and to the regularity of the proceedings in making such assessments, by the owners of the property specially benefited by, and proposed to be assessed for, the improvements in the District, by any person interested, and by any parties aggrieved by such assessments, would be heard and considered by the City Council; and

WHEREAS, the City Engineer (with the assistance of Engineering Integration Division) has, in accordance with the provisions of law relating thereto, given the requisite legal notice by both mail and publication that complaints, protests and objections to assessments for improvements in the District should be filed with the City Clerk, and that the City Council would hear and consider any and all complaints, protests or objections on Wednesday, November 17, 2004, at 1:00 p.m., at the Las Vegas City Council Chambers, 400 Stewart Avenue, in Las Vegas, Nevada; and

WHEREAS, the City Council caused the final assessment roll ("Tabulation of Parcels") to be filed in the records of the office of the City Clerk on October 20, 2004. The City Clerk, by publication and by mail, gave the requisite notice of the time and place of such hearing, of the filing of the final assessment roll in her office, of the date of filing the same, and of the right of any such person to object specifically in writing and of the waiver of any objection in the absence of such objection; and

WHEREAS, at the time and place so designated, the City Council met to hear and determine all objections filed or made orally by any interested party; and

WHEREAS, all complaints, protests and objections, both written and oral, were found to be without sufficient merit and overruled, except as provided in the District No. 1480 Assessment Protest Resolution; and

WHEREAS, by the District No. 1480 Assessment Protest Resolution, the City Council modified, corrected and revised the final assessment roll and modified, corrected, revised and confirmed the final assessment roll to be in final form; and

WHEREAS, the assessments do not exceed the benefits to the property assessed nor that portion of the total cost of the Project payable from assessments as heretofore determined; and

WHEREAS, it is incumbent upon the City Council to provide when said assessments shall become due and penalties payable after any delinquency; and

WHEREAS, the City Council has determined, and does hereby determine, that the City shall pay the costs of the Project, in part, with funds derived from the levy of assessments, and the City will pay one-half or more of the costs of the Project with monies derived from other than the levy of special assessment, and that the exception provided by NRS 271.306(2)(a) does exist with respect to the Project; and

WHEREAS, the owners of certain property to be located within the proposed District have requested the City to include as part of the improvements to be constructed within the District, for such property, water and/or sewer improvements and such owners have executed an affidavit of waiver and consent (hereinafter the "Affidavit"), consenting to the construction of such improvements and the assessment of the cost of such improvements on such property.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES ORDAIN AS FOLLOWS:

Section 1. This Ordinance shall be known as, and may be cited by, the short title "District No. 1480 Levy Ordinance" (hereinafter the "Ordinance").

Section 2. The City Council has heretofore determined, and does hereby declare, that each and every complaint, protest and objection made in connection with the District is without sufficient merit

and the same be, and the same hereby is, overruled, and finally passed on by the City Council, except as provided in the District No. 1480 Assessment Protest Resolution.

Section 3. All actions, proceedings, matters and things heretofore taken, had and done by the City and the officers thereof (not inconsistent with the provisions of this Ordinance) concerning Special Improvement District No. 1480 – Buffalo Drive (Cheyenne Avenue to Lone Mountain Road), including, but not limited to, the creation of the District, the acquisition of the Project, the amount of the construction contract, the levy of assessments for those purposes, the determination that the tracts in the District will receive special benefits and market value increases, and the validation and confirmation of the final assessment roll and the assessments therein, be, and the same hereby is, ratified, approved and confirmed.

Section 4. For the purpose of paying a portion of the costs and expenses of the Project, the amounts and assessments shown in the final assessment roll (as so filed, modified and confirmed) are hereby levied and assessed against the lots, tracts and parcels of land in the District (being all those specially benefited by said improvements) and described in the final assessment roll for the District, as filed in the office of the City Clerk on October 20, 2004, and as modified and confirmed by the District No. 1480 Assessment Protest Resolution duly adopted by the City Council on December 1, 2004.

Section 5. The assessments shall be due and payable at the office of the City Treasurer within 30 days after this Ordinance becomes effective, without interest and without demand, provided that all or any part of such assessments may, at the election of the owner, be paid in installments, with interest, as hereinafter provided. Failure to pay the whole assessment within said period of 30 days shall be conclusively considered and held an election on the part of all persons interested, whether under disability or otherwise, to pay in installments, the amount of the assessment then unpaid. In case of such election to pay in installments, the unpaid assessments shall be payable in twenty (20) substantially equal semiannual installments of principal until paid in full, with interest in all cases on the unpaid and deferred installments of principal from the effective date of this Ordinance, at a rate or rates which shall not exceed by more than one percent (1%) the highest rate of interest on the assessment bonds issued for the District, both principal and interest on such assessments being payable semiannually at the office of the City Treasurer on April 1 and October 1 in each year, commencing on October 1, 2005. After the effective

date of this Ordinance and before assessment bonds are issued (or if bonds are not issued), the City Council shall by resolution provide the rate of interest on the unpaid and deferred installments of assessments. If assessment bonds are sold the rate will not exceed by more than one percent (1%) the highest rate of interest on the assessment bonds for the district. The effective interest rate on the assessment bonds of the District will not exceed the statutory maximum rate, i.e., will not exceed by more than three percent (3%) the "Index of Twenty Bonds", which is most recently published before the bids for such bonds are received, or at the time a negotiated offer for the sale of such bonds is accepted. Failure to pay any installment, whether of principal or interest, when due, shall cause the whole amount of the unpaid principal to become due and payable immediately, at the option of the City. The exercise of said option to be indicated by the commencement of foreclosure proceedings by the City. The whole amount of the unpaid principal and accrued interest shall, after such delinquency, whether or not said option is exercised, bear penalty interest at the rate of two percent (2%) (or at any higher rate authorized by statute, or any lower rate, which may be zero percent, for such period as determined by the City Treasurer) per month (not prorated for any portion of the month) on the unpaid balance of the assessment and accrued interest, until the day of sale or until paid. At any time prior to the date of the sale, the owner may pay the amount of all delinquent installments originally becoming due on or before the date of said payment, with interest thereon, and all penalties accrued, and shall thereupon be restored to the right thereafter to pay in installments in the same manner as if default had not been suffered. The owner of any property assessed and not in default as to any installment or payment, may at any time (at the option of such owner), pay the whole or any semiannual installment of the unpaid principal with interest accruing thereon to the next interest payment date. If such prepayment takes place after February 8, 2005, but before the adoption of the aforementioned resolution establishing the rate of interest on deferred installments of assessments, such interest accruing thereon to the next interest payment date shall be calculated at seven and 57/100 percent (7.57%) per annum (i.e., the presumed rate of interest on the assessment bonds for the District plus one percent).

Pursuant to NRS 271.357 and NRS 271.360, any assessment against property for which an application for Hardship Determination has been approved by the City Council shall be postponed, but the owner shall make payments of interest on the unpaid balance of previous and current assessments at the

same rate and terms as are established for other assessments in the manner provided. The assessment shall remain postponed until the earlier of the following occurrences: (a) the property is sold or transferred to a person other than one to whom a Hardship Determination has been granted; (b) the term of the bonds expire; (c) the property owner's application for renewal of the Hardship Determination is disapproved; (d) the property owner fails to pay interest on the unpaid balance of assessments in a timely manner; or (e) the property owner pays all previous and current assessments. The owner shall also be subject to the lien as provided in Section 6 hereof.

Section 6. The amounts assessed shall be a lien upon the owner's lots, tracts and parcels of land from the effective date of this Ordinance (i.e. January 9, 2005) until paid. The lien shall be co-equal with the latest lien thereon to secure the payment of general taxes and prior and superior to all other liens, claims, encumbrances and titles (other than the liens of assessments and general taxes). The sale of any such lot, tract or parcel of land for general or other taxes shall not relieve such lot, tract or parcel of land from such assessment or the lien therefor. Such amounts shall continue to be a lien upon the lots, tracts and parcels of land assessed until paid in full (including all principal and the interest thereon, and any penalties and collection costs).

Section 7. Should any lot, tract or parcel of land within the District be divided after the effective date of this Ordinance and before the collection of all the assessment installments, or if any property in the District makes a request to do so, the City Council may require the City Treasurer to apportion, combine or reapportion the uncollected amounts upon the several parts of land so divided or combined in accordance with the provisions of NRS 271.425. The report of such an apportionment, combination or reapportionment, when approved, shall be conclusive on all the parties, and all assessments thereafter made upon the tracts shall thereafter be according to the subdivision. The report, when approved, shall be recorded in the office of the County Recorder of Clark County, Nevada, together with a statement that the current payment status of any of the assessments may be obtained from the City Treasurer. Neither the failure to record the report, nor any defect in the report as recorded, shall affect the validity of the assessments, the lien for the payment thereof or the priority of that lien.

Section 8. In case any lot, tract or parcel of land so assessed is delinquent in the payment of the assessment or any installment of principal or interest, the City Council shall forthwith cause the owner

of such delinquent property, if known, to be immediately notified in writing of such delinquency, by first-class mail, postage prepaid, addressed to the addressee's last known address. If such delinquency is not paid within 10 days after such notice was given by deposit in the United States mail, then said assessment shall be enforced by the City Treasurer and other officers of the City, as provided in NRS 271.545 to NRS 271.630. Nothing herein shall be construed as preventing the City, at the direction of the governing body, from collecting any assessment by suit in the name of the governing body. The final assessment roll and the certified copy of this Ordinance shall be prima facie evidence of the regularity of the proceedings in making the assessment and of the right to recover judgment therefor. If a foreclosure is not promptly filed and prosecuted, then any bondholder may file and prosecute said foreclosure action in the name of the City. Any bondholder may also proceed against the City to protect and enforce the rights of the bondholders under this Ordinance by suit, action or special proceedings in equity or at law, either for the appointment of a receiver or for the specific performance of any provision contained herein or in an award of execution of any power herein granted for the enforcement of any proper, legal or equitable remedy as such bondholder or bondholders may deem most effective to protect and enforce the rights aforesaid. All such proceedings, at law or in equity, shall be instituted, had and maintained for the equal benefit of all owners of the bonds then outstanding. The failure of the bondholders to foreclose such delinquent assessments or to proceed against the City shall not relieve the City or any of its officers, agents or employees of any liability for its failure to foreclose such delinquent assessments.

Section 9. The City Clerk is hereby directed to deliver to the City Treasurer a copy of the final assessment roll containing a description of the lots, tracts and parcels of land being assessed, with the amount of the assessment levied upon each and the name and address of the owner or owners against whom the assessment was made. The final assessment roll is to be recorded in the office of the County Recorder together with the statement that the current payment status of any assessment may be obtained from the City Treasurer. The City Treasurer is additionally directed to collect the several sums so assessed as a tax upon the several tracts to which they were assessed.

Section 10. In accordance with NRS 271.405(7) the City Clerk shall give notice by publication in the Las Vegas Review-Journal, a newspaper of general circulation in the City, and such notice to be published at least once a week, for three consecutive publications, by three weekly insertions, the first

such publication to be at least 15 days prior to the end of the 30-day period stating that said assessments have been levied and are due and payable. The notice shall further state that payment must be made in full prior to the end of the 30 day period to avoid paying interest on the assessment. It shall not be necessary that the notice be published on the same day of the week, but not less than 14 days shall intervene between the first publication and the last publication. Service by publication shall be verified by the affidavit of the publisher and filed with the City Clerk of the City. In accordance with NRS 271.390(2), the City Clerk or Deputy City Clerk shall also give written notice of the levying of the assessments by mailing a copy of such notice, postage prepaid, at least 20 days prior to the end of said 30-day period, to the owner or owners of all property upon which the assessment was levied at his or her last known address or addresses. Proof of such mailing shall be made by the affidavit of the City Clerk or Deputy City Clerk and such proof shall be filed with the City Clerk. Failure to mail any such notice or notices shall not invalidate any assessment or any other proceedings concerning the District. Proof of the publication and proof of the mailing shall be maintained in the permanent records of the office of the City Clerk until all special assessments and special assessment bonds issued (if such special assessment bonds are hereafter issued) shall have been paid in full, both principal and interest, or until any claim is barred by an appropriate statute of limitations. The City Council hereby determines that the manner of giving notice herein provided by publication and by mail is reasonably calculated to inform the parties of the proceedings concerning the District and the levy of assessments which may directly and adversely affect their legally protected interests.

Section 11. The notice provided for in NRS 271.390(2) and NRS 271.405(7) and in Section 10 of this Ordinance shall be in substantially the following form:

(Form of Notice)

**NOTICE TO PROPERTY OWNERS OF THE LEVY OF ASSESSMENTS FOR
IMPROVEMENTS IN CITY OF LAS VEGAS, NEVADA SPECIAL IMPROVEMENT
DISTRICT NO. 1480 - BUFFALO DRIVE (CHEYENNE AVENUE TO LONE
MOUNTAIN ROAD)**

NOTICE IS HEREBY GIVEN to the owners of all property upon which an assessment has been levied, and other interested persons, that District No. 1480 Levy Ordinance (hereinafter the "Levy Ordinance") was duly passed, adopted, signed and approved on January 5, 2005. The Levy Ordinance levied and assessed a portion of the cost and expense of such improvements against the lots, tracts and parcels of land specially benefited by the local improvements in what is commonly designated as "City of Las Vegas, Nevada, Special Improvement District No. 1480 - Buffalo Drive (Cheyenne Avenue to Lone Mountain Road)," (said lots, tracts and parcels of land being more specifically described in the final assessment roll designated in the ordinance).

Assessments are due and payable at the office of the City Treasurer, in Las Vegas, Nevada, on or before February 8, 2005, being 30 days after the effective date of the Levy Ordinance, without interest and without demand, provided that all, or any part of such assessments may, at the election of the owner, be paid in installments, with interest as hereinafter provided. Failure to pay the whole assessment within the 30-day period will be conclusively considered and held an election on the part of all persons interested, whether under disability or otherwise, to pay the unpaid assessment in installments. In case of such election to pay in installments, the unpaid assessments will be payable in twenty (20) substantially equal semi-annual installments of principal until paid in full, with interest in all cases on the unpaid and deferred installments of principal from January 9, 2005 (i.e., the effective date of the Levy Ordinance) both principal and interest being payable semi-annually at the office of the City Treasurer, Las Vegas, Nevada, on April 1 and October 1 in each year, commencing on October 1, 2005. After the effective date of the Levy Ordinance and before assessment bonds are issued (or if bonds are not issued), the City Council shall by Resolution provide the rate of interest on the unpaid and deferred installments of assessments. If assessment bonds are sold, the rate will not exceed by more than one percent (1%) the highest rate of interest on the assessment bonds issued for the District. The effective interest rate on the assessment bonds of the District will not exceed the statutory maximum rate, i.e., will not exceed by more than three

percent (3%) the "Index of Twenty Bonds", which is most recently published before the bids for such bonds are received, or at the time a negotiated offer for the sale of such bonds is accepted. Failure to pay any assessment installment, whether principal or interest, when due will cause the whole of the unpaid principal of such assessment to become due and payable immediately at the City's option, and the whole amount of the unpaid principal and accrued interest will, after such delinquency, whether or not the City's option is exercised, bear penalty interest at the rate of two percent (2%) (or at any higher rate authorized by statute, or any lower rate, which may be zero percent, for such period as determined by the City Treasurer) per month (not prorated for any portion of the month) on the unpaid balance of the assessment and accrued interest, until the day of sale or until paid. At any time prior to the date of the sale, the owner may pay the amount of all delinquent installments originally becoming due on or before the date of payment, with the interest thereon and all penalties accrued, and will thereupon be restored the right, thereafter, to pay in installments in the same manner as if default had not been suffered. The owner of any property not in default as to any assessment installment or payment may, at any time, pay the whole or any semi-annual installment of the unpaid principal with interest accruing thereon to the next interest payment date. If such prepayment takes place after February 8, 2005, but before the adoption of the aforementioned resolution establishing the rate of interest on deferred installments of assessments, such interest accruing thereon to the next interest payment date shall be calculated at seven and 57/100 percent (7.57%) per annum (i.e., the presumed rate of interest on the assessment bonds for the District plus one percent).

Pursuant to NRS 271.357 and NRS 271.360, any assessment against property for which an application for Hardship Determination has been approved by the City Council shall be postponed, but the owner shall make payments of interest on the unpaid balance of previous and current assessments at the same rate and terms as are established for other assessments in the manner provided. The assessment shall remain postponed until the earlier of the following occurrences: (a) the property is sold or transferred to a person other than one to whom a Hardship Determination has been granted; (b) the term of the bonds expires; (c) the property owner's application for renewal of a Hardship Determination is disapproved; (d) the property owner fails to pay interest on the unpaid balance of assessments in a

timely manner; or (e) the property owner pays all previous and current assessments. The owner shall also be subject to the lien as provided in Section 6 hereof.

Pursuant to NRS 271.395, within 15 days after the effective date of the Levy Ordinance, any person who has filed a complaint, protest or objection in writing, pursuant to NRS 271.380, shall have the right to commence an action or suit in any court of competent jurisdiction to correct or set aside such determination. Thereafter, all actions or suits attacking the regularity, validity and correctness of the proceedings, of the final assessment roll, of each assessment contained therein, of the amount of special benefits and market value increases, and of the amount thereof levied on each tract, including, without limiting the generality of the foregoing, the defense of confiscation shall be perpetually barred.

The amounts assessed as aforesaid constitute a lien upon said lots, tracts and parcels of land from January 9, 2005 (i.e., the effective date of the Levy Ordinance), which lien shall be co-equal with the latest lien thereon to secure the payment of general taxes and prior and superior to all other liens, claims, encumbrances and titles (other than the liens of assessments and general taxes). The sale of any such lot, tract or parcel of land for general taxes shall not relieve such lot, tract or parcel of land from such assessment or the lien therefor.

Dated this January 5, 2005.

BARBARA JO RONEMUS, City Clerk

(End of Form of Notice)

Section 12. The officers of the City be, and they hereby are, authorized and directed to take all action necessary and appropriate to effectuate the provisions of this Ordinance, including without limiting the generality of the foregoing, the preparation of all necessary documents, legal proceedings, the recording of the final assessment roll, and other items necessary or desirable for the completion of the levying of the assessments of the District and the issuance of the bonds therefor.

Section 13. All ordinances or resolutions, or parts thereof, in conflict with the provisions of this Ordinance, are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any ordinance or resolution, or part thereof, heretofore repealed.

Section 14. That in accordance with Section 2.110 of the City Charter, this Ordinance when first proposed is to be read by title to the City Council, immediately after which an adequate number of copies of the proposed Ordinance are to be deposited with the office of the City Clerk for public examination and distribution upon request; thereafter, the City Clerk is authorized and directed to give notice of the deposit together with the title of the Ordinance by publication at least once in the Las Vegas Review-Journal, i.e., a newspaper published and having general circulation in the City, at least ten (10) days before the adoption of the Ordinance, i.e., at least ten (10) days before January 5, 2005, such publication to be in substantially the following form:

(FORM OF PUBLICATION OF NOTICE OF DEPOSIT OF AN ORDINANCE)

ORDINANCE NO. _____

AN ORDINANCE CONCERNING CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1480 – BUFFALO DRIVE (CHEYENNE AVENUE TO LONE MOUNTAIN ROAD); PROVIDING FOR THE PAYMENT OF THE COSTS AND EXPENSES OF SAID IMPROVEMENTS; ASSESSING A PORTION OF THE COST OF SAID IMPROVEMENTS AGAINST THE ASSESSABLE LOTS, TRACTS, AND PARCELS OF LAND BENEFITED BY SAID IMPROVEMENTS; RATIFYING, APPROVING AND CONFIRMING ALL ACTION PREVIOUSLY TAKEN; PRESCRIBING DETAILS IN CONNECTION THEREWITH.

PUBLIC NOTICE IS HEREBY GIVEN that an adequate number of typewritten copies of the above-entitled proposed Ordinance were filed with and are available for public inspection and distribution at the office of the City Clerk of the City of Las Vegas, 400 Stewart Avenue, Las Vegas, Nevada, and that such ordinance was proposed on the 1st day of December, 2004, and will be considered for adoption at the regular meeting of the City Council of the City of Las Vegas on the 5th day of January, 2005.

/s/ Barbara Jo Ronemus
City Clerk

(End of Form)

Section 15. That this Ordinance shall be in effect on the day after its publication, as hereinafter provided. After this Ordinance is signed by the Mayor and attested and sealed by the City Clerk, this Ordinance shall be published by title only, together with the names of the City Council voting for or against its passage, and with a statement that typewritten copies of said Ordinance are available for inspection by all interested parties at the office of the City Clerk, such publication to be made in the Las Vegas Review-Journal, a newspaper published and having general circulation in the City, at least once, pursuant to Section 2.110 of the Charter and all laws thereunto enabling, such publication is to be in substantially the following form:

(Form for Publication After Final Adoption of Ordinance)

ORDINANCE NO. _____

AN ORDINANCE CONCERNING CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1480 – BUFFALO DRIVE (CHEYENNE AVENUE TO LONE MOUNTAIN ROAD); PROVIDING FOR THE PAYMENT OF THE COSTS AND EXPENSES OF SAID IMPROVEMENTS; ASSESSING A PORTION OF THE COST OF SAID IMPROVEMENTS AGAINST THE ASSESSABLE LOTS, TRACTS, AND PARCELS OF LAND BENEFITED BY SAID IMPROVEMENTS; RATIFYING, APPROVING AND CONFIRMING ALL ACTION PREVIOUSLY TAKEN; PRESCRIBING DETAILS IN CONNECTION THEREWITH.

PUBLIC NOTICE IS HEREBY GIVEN that the above Ordinance was proposed on December 1, 2004, and was passed at a regular meeting held on January 5, 2005, by the following vote of the City Council of the City of Las Vegas, Nevada:

Those Voting Aye:

Oscar B. Goodman
Gary Reese
Larry Brown
Lawrence Weekly
Michael Mack
Janet Moncrief
Steve Wolfson

Those Voting Nay:

Those Absent:

This Ordinance shall be in full force and effect from and after _____, 20____, i.e., the day after its publication by title only.

IN WITNESS WHEREOF, the City Council of the City of Las Vegas, Nevada, has caused this Ordinance to be published by title only.

This _____ day of _____, 20____.

/s/ OSCAR B. GOODMAN
Mayor
City of Las Vegas, Nevada

(SEAL)

Attest:
/s/ BARBARA JO RONEBUS
City Clerk

Section 16. That if any section, paragraph, clause or other provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or other provision shall not affect any of the remaining provisions of this Ordinance.

Introduced December 1, 2004, PASSED, ADOPTED AND APPROVED January 5, 2005.

OSCAR B. GOODMAN, Mayor

Attest:

BARBARA JO RONEMUS, City Clerk

Approved as to Form:

Date Deputy City Attorney

STATE OF NEVADA)
)
COUNTY OF CLARK) SS
)
CITY OF LAS VEGAS)

I, Barbara Jo Ronemus, the duly chosen, qualified City Clerk of the City of Las Vegas (hereinafter the "City"), in the State of Nevada, do hereby certify:

1. The foregoing pages constitute a true, correct, complete and compared copy of an ordinance which was introduced at the meeting of the City Council on December 1, 2004 and finally adopted and approved on January 5, 2005.

2. The following members of the City Council were present at the December 1, 2004 Council meeting:

Mayor:	Oscar B. Goodman
Councilmembers:	Gary Reese
	Larry Brown
	Lawrence Weekly
	Michael Mack
	Janet Moncrief
	Steve Wolfson

3. The foregoing Ordinance was first proposed and read by title to the City Council on December 1, 2004, and referred to a committee composed of _____ and _____ for recommendation; thereafter the said committee reported favorably on said Ordinance on January 5, 2005, which was a regular meeting of said City Council; that at said regular meeting, the proposed Ordinance was again read by title to the City Council and adopted. The following members of the City Council were present at the January 5, 2005 meeting and voted upon the adoption of the Ordinance as follows:

Those Voting Aye:	Oscar B. Goodman
	Gary Reese
	Larry Brown
	Lawrence Weekly
	Michael Mack
	Janet Moncrief
	Steve Wolfson

Those Voting Nay: _____

Those Absent: _____

4. The original of the Ordinance 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 City Council kept for that purpose in my office, which record has been duly signed by such officers and properly sealed.

5. All members of the City Council were given due and proper notice of the meetings held on December 1, 2004, and January 5, 2005. Pursuant to § 241.020, Nevada Revised Statutes, written notice of the meetings was given no later than 9:00 a.m. on the third working day before the meetings, including in the notice the time, place, location, and agenda of the meeting:

(a) By posting a copy of the notice by 9:00 a.m. at least three (3) working days before the meetings at the principal office of the City 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 City Council, to wit:

- (i) City Clerk's Bulletin Board
City Hall Plaza
2nd Floor Skybridge
Las Vegas, Nevada
- (ii) Court Clerk's Office Bulletin Board
City Hall Plaza
Las Vegas, Nevada
- (iii) Las Vegas Library
833 Las Vegas Boulevard North
Las Vegas, Nevada
- (iv) Clark County Government Center
500 South 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 by 9:00 a.m. no later than three (3) working days before the meetings to each person, if any, who has requested notice of the meetings of the City Council in the same manner in which notice is required to be mailed to a member of the City Council.

6. A copy of such notice so given of the meeting of the City Council on December 1, 2004, is attached to this certificate as Exhibit A and a copy of the notice so given of the meeting of the City Council on January 5, 2005, is attached to this certificate as Exhibit B.

7. Upon request, the governing body provides, at no charge, at least one copy of the agenda for its public meetings, any proposed ordinance or regulation which will be discussed at the public meeting, and any other supporting materials provided to the members of the governing body for an item on the agenda, except for certain confidential materials and materials pertaining to the closed meetings, as provided by law.

IN WITNESS WHEREOF, I have hereunto set my hand on this January 5, 2005.

BARBARA JO RONECUS, City Clerk

(SEAL)

EXHIBIT A

(Attach Copy of Notice of December 1, 2004 Meeting)

EXHIBIT B

(Attach Copy of Notice of January 5, 2005 Meeting)

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

NEW BILL:

Bill No. 2004-80 - Levies Assessment for Special Improvement District No. 1495 - Buffalo Drive (Cheyenne Avenue to Lone Mountain Road). Sponsored by: Step Requirement

Fiscal Impact:

☐ No Impact	Amount:	\$12,759.92
☒ Budget Funds Available	Dept./Division:	Public Works/SID
☐ Augmentation Required	Funding Source:	Capital Projects Fund - Special Assessments

PURPOSE/BACKGROUND:

Levies the assessment for the cost of street improvements: pavement, curb and gutter, sidewalk, and streetlights. The assessments will be paid over a 10-year period.

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

Bill No. 2004-80

MOTION:

None required.

MINUTES:

First Reading - Referred - COUNCILMEMBERS MONCRIEF and WOLFSON

12/14/2004 Recommending Committee

12/15/2004 Council Agenda

There was no discussion.

(12:34 - 12:36)

3-1036

BILL NO. 2004-80

ORDINANCE NO. _____

AN ORDINANCE CONCERNING CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1495 – BUFFALO DRIVE (CHEYENNE AVENUE TO LONE MOUNTAIN ROAD); PROVIDING FOR THE PAYMENT OF THE COSTS AND EXPENSES OF SAID IMPROVEMENTS; ASSESSING A PORTION OF THE COST OF SAID IMPROVEMENTS AGAINST THE ASSESSABLE LOTS, TRACTS, AND PARCELS OF LAND BENEFITED BY SAID IMPROVEMENTS; RATIFYING, APPROVING AND CONFIRMING ALL ACTION PREVIOUSLY TAKEN; PRESCRIBING DETAILS IN CONNECTION THEREWITH.

Summary: Levy Ordinance

WHEREAS, the City Council of the City of Las Vegas (hereinafter the "City Council" and "City", respectively) in the County of Clark and State of Nevada, has heretofore, pursuant to the requisite preliminary proceedings, created Las Vegas, Nevada, Special Improvement District No. 1495 – Buffalo Drive (Cheyenne Avenue to Lone Mountain Road) (hereinafter the "District"), for the purpose of acquiring a Street Project, a Sanitary Sewer Project, and a Water Project as defined in Chapter 271, Nevada Revised Statutes (hereinafter the "Project") and has provided that a portion of the entire cost and expense of the Project shall be paid by special assessments, according to benefits, levied against the benefited lots, tracts and parcels of land in the District; and

WHEREAS, the District has been properly created by an ordinance heretofore adopted under the provisions of the Consolidated Local Improvement Law; and

WHEREAS, the City Council has heretofore determined that a portion of the cost and expense of the Project is to be paid by special assessments levied against the benefited lots, tracts and parcels of land in the District which the City Council has determined will receive special benefits (and corresponding market value increases) from the improvements of the Project; and

WHEREAS, in accordance with NRS 271.360, the City Council has heretofore determined, and does hereby declare, that the net cost of all improvements in the District (including all necessary incidentals which either have been or will be incurred in connection with the District) is \$11,759,710.00, of which, \$11,746,950.08 is available from other sources and of which \$12,759.92 is to be assessed upon the benefited lots, tracts and parcels of land in the District which the City Council has determined will receive special benefits (and corresponding market value increases) from the improvements of the Project; and

WHEREAS, the City Council, by resolution heretofore adopted and directed the City Engineer of the City (hereinafter the "City Engineer") to make out a final assessment roll; and

WHEREAS, after a determination of the portion of the costs of such work to be paid by the property specially benefited, the City Council, together with the City Engineer (with the assistance of the Engineering Integration Division) made out a final assessment roll containing, among other things, the names and addresses of the last known owners of the property to be assessed, a description of each lot, tract, or parcel of land to be assessed, and the amount of the assessment thereon. The City Engineer has reported the final assessment roll to the City Council and the City Engineer has filed the final assessment roll with the City Clerk; and

WHEREAS, the City Council thereupon fixed a time and place, to wit: Wednesday, November 17, 2004, at 1:00 p.m., at the Las Vegas City Council Chambers, 400 Stewart Avenue, in Las Vegas, Nevada, when all complaints, protests and objections to the final assessment roll, to the amount of the assessments, and to the regularity of the proceedings in making such assessments, by the owners of the property specially benefited by, and proposed to be assessed for, the improvements in the District, by any person interested, and by any parties aggrieved by such assessments, would be heard and considered by the City Council; and

WHEREAS, the City Engineer (with the assistance of Engineering Integration Division) has, in accordance with the provisions of law relating thereto, given the requisite legal notice by both mail and publication that complaints, protests and objections to assessments for improvements in the District should be filed with the City Clerk, and that the City Council would hear and consider any and all complaints, protests or objections on Wednesday, November 17, 2004, at 1:00 p.m., at the Las Vegas City Council Chambers, 400 Stewart Avenue, in Las Vegas, Nevada; and

WHEREAS, the City Council caused the final assessment roll ("Tabulation of Parcels") to be filed in the records of the office of the City Clerk on October 20, 2004. The City Clerk, by publication and by mail, gave the requisite notice of the time and place of such hearing, of the filing of the final assessment roll in her office, of the date of filing the same, and of the right of any such person to object specifically in writing and of the waiver of any objection in the absence of such objection; and

WHEREAS, at the time and place so designated, the City Council met to hear and determine all objections filed or made orally by any interested party; and

WHEREAS, all complaints, protests and objections, both written and oral, were found to be without sufficient merit and overruled, except as provided in the District No. 1495 Assessment Protest Resolution; and

WHEREAS, by the District No. 1495 Assessment Protest Resolution, the City Council modified, corrected and revised the final assessment roll and modified, corrected, revised and confirmed the final assessment roll to be in final form; and

WHEREAS, the assessments do not exceed the benefits to the property assessed nor that portion of the total cost of the Project payable from assessments as heretofore determined; and

WHEREAS, it is incumbent upon the City Council to provide when said assessments shall become due and penalties payable after any delinquency; and

WHEREAS, the City Council has determined, and does hereby determine, that the City shall pay the costs of the Project, in part, with funds derived from the levy of assessments, and the City will pay one-half or more of the costs of the Project with monies derived from other than the levy of special assessment, and that the exception provided by NRS 271.306(2)(a) does exist with respect to the Project; and

WHEREAS, the owners of certain property to be located within the proposed District have requested the City to include as part of the improvements to be constructed within the District, for such property, water and/or sewer improvements and such owners have executed an affidavit of waiver and consent (hereinafter the "Affidavit"), consenting to the construction of such improvements and the assessment of the cost of such improvements on such property.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES ORDAIN AS FOLLOWS:

Section 1. This Ordinance shall be known as, and may be cited by, the short title "District No. 1495 Levy Ordinance" (hereinafter the "Ordinance").

Section 2. The City Council has heretofore determined, and does hereby declare, that each and every complaint, protest and objection made in connection with the District is without sufficient merit

and the same be, and the same hereby is, overruled, and finally passed on by the City Council, except as provided in the District No. 1495 Assessment Protest Resolution.

Section 3. All actions, proceedings, matters and things heretofore taken, had and done by the City and the officers thereof (not inconsistent with the provisions of this Ordinance) concerning Special Improvement District No. 1495 – Buffalo Drive (Cheyenne Avenue to Lone Mountain Road), including, but not limited to, the creation of the District, the acquisition of the Project, the amount of the construction contract, the levy of assessments for those purposes, the determination that the tracts in the District will receive special benefits and market value increases, and the validation and confirmation of the final assessment roll and the assessments therein, be, and the same hereby is, ratified, approved and confirmed.

Section 4. For the purpose of paying a portion of the costs and expenses of the Project, the amounts and assessments shown in the final assessment roll (as so filed, modified and confirmed) are hereby levied and assessed against the lots, tracts and parcels of land in the District (being all those specially benefited by said improvements) and described in the final assessment roll for the District, as filed in the office of the City Clerk on October 20, 2004, and as modified and confirmed by the District No. 1495 Assessment Protest Resolution duly adopted by the City Council on December 1, 2004.

Section 5. The assessments shall be due and payable at the office of the City Treasurer within 30 days after this Ordinance becomes effective, without interest and without demand, provided that all or any part of such assessments may, at the election of the owner, be paid in installments, with interest, as hereinafter provided. Failure to pay the whole assessment within said period of 30 days shall be conclusively considered and held an election on the part of all persons interested, whether under disability or otherwise, to pay in installments, the amount of the assessment then unpaid. In case of such election to pay in installments, the unpaid assessments shall be payable in twenty (20) substantially equal semiannual installments of principal until paid in full, with interest in all cases on the unpaid and deferred installments of principal from the effective date of this Ordinance, at a rate or rates which shall not exceed by more than one percent (1%) the highest rate of interest on the assessment bonds issued for the District, both principal and interest on such assessments being payable semiannually at the office of the City Treasurer on April 1 and October 1 in each year, commencing on October 1, 2005. After the effective

date of this Ordinance and before assessment bonds are issued (or if bonds are not issued), the City Council shall by resolution provide the rate of interest on the unpaid and deferred installments of assessments. If assessment bonds are sold the rate will not exceed by more than one percent (1%) the highest rate of interest on the assessment bonds for the district. The effective interest rate on the assessment bonds of the District will not exceed the statutory maximum rate, i.e., will not exceed by more than three percent (3%) the "Index of Twenty Bonds", which is most recently published before the bids for such bonds are received, or at the time a negotiated offer for the sale of such bonds is accepted. Failure to pay any installment, whether of principal or interest, when due, shall cause the whole amount of the unpaid principal to become due and payable immediately, at the option of the City. The exercise of said option to be indicated by the commencement of foreclosure proceedings by the City. The whole amount of the unpaid principal and accrued interest shall, after such delinquency, whether or not said option is exercised, bear penalty interest at the rate of two percent (2%) (or at any higher rate authorized by statute, or any lower rate, which may be zero percent, for such period as determined by the City Treasurer) per month (not prorated for any portion of the month) on the unpaid balance of the assessment and accrued interest, until the day of sale or until paid. At any time prior to the date of the sale, the owner may pay the amount of all delinquent installments originally becoming due on or before the date of said payment, with interest thereon, and all penalties accrued, and shall thereupon be restored to the right thereafter to pay in installments in the same manner as if default had not been suffered. The owner of any property assessed and not in default as to any installment or payment, may at any time (at the option of such owner), pay the whole or any semiannual installment of the unpaid principal with interest accruing thereon to the next interest payment date. If such prepayment takes place after February 8, 2005, but before the adoption of the aforementioned resolution establishing the rate of interest on deferred installments of assessments, such interest accruing thereon to the next interest payment date shall be calculated at seven and 57/100 percent (7.57%) per annum (i.e., the presumed rate of interest on the assessment bonds for the District plus one percent).

Pursuant to NRS 271.357 and NRS 271.360, any assessment against property for which an application for Hardship Determination has been approved by the City Council shall be postponed, but the owner shall make payments of interest on the unpaid balance of previous and current assessments at the

same rate and terms as are established for other assessments in the manner provided. The assessment shall remain postponed until the earlier of the following occurrences: (a) the property is sold or transferred to a person other than one to whom a Hardship Determination has been granted; (b) the term of the bonds expire; (c) the property owner's application for renewal of the Hardship Determination is disapproved; (d) the property owner fails to pay interest on the unpaid balance of assessments in a timely manner; or (e) the property owner pays all previous and current assessments. The owner shall also be subject to the lien as provided in Section 6 hereof.

Section 6. The amounts assessed shall be a lien upon the owner's lots, tracts and parcels of land from the effective date of this Ordinance (i.e. January 9, 2005) until paid. The lien shall be co-equal with the latest lien thereon to secure the payment of general taxes and prior and superior to all other liens, claims, encumbrances and titles (other than the liens of assessments and general taxes). The sale of any such lot, tract or parcel of land for general or other taxes shall not relieve such lot, tract or parcel of land from such assessment or the lien therefor. Such amounts shall continue to be a lien upon the lots, tracts and parcels of land assessed until paid in full (including all principal and the interest thereon, and any penalties and collection costs).

Section 7. Should any lot, tract or parcel of land within the District be divided after the effective date of this Ordinance and before the collection of all the assessment installments, or if any property in the District makes a request to do so, the City Council may require the City Treasurer to apportion, combine or reapportion the uncollected amounts upon the several parts of land so divided or combined in accordance with the provisions of NRS 271.425. The report of such an apportionment, combination or reapportionment, when approved, shall be conclusive on all the parties, and all assessments thereafter made upon the tracts shall thereafter be according to the subdivision. The report, when approved, shall be recorded in the office of the County Recorder of Clark County, Nevada, together with a statement that the current payment status of any of the assessments may be obtained from the City Treasurer. Neither the failure to record the report, nor any defect in the report as recorded, shall affect the validity of the assessments, the lien for the payment thereof or the priority of that lien.

Section 8. In case any lot, tract or parcel of land so assessed is delinquent in the payment of the assessment or any installment of principal or interest, the City Council shall forthwith cause the owner

of such delinquent property, if known, to be immediately notified in writing of such delinquency, by first-class mail, postage prepaid, addressed to the addressee's last known address. If such delinquency is not paid within 10 days after such notice was given by deposit in the United States mail, then said assessment shall be enforced by the City Treasurer and other officers of the City, as provided in NRS 271.545 to NRS 271.630. Nothing herein shall be construed as preventing the City, at the direction of the governing body, from collecting any assessment by suit in the name of the governing body. The final assessment roll and the certified copy of this Ordinance shall be prima facie evidence of the regularity of the proceedings in making the assessment and of the right to recover judgment therefor. If a foreclosure is not promptly filed and prosecuted, then any bondholder may file and prosecute said foreclosure action in the name of the City. Any bondholder may also proceed against the City to protect and enforce the rights of the bondholders under this Ordinance by suit, action or special proceedings in equity or at law, either for the appointment of a receiver or for the specific performance of any provision contained herein or in an award of execution of any power herein granted for the enforcement of any proper, legal or equitable remedy as such bondholder or bondholders may deem most effective to protect and enforce the rights aforesaid. All such proceedings, at law or in equity, shall be instituted, had and maintained for the equal benefit of all owners of the bonds then outstanding. The failure of the bondholders to foreclose such delinquent assessments or to proceed against the City shall not relieve the City or any of its officers, agents or employees of any liability for its failure to foreclose such delinquent assessments.

Section 9. The City Clerk is hereby directed to deliver to the City Treasurer a copy of the final assessment roll containing a description of the lots, tracts and parcels of land being assessed, with the amount of the assessment levied upon each and the name and address of the owner or owners against whom the assessment was made. The final assessment roll is to be recorded in the office of the County Recorder together with the statement that the current payment status of any assessment may be obtained from the City Treasurer. The City Treasurer is additionally directed to collect the several sums so assessed as a tax upon the several tracts to which they were assessed.

Section 10. In accordance with NRS 271.405(7) the City Clerk shall give notice by publication in the Las Vegas Review-Journal, a newspaper of general circulation in the City, and such notice to be published at least once a week, for three consecutive publications, by three weekly insertions, the first

such publication to be at least 15 days prior to the end of the 30-day period stating that said assessments have been levied and are due and payable. The notice shall further state that payment must be made in full prior to the end of the 30 day period to avoid paying interest on the assessment. It shall not be necessary that the notice be published on the same day of the week, but not less than 14 days shall intervene between the first publication and the last publication. Service by publication shall be verified by the affidavit of the publisher and filed with the City Clerk of the City. In accordance with NRS 271.390(2), the City Clerk or Deputy City Clerk shall also give written notice of the levying of the assessments by mailing a copy of such notice, postage prepaid, at least 20 days prior to the end of said 30-day period, to the owner or owners of all property upon which the assessment was levied at his or her last known address or addresses. Proof of such mailing shall be made by the affidavit of the City Clerk or Deputy City Clerk and such proof shall be filed with the City Clerk. Failure to mail any such notice or notices shall not invalidate any assessment or any other proceedings concerning the District. Proof of the publication and proof of the mailing shall be maintained in the permanent records of the office of the City Clerk until all special assessments and special assessment bonds issued (if such special assessment bonds are hereafter issued) shall have been paid in full, both principal and interest, or until any claim is barred by an appropriate statute of limitations. The City Council hereby determines that the manner of giving notice herein provided by publication and by mail is reasonably calculated to inform the parties of the proceedings concerning the District and the levy of assessments which may directly and adversely affect their legally protected interests.

Section 11. The notice provided for in NRS 271.390(2) and NRS 271.405(7) and in Section 10 of this Ordinance shall be in substantially the following form:

(Form of Notice)

**NOTICE TO PROPERTY OWNERS OF THE LEVY OF ASSESSMENTS FOR
IMPROVEMENTS IN CITY OF LAS VEGAS, NEVADA SPECIAL IMPROVEMENT
DISTRICT NO. 1495 – BUFFALO DRIVE (CHEYENNE AVENUE TO LONE
MOUNTAIN ROAD)**

NOTICE IS HEREBY GIVEN to the owners of all property upon which an assessment has been levied, and other interested persons, that District No. 1495 Levy Ordinance (hereinafter the "Levy Ordinance") was duly passed, adopted, signed and approved on January 5, 2005. The Levy Ordinance levied and assessed a portion of the cost and expense of such improvements against the lots, tracts and parcels of land specially benefited by the local improvements in what is commonly designated as "City of Las Vegas, Nevada, Special Improvement District No. 1495 – Buffalo Drive (Cheyenne Avenue to Lone Mountain Road)," (said lots, tracts and parcels of land being more specifically described in the final assessment roll designated in the ordinance).

Assessments are due and payable at the office of the City Treasurer, in Las Vegas, Nevada, on or before February 8, 2005, being 30 days after the effective date of the Levy Ordinance, without interest and without demand, provided that all, or any part of such assessments may, at the election of the owner, be paid in installments, with interest as hereinafter provided. Failure to pay the whole assessment within the 30-day period will be conclusively considered and held an election on the part of all persons interested, whether under disability or otherwise, to pay the unpaid assessment in installments. In case of such election to pay in installments, the unpaid assessments will be payable in twenty (20) substantially equal semi-annual installments of principal until paid in full, with interest in all cases on the unpaid and deferred installments of principal from January 9, 2005 (i.e., the effective date of the Levy Ordinance) both principal and interest being payable semi-annually at the office of the City Treasurer, Las Vegas, Nevada, on April 1 and October 1 in each year, commencing on October 1, 2005. After the effective date of the Levy Ordinance and before assessment bonds are issued (or if bonds are not issued), the City Council shall by Resolution provide the rate of interest on the unpaid and deferred installments of assessments. If assessment bonds are sold, the rate will not exceed by more than one percent (1%) the highest rate of interest on the assessment bonds issued for the District. The effective interest rate on the assessment bonds of the District will not exceed the statutory maximum rate, i.e., will not exceed by more than three

percent (3%) the "Index of Twenty Bonds", which is most recently published before the bids for such bonds are received, or at the time a negotiated offer for the sale of such bonds is accepted. Failure to pay any assessment installment, whether principal or interest, when due will cause the whole of the unpaid principal of such assessment to become due and payable immediately at the City's option, and the whole amount of the unpaid principal and accrued interest will, after such delinquency, whether or not the City's option is exercised, bear penalty interest at the rate of two percent (2%) (or at any higher rate authorized by statute, or any lower rate, which may be zero percent, for such period as determined by the City Treasurer) per month (not prorated for any portion of the month) on the unpaid balance of the assessment and accrued interest, until the day of sale or until paid. At any time prior to the date of the sale, the owner may pay the amount of all delinquent installments originally becoming due on or before the date of payment, with the interest thereon and all penalties accrued, and will thereupon be restored the right, thereafter, to pay in installments in the same manner as if default had not been suffered. The owner of any property not in default as to any assessment installment or payment may, at any time, pay the whole or any semi-annual installment of the unpaid principal with interest accruing thereon to the next interest payment date. If such prepayment takes place after February 8, 2005, but before the adoption of the aforementioned resolution establishing the rate of interest on deferred installments of assessments, such interest accruing thereon to the next interest payment date shall be calculated at seven and 57/100 percent (7.57%) per annum (i.e., the presumed rate of interest on the assessment bonds for the District plus one percent).

Pursuant to NRS 271.357 and NRS 271.360, any assessment against property for which an application for Hardship Determination has been approved by the City Council shall be postponed, but the owner shall make payments of interest on the unpaid balance of previous and current assessments at the same rate and terms as are established for other assessments in the manner provided. The assessment shall remain postponed until the earlier of the following occurrences: (a) the property is sold or transferred to a person other than one to whom a Hardship Determination has been granted; (b) the term of the bonds expires; (c) the property owner's application for renewal of a Hardship Determination is disapproved; (d) the property owner fails to pay interest on the unpaid balance of assessments in a

timely manner; or (e) the property owner pays all previous and current assessments. The owner shall also be subject to the lien as provided in Section 6 hereof.

Pursuant to NRS 271.395, within 15 days after the effective date of the Levy Ordinance, any person who has filed a complaint, protest or objection in writing, pursuant to NRS 271.380, shall have the right to commence an action or suit in any court of competent jurisdiction to correct or set aside such determination. Thereafter, all actions or suits attacking the regularity, validity and correctness of the proceedings, of the final assessment roll, of each assessment contained therein, of the amount of special benefits and market value increases, and of the amount thereof levied on each tract, including, without limiting the generality of the foregoing, the defense of confiscation shall be perpetually barred.

The amounts assessed as aforesaid constitute a lien upon said lots, tracts and parcels of land from January 9, 2005 (i.e., the effective date of the Levy Ordinance), which lien shall be co-equal with the latest lien thereon to secure the payment of general taxes and prior and superior to all other liens, claims, encumbrances and titles (other than the liens of assessments and general taxes). The sale of any such lot, tract or parcel of land for general taxes shall not relieve such lot, tract or parcel of land from such assessment or the lien therefor.

Dated this January 5, 2005.

BARBARA JO RONEMUS, City Clerk

(End of Form of Notice)

Section 12. The officers of the City be, and they hereby are, authorized and directed to take all action necessary and appropriate to effectuate the provisions of this Ordinance, including without limiting the generality of the foregoing, the preparation of all necessary documents, legal proceedings, the recording of the final assessment roll, and other items necessary or desirable for the completion of the levying of the assessments of the District and the issuance of the bonds therefor.

Section 13. All ordinances or resolutions, or parts thereof, in conflict with the provisions of this Ordinance, are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any ordinance or resolution, or part thereof, heretofore repealed.

Section 14. That in accordance with Section 2.110 of the City Charter, this Ordinance when first proposed is to be read by title to the City Council, immediately after which an adequate number of copies of the proposed Ordinance are to be deposited with the office of the City Clerk for public examination and distribution upon request; thereafter, the City Clerk is authorized and directed to give notice of the deposit together with the title of the Ordinance by publication at least once in the Las Vegas Review-Journal, i.e., a newspaper published and having general circulation in the City, at least ten (10) days before the adoption of the Ordinance, i.e., at least ten (10) days before January 5, 2005, such publication to be in substantially the following form:

(FORM OF PUBLICATION OF NOTICE OF DEPOSIT OF AN ORDINANCE)

ORDINANCE NO. _____

AN ORDINANCE CONCERNING CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1495 – BUFFALO DRIVE (CHEYENNE AVENUE TO LONE MOUNTAIN ROAD); PROVIDING FOR THE PAYMENT OF THE COSTS AND EXPENSES OF SAID IMPROVEMENTS; ASSESSING A PORTION OF THE COST OF SAID IMPROVEMENTS AGAINST THE ASSESSABLE LOTS, TRACTS, AND PARCELS OF LAND BENEFITED BY SAID IMPROVEMENTS; RATIFYING, APPROVING AND CONFIRMING ALL ACTION PREVIOUSLY TAKEN; PRESCRIBING DETAILS IN CONNECTION THEREWITH.

PUBLIC NOTICE IS HEREBY GIVEN that an adequate number of typewritten copies of the above-entitled proposed Ordinance were filed with and are available for public inspection and distribution at the office of the City Clerk of the City of Las Vegas, 400 Stewart Avenue, Las Vegas, Nevada, and that such ordinance was proposed on the 1st day of December, 2004, and will be considered for adoption at the regular meeting of the City Council of the City of Las Vegas on the 5th day of January, 2005.

/s/ Barbara Jo Ronemus
City Clerk

(End of Form)

Section 15. That this Ordinance shall be in effect on the day after its publication, as hereinafter provided. After this Ordinance is signed by the Mayor and attested and sealed by the City Clerk, this Ordinance shall be published by title only, together with the names of the City Council voting for or against its passage, and with a statement that typewritten copies of said Ordinance are available for inspection by all interested parties at the office of the City Clerk, such publication to be made in the Las Vegas Review-Journal, a newspaper published and having general circulation in the City, at least once, pursuant to Section 2.110 of the Charter and all laws thereunto enabling, such publication is to be in substantially the following form:

(Form for Publication After Final Adoption of Ordinance)

ORDINANCE NO. _____

AN ORDINANCE CONCERNING CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1495 – BUFFALO DRIVE (CHEYENNE AVENUE TO LONE MOUNTAIN ROAD); PROVIDING FOR THE PAYMENT OF THE COSTS AND EXPENSES OF SAID IMPROVEMENTS; ASSESSING A PORTION OF THE COST OF SAID IMPROVEMENTS AGAINST THE ASSESSABLE LOTS, TRACTS, AND PARCELS OF LAND BENEFITED BY SAID IMPROVEMENTS; RATIFYING, APPROVING AND CONFIRMING ALL ACTION PREVIOUSLY TAKEN; PRESCRIBING DETAILS IN CONNECTION THEREWITH.

PUBLIC NOTICE IS HEREBY GIVEN that the above Ordinance was proposed on December 1, 2004, and was passed at a regular meeting held on January 5, 2005, by the following vote of the City Council of the City of Las Vegas, Nevada:

Those Voting Aye:

Oscar B. Goodman
Gary Reese
Larry Brown
Lawrence Weekly
Michael Mack
Janet Moncrief
Steve Wolfson

Those Voting Nay:

Those Absent:

This Ordinance shall be in full force and effect from and after _____, 20____, i.e., the day after its publication by title only.

IN WITNESS WHEREOF, the City Council of the City of Las Vegas, Nevada, has caused this Ordinance to be published by title only.

This _____ day of _____, 20____.

/s/ OSCAR B. GOODMAN
Mayor
City of Las Vegas, Nevada

(SEAL)

Attest:
/s/ BARBARA JO RONE MUS
City Clerk

Section 16. That if any section, paragraph, clause or other provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or other provision shall not affect any of the remaining provisions of this Ordinance.

Introduced December 1, 2004, PASSED, ADOPTED AND APPROVED January 5, 2005.

OSCAR B. GOODMAN, Mayor

Attest:

BARBARA JO RONECUS, City Clerk

Approved as to Form:

Date Deputy City Attorney

STATE OF NEVADA)
)
COUNTY OF CLARK) SS
)
CITY OF LAS VEGAS)

I, Barbara Jo Ronemus, the duly chosen, qualified City Clerk of the City of Las Vegas (hereinafter the "City"), in the State of Nevada, do hereby certify:

1. The foregoing pages constitute a true, correct, complete and compared copy of an ordinance which was introduced at the meeting of the City Council on December 1, 2004 and finally adopted and approved on January 5, 2005.

2. The following members of the City Council were present at the December 1, 2004 Council meeting:

Mayor:	Oscar B. Goodman
Councilmembers:	Gary Reese
	Larry Brown
	Lawrence Weekly
	Michael Mack
	Janet Moncrief
	Steve Wolfson

3. The foregoing Ordinance was first proposed and read by title to the City Council on December 1, 2004, and referred to a committee composed of _____ and _____ for recommendation; thereafter the said committee reported favorably on said Ordinance on January 5, 2005, which was a regular meeting of said City Council; that at said regular meeting, the proposed Ordinance was again read by title to the City Council and adopted. The following members of the City Council were present at the January 5, 2005 meeting and voted upon the adoption of the Ordinance as follows:

Those Voting Aye:	Oscar B. Goodman
	Gary Reese
	Larry Brown
	Lawrence Weekly
	Michael Mack
	Janet Moncrief
	Steve Wolfson

Those Voting Nay:	_____

Those Absent:	_____

4. The original of the Ordinance 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 City Council kept for that purpose in my office, which record has been duly signed by such officers and properly sealed.

5. All members of the City Council were given due and proper notice of the meetings held on December 1, 2004, and January 5, 2005. Pursuant to § 241.020, Nevada Revised Statutes, written notice of the meetings was given no later than 9:00 a.m. on the third working day before the meetings, including in the notice the time, place, location, and agenda of the meeting:

(a) By posting a copy of the notice by 9:00 a.m. at least three (3) working days before the meetings at the principal office of the City 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 City Council, to wit:

- (i) City Clerk's Bulletin Board
City Hall Plaza
2nd Floor Skybridge
Las Vegas, Nevada
- (ii) Court Clerk's Office Bulletin Board
City Hall Plaza
Las Vegas, Nevada
- (iii) Las Vegas Library
833 Las Vegas Boulevard North
Las Vegas, Nevada
- (iv) Clark County Government Center
500 South 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 by 9:00 a.m. no later than three (3) working days before the meetings to each person, if any, who has requested notice of the meetings of the City Council in the same manner in which notice is required to be mailed to a member of the City Council.

6. A copy of such notice so given of the meeting of the City Council on December 1, 2004, is attached to this certificate as Exhibit A and a copy of the notice so given of the meeting of the City Council on January 5, 2005, is attached to this certificate as Exhibit B.

7. Upon request, the governing body provides, at no charge, at least one copy of the agenda for its public meetings, any proposed ordinance or regulation which will be discussed at the public meeting, and any other supporting materials provided to the members of the governing body for an item on the agenda, except for certain confidential materials and materials pertaining to the closed meetings, as provided by law.

IN WITNESS WHEREOF, I have hereunto set my hand on this January 5, 2005.

BARBARA JO RONEMUS, City Clerk

(SEAL)

EXHIBIT A

(Attach Copy of Notice of December 1, 2004 Meeting)

EXHIBIT B

(Attach Copy of Notice of January 5, 2005 Meeting)

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: CITY ATTORNEY

DIRECTOR: BRADFORD R. JERBIC

☐ CONSENT ☒ DISCUSSION

SUBJECT:

NEW BILL:

Bill No. 2004-81 - Updates the description of the City ward boundaries to reflect changes in precinct numbers or descriptions made by the Clark County Election Department, as a result of annexations or otherwise. Proposed by: Barbara Jo Ronemus, City Clerk

Fiscal Impact:

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

PURPOSE/BACKGROUND:

This bill is a housekeeping measure to update the description of the City ward boundaries to reflect changes in precinct numbers or descriptions made by the Clark County Election Department, as a result of annexations or otherwise.

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

Bill No. 2004-81

MOTION:

None required.

MINUTES:

First Reading - Referred - COUNCILMEMBERS MONCRIEF and WOLFSON

12/14/2004 Recommending Committee

12/15/2004 Council Agenda

There was no discussion.

(12:34 - 12:36)

3-1036

THE MORNING SESSION RECESSED AT 12:36 P.M.

BILL NO. 2004-81

ORDINANCE NO. _____

AN ORDINANCE TO UPDATE THE DESCRIPTION OF THE CITY WARD BOUNDARIES TO REFLECT CHANGES IN PRECINCT NUMBERS OR DESCRIPTIONS MADE BY THE CLARK COUNTY ELECTION DEPARTMENT, AS A RESULT OF ANNEXATIONS OR OTHERWISE, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Barbara Jo Ronemus, City Clerk

Summary: Updates the description of the City ward boundaries to reflect changes in precinct numbers or descriptions made by the Clark County Election Department, as a result of annexations or otherwise.

**THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN
AS FOLLOWS:**

SECTION 1: Title 1, Chapter 16, Sections 20, 30, 40, 50, 60 and 70, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, are hereby repealed in their entirety.

SECTION 2: Title 1, Chapter 16, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto six new sections, designated as Sections 20, 30, 40, 50, 60 and 70, reading respectively as follows:

1.16.020: Ward No. 1 shall consist of that area of the City which is encompassed within election precinct numbers 3120, 3127, 3301, 3302, 3308, 3309, 3310, 3311, 3312, 3320, 3321, 3322, 3323, 3326, 3353, 3354, 3900, 4325, 4350, 4351, 4352, 4353, 4355, 4356, 4901, 5014, 6013, 6031, 6034, 6333, 6351, 6352, 6353, 6354, 6355, 6360, 6361, 6362, 6363, 6364, 6365, 6370, 6371, 6372, 6373, 6374, 6375, 6384, 6385, 6390, 6391, 6392, 6393, 6394, 6395, 6396, 6400, 6401, 6402 and 6403.

1.16.030: Ward No. 2 shall consist of that area of the City which is encompassed within election precinct numbers 2306, 2311, 2312, 2461, 3089, 3090, 3129, 3130, 3225, 3227, 3228, 3229, 3340, 3341, 3342, 3343, 3344, 3345, 3350, 3351, 3352, 3355, 3360, 3361, 3362, 3363, 3364, 3365, 3366, 3370, 3371, 3372, 3373, 3374, 3375, 3380, 3381, 3382, 3386, 3541, 3544, 6343, 6344, 6345, 6350, 6380, 6381, 6382 and 6383.

1.16.040: Ward No. 3 shall consist of that area of the City which is encompassed within election precinct numbers 4050, 4360, 4361, 4363, 4364, 4365, 4370, 4371, 4372, 4373, 4374, 4375, 4376, 4380, 4381, 4382, 4383, 4384, 4385, 5003, 5300, 5310, 5312, 5313, 5315, 5316, 5320, 5350, 5351,

1 5352, 5356, 5383, 5384, 5385, 5901, 5902, 7370, 7371, 7372 and 7373.

2 **1.16.050:** Ward No. 4 shall consist of that area of the City which is encompassed within election
3 precinct numbers 2300, 2301, 2302, 2303, 2305, 2307, 2310, 2313, 2314, 2321, 2342, 2900, 3034,
4 3035, 3036, 3037, 3038, 3040, 3041, 3042, 3214, 3217, 3219, 3220, 3383, 3384, 3385, 3390, 3391,
5 3392, 3393, 3394, 3395, 3396, 3400, 3401, 3402, 3403, 3404, 3410, 3411, 3412, 3413, 3414, 3415,
6 3416, 3420, 3421, 3422, 3423, 3424, 3425, 3430, 3431, 3432, 3434, 3435, 3436, 3442, 3443, 3446,
7 3450, 3451, 3452, 3454 and 3903.

8 **1.16.060:** Ward No. 5 shall consist of that area of the City which is encompassed within election
9 precinct numbers 2050, 2327, 2332, 2333, 2349, 2450, 2451, 2452, 2453, 4028, 4031, 4035, 4040,
10 4320, 4321, 4324, 4330, 4331, 4332, 4340, 4341, 4342, 4343, 4344, 4345, 4347, 4386, 4387, 4450,
11 4451, 4452, 4453, 4455, 4460, 4461, 4462, 4463, 4464, 4465, 4466, 6300, 6301, 6302, 6303, 6311,
12 6312, 6314, 6320, 6322, 6323, 6325, 6330, 6331, 6332, 6334, 6339 and 6340.

13 **1.16.070:** Ward No. 6 shall consist of that area of the City which is encompassed within election
14 precinct numbers 2037, 2044, 2047, 2048, 2052, 2322, 2323, 2324, 2325, 2326, 2328, 2331, 2338,
15 2341, 2344, 2345, 2346, 2350, 2351, 2352, 2353, 2354, 2355, 2454, 2455, 2460, 2462, 2901, 2947,
16 2948, 3453, 3463, 3464, 3465, 3466, 3470, 3471, 3472, 3481, 3482, 3483, 3485, 3486, 3490, 3491,
17 3494, 3495, 3500, 3501, 3502, 3505, 3506, 3507, 3508, 3510, 3514, 3520, 3524, 3525, 3526, 3527,
18 3528, 3530, 3545, 3961, 3965, 6305, 6310, 6341 and 6342.

19 **SECTION 3:** If any section, subsection, subdivision, paragraph, sentence, clause or
20 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or
21 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or
22 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the
23 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,
24 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,
25 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,
26 invalid or ineffective.

27 ...

28 ...

1 SECTION 4: All ordinances or parts of ordinances or sections, subsections, phrases,
2 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,
3 1983 Edition, in conflict herewith are hereby repealed.

4 PASSED, ADOPTED and APPROVED this _____ day of _____, 2004.

5 APPROVED:

6
7 By _____
8 OSCAR B. GOODMAN, Mayor

9 ATTEST:

10 _____
11 BARBARA JO RONEMUS, City Clerk

12 APPROVED AS TO FORM:

13 Val Steed 11-22-04
14 Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the
2 ____ day of _____, 2004, and referred to the following committee composed of
3 _____ and _____ for recommendation;
4 thereafter the said committee reported favorably on said ordinance on the ____ day of
5 _____, 2004, which was a _____ meeting of said Council; that at said
6 _____ meeting, the proposed ordinance was read by title to the City Council
7 as first introduced and adopted by the following vote:

8 VOTING "AYE": _____

9 VOTING "NAY": _____

10 ABSENT: _____

11

12 APPROVED:

13

14 By _____
15 OSCAR B. GOODMAN, Mayor

16 ATTEST:

17

18 BARBARA JO RONEMUS, City Clerk

19

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AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: CITY CLERK

DIRECTOR: BARBARA JO RONEMUS

☐ **CONSENT** ☐ **DISCUSSION**

SUBJECT:

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

MOTION:

REESE - Motion to STRIKE Item 67 [5504 and 5516 Alpine Place], TABLE Item 87 [SUP-4830] and to HOLD IN ABEYANCE Item 88 [SUP-5228], Item 89 [SDR-5094], Item 114 [GPA-5120], Item 115 [ZON-5121], Item 116 [VAR-5124] and Item 117 [SDR-5122] to 12/15/2004 and Item 98 [SUP-5466] to 1/19/2005 - UNANIMOUS with BROWN, MACK and MONCRIEF excused

MINUTES:

There was no related discussion.

(1:39 - 1:41)

4-1

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004**DEPARTMENT: NEIGHBORHOOD SERVICES****DIRECTOR: ORLANDO SANCHEZ**☐ **CONSENT** ☒ **DISCUSSION****SUBJECT:**

Public hearing to consider the report of expenses to recover costs for abatement of dangerous building/demolition located at 1401 Comstock Drive. PROPERTY OWNERS: WILLIS J. JR. & GLINDA BOWDEN - Ward 5 (Weekly)

Fiscal Impact:

☐	No Impact	Amount:	\$24,457.05
☒	Budget Funds Available	Dept./Division:	Neigh. Services/Response
☐	Augmentation Required	Funding Source:	General Fund

PURPOSE/BACKGROUND:

The condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed the Department of Neighborhood Services hired Broadbent & Associates to conduct an asbestos survey and K.O. Construction to remove the asbestos, demolish the structure, and remove all trash, debris, refuse, waste, high/dry/dead vegetation, etc. and post "No Trespassing" signs.

RECOMMENDATION:

That the City Council: 1. Approve the report of expenses in the amount of \$24,457.05 in order that the above charges be filed and recorded against the property, constituting a special assessment and lien. 2. Authorize that the Notice and Lien of Assessment be duly recorded with the County Treasurer.

BACKUP DOCUMENTATION:

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

MOTION:

WEEKLY - APPROVED the action of Neighborhood Services - **UNANIMOUS** with MACK and MONCRIEF excused

MINUTES:

NOTE: Video shown but not submitted.

MAYOR GOODMAN declared the Public Hearing open.

The property owner was not present.

STEPHEN HARSIN, Deputy Director of Neighborhood Services, presented a video of the subject property and read the purpose/background regarding the condition of the property as a public hazard and an attractive nuisance requiring the described abatement. MR. HARSIN recommended the City Council approve the report of expenses in the amount of \$24,457.05, \$750 for an asbestos survey by Broadbent

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - Continued:

and Associates, \$21,267 to K.O. Construction for asbestos removal, and \$2,440.05 in administrative fees. He requested that the charges be filed and recorded against the property as a special assessment and lien, and authorize that the Notice and Lien of Assessment be duly recorded with the County Treasurer's Office.

No one appeared in opposition.

MAYOR GOODMAN declared the public hearing closed.

(1:41 - 1:43)

4-71

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 1, 2004

DEPARTMENT: Neighborhood Services

ITEM DESCRIPTION: Public Hearing to consider the report of expenses to recover costs for abatement of dangerous building/demolition located at 1401 Comstock Drive. PROPERTY OWNER: WILLIS J. JR & GLINDA BOWDEN – Ward 5 (Weekly)

Broadbent & Associates were hired to conduct an asbestos survey on July 2, 2004 at a cost of \$750.00, K.O. Construction was hired to remove the asbestos on August 8, 2004 at a cost of \$14,500.00; and on September 21, 2004 K.O. Construction completed the abatement process by demolishing the structure at a cost of \$6,017.00 a total cost of \$21,267.00 plus a 15% administrative fee, for a total of \$24,457.05.

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

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

Memorandum

City of Las Vegas Neighborhood Services Department

To: Barbara Jo Ronemus, City Clerk
From: Orlando Sanchez, Director – Neighborhood Response Division
CC: File
Date: November 3, 2004
Re: Report of Expenses for the abatement of Dangerous Building/Demolition located at 1401 Comstock Drive - Ward 5 (Weekly)

After giving due process, notification, and an opportunity for an appeal hearing as specified in the Las Vegas Municipal Code for "Dangerous Building/Demolition," the Department of Neighborhood Services caused the above-referenced property to be corrected by hiring Broadbent & Associates to conduct an asbestos survey and K.O. Construction to remove the asbestos, demolish the structure, and remove all trash, debris, refuse, waste, high/dry/dead vegetation, etc. and post "No Trespassing" signs. The abatement was completed on October 11, 2004 at a cost of \$21,267.00, which was accepted by the Department of Neighborhood Services.

On July 2, 2004, Broadbent & Associates, Inc performed an asbestos survey on the property at a cost of \$750.00; August 8th and September 21, 2004, KO Construction performed abatements on the property at a cost of \$20,517.00. The Department of Neighborhood Services accepted these costs.

Contract Amount:

Broadbent & Associates – 7/2/04.....	\$	750.00
KO Construction – 8/8/04		14,500.00
KO Construction – 9/21/04.....		6,017.00
AMOUNT DUE		21,267.00
Administrative processing fee		<u>3,190.05</u>
TOTAL AMOUNT DUE	\$	24,457.05

OWNER OF RECORD: WILLIS J. JR & GLINDA BOWDEN
PROPERTY ABATED: 1401 COMSTOCK DRIVE
ASSESSOR'S PARCEL: 139 28 110 077
LEGAL DESCRIPTION: BONANZA VILLAGE TRACT
PLAT BOOK 2 PAGE 69
LOT 10 BLOCK 4

OS:JL

EXHIBIT A

DISCLOSURE OF PRINCIPALS

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

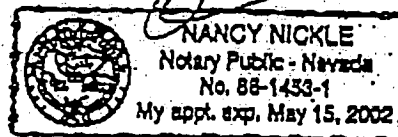
FULL NAME	BUSINESS ADDRESS	BUSINESS PHONE
1. CHRIS HARRISON	4855 W. MAULDING AVE	702-361-4221
2. EDWARD KOPE	LAS VEGAS, NV 89139	
3. ROSE KOPE		
4.		
5.		
6.		

Continue list until full and complete disclosure is made.

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

[Contracting Entity] K.O. CONSTRUCTION INC
 By: [Signature]

Subscribed and sworn to before me this
29 Day of October 1999.
Nancy Nickle
 Notary Public





LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
WRENCE WEEKLY

MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

NOTICE OF PUBLIC HEARING
DECEMBER 1, 2004

Pursuant to Section 302 of the Uniform Code for the Abatement of Dangerous Buildings adopted as Section 16.08, Title 9.04 of the Las Vegas Municipal Code. NOTICE IS HEREBY GIVEN THAT ON Wednesday, December 1, 2004, at the hour of 1:00 P.M., in the Council Chambers, City Hall Complex, 400 Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following REPORT OF EXPENSES submitted by the Director of Neighborhood Services incurred by the City of Las Vegas for:

Abatement of the property by conducting an Asbestos Survey and then removing the asbestos, demolish the structure, and remove all trash, debris, refuse, waste, high/dry vegetation, etc. and posting "No Trespassing" signs on property located at **1401 COMSTOCK DRIVE** legally described as **BONANZA VILLAGE TRACT, PLAT BOOK 2 PAGE 69 LOT 10 BLOCK 4**. Owner of record at time of abatement: **WILLIS J. JR. & GLINDA BOWDEN – WARD 5 (WEEKLY)**

The Director of Neighborhood Services certifies in the report that the sum of \$24,457.05 was expended (\$750.00 to Broadbent & Associates for an Asbestos Survey, \$20,517.00 to KO Construction for cleaning and boarding the property; and \$3,190.05 Administrative Processing Fee).

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

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

BARBARA JO RONEMUS
CITY CLERK

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov
18112-001-8/04

Address: 1401 COMSTOCK DR

BONANZA VILLAG

PER FAX: HOUSE BURNED ABOUT 6 MONTHS AGO & IS HAZARD SINCE KIDS PLAY AROUND
AND GET ONTO THE LOT

Parcel(s)

Parcel:	Size:	Subdivision Name:
13928110077	0.62 ACRE	BONANZA VILLAGE TRACT

Owner Information:

10-Aug-02	05-Feb-03	PATTILLO JOHNNY & ODESSA
		1401 COMSTOCK DR; LAS VEGAS, NV 89106-2009
05-Feb-03		BOWDEN WILLIS J JR & GLINDA R
		1401 COMSTOCK DR; LAS VEGAS, NV 89106-2009

Inspection Summary

Inspector:	Status:		Scheduled DT:	Start Dt:	Comp DT:	Min:
940274	Passed	Partial	3/15/2004	03/04/2004 15:10	03/04/2004 15:15	5
870076	Failed		3/15/2004	03/04/2004 0:00	03/04/2004 0:00	0
870076	Passed	Partial	3/16/2004	03/16/2004 11:06	03/16/2004 11:18	12
870076	Passed	Partial	7/17/2004	09/17/2004 9:50	09/17/2004 10:04	14
870076	Passed	Partial	9/22/2004	09/30/2004 12:09	09/30/2004 12:19	10
870076	Passed		10/7/2004	10/11/2004 9:55	10/11/2004 10:07	12
Time in Minutes:						53

Violation Details

Violation	Violation DT	Resolve DT	Location:
A-BLD DNGR	3/1/2004	10/11/2004	Property
Board & secure the property.			

Log

Type:	Date:	Employee:	Min:
MISC	10/15/2004 7:28:00 AM	KATHY STEWART	0
Sent Invoice from KO Construction (\$6,017) to Finance for Payment. Gave file to Jessica Larramendy for Council.			
MISC	10/12/2004 2:08:00 PM	KATHY STEWART	1
ks) Invoice from KO Construction (\$6,017) sent to Steve Harsin for signature.			
INSP	10/11/2004 9:55:00 AM	KATHY STEWART	12
24) 2nd Post Video) the small portion of block wall & iron gate have now been removed. The remaining weeds/bushes & debris are abated also. Any low hanging tree limbs have been cut as well. The property is in compliance. Looks great! Signs posted.			
INSP	10/7/2004 5:22:00 PM	PAMELA HINES	17
24)MET KRIS(KO)ONSITE.IDENTIFIED ITEMS REMAINING TO BE DONE.IRON GATE & SMALL PART OF BLOCK WALL,2 BUSHES,LOW-HANGING LIMBS, SMALL AMT OF DEBRIS ONSITE. OLEANDER BUSH & WEEDS IN EAST TRANSITION AREA.CREW WILL WORK THIS WKND & HE WILL CALL ME.			
INSP	9/30/2004 12:09:00 PM	KATHY STEWART	10
CONT'D)24) Will call Kris @ KO for debris & weed removal. Tape to OS. Queue C/B inspection final on 10/7.			
INSP	9/30/2004 12:09:00 PM	KATHY STEWART	10
24) Demo completed. There is a small pile of debris in middle of concrete slab & also along southern perimeter of slab near bushes. Some weeds in the transition area along east property line & @ NE end of property. No Trespassing sign posted.			

PHONE	9/24/2004 8:43:00 AM	KATHY STEWART	2
24) Per Kris @ KO, signs, No Trespassing, won't be posted til next week. Advised him I can't do the video til dumpsters are gone & signs are posted. He will call me week of 9/27.			
DIRECT	9/21/2004 11:42:00 AM	KATHY STEWART	0
Per #24, KO construction has completed abatement on property. Schedule 48 hour video.			
INSP	9/17/2004 9:50:00 AM	KATHY STEWART	14
24) Inspection/Pre-video) Ready for demolition. Open/asbestos removed, rear structure & shed open, abandoned van in rear yard. Tape to Orlando Sanchez.			
PHONE	9/13/2004 12:17:00 PM	PAMELA HINES	3
24)DAN CONTRERAS STATES ALL DOORS & WINDOWS ARE OPEN. BUS STOPS IN FRONT OF THIS LOCATION DAILY. EMAILED OS TO REQUEST POSSIBLE TEMP FENCE AS DEMO NOT SCHEDULED FOR 2 WKS.			
PHONE	9/10/2004 1:03:00 PM	KATHY STEWART	0
Per phone conversation with Chris, KO Construction, start date will be around the week of 9/27. (They are working on the Sky-View Mobil Home demo now & as soon as they are finished, they will proceed with this demo).			
LETTER	9/10/2004 8:32:00 AM	KATHY STEWART	0
Award letter attached in OLE.			
FAX	9/10/2004 8:29:00 AM	KATHY STEWART	0
Faxed Award letter to KO Construction for demolition of building. Contractor to call with a start date.			
DIRECT	9/10/2004 7:00:00 AM	KATHY STEWART	88
Per Orlando Sanchez, Send new Award letter to KO Construction for demolition of the building.			
PHONE	8/17/2004 10:04:00 AM	SHIRLEY WARMOUTH	1
DAN CONTRERAS AT 646-4583 CALLED FOR DAVID SEMENZA FOR STATUS ON THIS CASE - E-MAILED DAVID SEMENZA			
MISC	8/17/2004 9:18:00 AM	KATHY STEWART	0
Sent Invoice from KO Construction (\$14,500) Asbestos removal, to Finance for payment. Gave file to Jessica.			
EXTEND	8/10/2004 10:04:00 AM	DAVID SEMENZA	10081
DS One more week delay of demo granted to attorney for mortgage holder. Asbestos removal complete.			
MISC	8/9/2004 1:07:00 PM	KATHY STEWART	0
Received Invoice (\$14,500) from KO Construction for asbestos removal.			
MISC	8/6/2004 12:58:00 PM	JESSICA LARRAMENDY	0
JL) Paid Broadbent & Assoc. Invoice for \$750.00. Req #48756, PO #221427, Rec #119235. Forwarded to Finance.			
EXTEND	7/30/2004 3:22:00 PM	DAVID SEMENZA	1
ds An extension was given by C/M Weekly office to 8/3, Attorney Michele Abrams 413-9692 called for one more week 8/10.Asbestos already done, demo next if can't decide by 8/10.			
MISC	7/26/2004 2:30:00 PM	JESSICA LARRAMENDY	0
JL) Created requisition for payment of \$750.00 to Broadbent & Associates, Inc. Waiting for Purchasing (Tony Green) to process to PO #.			
PHONE	7/23/2004 7:53:00 AM	JESSICA LARRAMENDY	0
JL) Ruben (property investor) called he will supposedly be closing on the property on 7/27. He left msg for DS to call him, he wants to work with the insurance co to refurbish the bldg and not have it demo'd. Emailed DS msg.			
LETTER	6/30/2004 4:46:00 PM	DAVID SEMENZA	0
LETTER SENT TO RECONVEYANCE CO.CONCERNING DEMO. Letter sent certified.			
LETTER	6/30/2004 1:21:00 PM	KATHY STEWART	0
Award Letter (Demo) to K.O. Construction attached in OLE.			
BIDA	6/30/2004 10:32:00 AM	KATHY STEWART	0
Faxed Award Letter (demo) to K.O. Construction (\$20,517), per David Semenza's instructions. Contractor will call with a start date.			
DIRECT	6/30/2004 10:27:00 AM	KATHY STEWART	0
Per David Semenza, Award Demo Bid to K.O. Construction, second lowest bidder, as C&W Enterprises withdrew their bid.			
BIDA	6/25/2004 12:19:00 PM	LAURA DEARMOND	0
Ld) DEMO AWARDED TO C&W ENTERPRISES, WILL CALL BACK W/START DATE			
BIDR	6/21/2004 9:49:00 AM	LAURA DEARMOND	0
Ld) REC'D DEMO BIDS (1)C&W ENTERPRISES \$15,800.00 (2)K O CONSTRUCTION \$20,517.00 (3)GOLDIE INC \$27,900.00 (4)WEAVER INC \$28,990.00 (5)SOIL SOLUTIONS \$39,222.00			

BIDS	6/11/2004 11:27:00 AM	LAURA DEARMOND	0
Ld) FAXED DEMO BID TO CONTRACTORS; DUE BACK 6/18			
PHONE	6/2/2004 1:44:00 PM	DAVID SEMENZA	0
ds Rick, Broadbent & Asso.says total asbestos contamination due to fire.Air duct cleaning, wall wash down, air sampling before occupancy. Friable ceiling and piles of contaminated material from fire.			
BIDA	5/27/2004 10:35:00 AM	LAURA DEARMOND	0
Ld) ASBESTOS SURVEY BID AWARDED TO BROADBENT & ASSOCIATES			
BIDS	5/21/2004 11:35:00 AM	LAURA DEARMOND	0
Ld) FAXED ASBESTOS SURVEY BID TO CONTRACTORS; DUE BACK 5/26			
PHONE	5/20/2004 10:00:00 AM	LYNN NIHIPALI	0
LN)RECEIVED CALL FROM MR CONTRERAS, WANTED TO MAKE SURE THAT THE OPEN SHED AND VEHICLE IN YARD WILL BE ADDRESSED IN THE DEMO. CALLED #27, AND HE SAID THAT THEY WILL.			
MISC	5/6/2004 3:19:00 PM	L. GORDON	0
APPEAL OF N&O SCHEDULE FOR 05-21-04 CC AGENDA			
PHONE	4/20/2004 1:56:00 PM	DAVID SEMENZA	41763
DSJ OWNER CALLED WANTED TO FILE AN APPEAL TO DEMO ORDER.MAY 19TH COUNCIL AGENDA.			
RESEAR	4/8/2004 10:16:00 AM	DAVID SEMENZA	0
DS BROKER ON PROPERTY IS VIANCE EASTER 242-0614. 1ST UNITED MORTGAGE. LEFT PHONE MESSAGE FOR HIM TODAY			
MISC	4/7/2004 9:35:00 AM	KATHY STEWART	0
Received Certified Letter back Return to Sender, Undclaimed. Sent letter to C/E for filing.			
LETTER	3/26/2004 10:42:00 AM	KATHY STEWART	0
Received Regular letter back Box Closed, No Forwarding Order on File. Sent letter to C/E for filing.			
RECORD	3/22/2004 2:27:00 PM	JESSICA LARRAMENDY	0
JL) RECORDED N&O LETTER AT CLARK COUNTY. BOOK: 20040322 INST: 01339.			
LETTER	3/18/2004 8:53:00 AM	KATHY STEWART	0
Per David Semenza, Sent Ten (10) Day Notice & Order to Abate Dangerous Building/Demolition letter to owner, Willis J. & Glinda Bowden Jr.			
INSP	3/16/2004 11:06:00 AM	LYNN NIHIPALI	12
24) THE FRONT CHAIN LINK GATE IS UNLOCKED, THE EAST SIDE GATE TO REAR YARD IS UNLOCKED. THERE ARE HIGH WEEDS IN FRONT AND SIDE YARDS. THE REAR METAL SHED IS STILL OPEN. THE FIRE LEFT THE ROOF OPEN AND THE ATTIC OPENING IS NOT BOARDED (EAST SIDE OF HOUSE)			
INSP	3/16/2004 11:06:00 AM	LYNN NIHIPALI	12
24) THE PRE-VIDEO WAS DONE PREVIOUSLY ON DAVE'S REQUEST. REFER TO DS. NOTHING DONE TO MITIGATE THE PROBLEM.			
INSP	3/4/2004 3:10:00 PM	LAURA DEARMOND	5
19) POSTED NOTICE CB 3/15			
NOPOST	3/4/2004 3:10:00 PM	LAURA DEARMOND	0
19) POSTED NOTICE			
INSP	3/4/2004	VICTORIA ROSEMORE	0
24) CONT. BE BOARDED BUT ONE CANNOT ACCESS WITHOUT A LADDER. THE METAL SHED IN R/Y IS OPEN/ACCESSIBLE TO ANYONE. THE HUGE R/Y IS PRETTY CLEAN, ONLY SOME MINOR R/W ON REAR PATIO. R/Y IS ENCLOSED BUT THE E' SIDE GATE NEEDS A PADLOCK.			
INSP	3/4/2004	VICTORIA ROSEMORE	0
24) BEFORE ABATEMENT VIDEO: MAIN STRUCTURE & ACCESSORY BLDG IN R/Y AREA ARE SECURE, WITH EXCEPTION OF THE ROOF THAT WAS BURNED IN THE FIRE. ALL WINDOWS & DOORS ARE BOARDED AND/OR PADLOCKED, THE ATIC HAS AN OPENING ON THE E' SIDE OF HOUSE THAT NEEDS TO			
MISC	3/3/2004 10:26:00 AM	KATHY STEWART	0
N&O letter attached in OLE.			
NOTICE	3/3/2004 10:05:00 AM	KATHY STEWART	20
Sent Boarded/Vacant Building Nuisance Notice letter to owner, Willis J. & Glinda R. Bowden Jr. Post: 3/4. C/B: 3/15. Sent file to #27.			
NOREQ	3/3/2004 9:21:00 AM	KATHY STEWART	0
Per David Semenza, Send Boarded/Vacant Building Nuisance Notice letter to owners.			

APN 139-28-110-077
Ref # - 10569

NOTICE AND CLAIM OF LIEN OF ASSESSMENT

TO: WILLIS J. JR. & GLINDA BOWDEN
(Reputed Owner(s)) at time of abatement

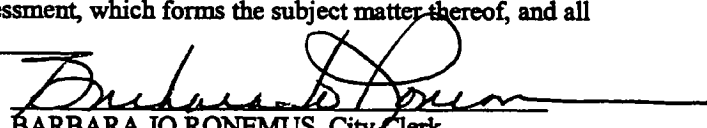
Assessor's Parcel No.: APN 139-28-110-077
Commonly known as: 1401 COMSTOCK DRIVE
Legal Description: BONANZA VILLAGE TRACT
PLAT BOOK 2 PAGE 69
LOT 10 BLOCK 4

On October 11, 2004, as provided in the Municipal Code, 16.08, Section 302, the City of Las Vegas caused the abatement of a nuisance condition on the following property after due notification.

Expenses in the amount of \$24,457.05 were incurred by the City of Las Vegas in the above nuisance condition abatement procedure.

The Las Vegas City Council, at a duly noticed public hearing held on December 1, 2004, ordered the above charges in the amount of \$24,457.05, assessed against the property by means of a Lien of Assessment, such a lien to be duly recorded and certified copies of said lien given to the County Treasurer for collection as ordinary property taxes. Said lien shall also be prior to and superior to all liens, claims, encumbrances and titles, other than liens of assessment and general taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to this lien.

All or any portion of this lien of assessment, which remains unpaid after 30 days from the date of the recording thereof on the assessment roll, shall become delinquent and shall accrue interest at the rate of 7 percent per annum from and after said date. This lien shall continue until the assessment, which forms the subject matter thereof, and all interest due and payable thereon, shall have been paid in full.

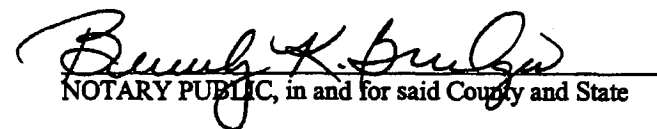

BARBARA JO RONEMUS, City Clerk
400 Stewart Avenue
Las Vegas, NV 89101 - (702) 229-6311

STATE OF NEVADA)
COUNTY OF CLARK)

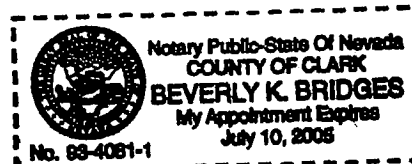
BARBARA JO RONEMUS, being duly sworn, deposes and says that she is the person who executed the foregoing instrument on behalf of the City of Las Vegas and that she has read the same and knows the contents thereof, that the matters stated herein are true to her own knowledge, except such matters as are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


BARBARA JO RONEMUS, City Clerk

Subscribed and sworn to before me this 3rd day of December, 2004


NOTARY PUBLIC, in and for said County and State

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



AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: NEIGHBORHOOD SERVICES

DIRECTOR: ORLANDO SANCHEZ

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

Public hearing to consider the report of expenses to recover costs for abatement of nuisance located at 7009 Dramatic Way. PROPERTY OWNERS: LORI ANN & DALE F. NITZSCHKE - Ward 6 (Mack)

Fiscal Impact:

☐ No Impact	Amount:	\$1,666.35
☒ Budget Funds Available	Dept./Division:	Neigh. Services/Response
☐ Augmentation Required	Funding Source:	General Fund

PURPOSE/BACKGROUND:

The condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed, the Department of Neighborhood Services hired K.O. Construction to remove any and all abandoned material and scattered litter from the premises, repair the glass block, remove all weeds and high vegetation from all yards, and posting "No Trespassing, No Dumping and No Vehicles" signs on site.

RECOMMENDATION:

That the City Council: 1. Approve the report of expenses in the amount of \$1,666.35 in order that the above charges be filed and recorded against the property, constituting a special assessment and lien. 2. Authorize that the Notice and Lien of Assessment be duly recorded with the County Treasurer.

BACKUP DOCUMENTATION:

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

MOTION:

REESE - APPROVED the action of Neighborhood Services - UNANIMOUS with MACK excused

MINUTES:

NOTE: Video shown but not submitted.

MAYOR GOODMAN declared the Public Hearing open.

The property owner was not present.

STEPHEN HARSIN, Deputy Director of Neighborhood Services, presented a video of the subject property and read the purpose/background regarding the condition of the property as a public hazard and an attractive nuisance requiring the described abatement. **MR. HARSIN** recommended that the City Council approve the report of expenses in the amount of \$1,666.35; \$1,449 to K.O. Construction and a 15 percent administrative fee of \$217.35. In order that the charges be filed and recorded against the

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - Continued:

property as a special assessment and lien. The Notice and Lien of Assessment should be filed and recorded with the County Treasurer's Office.

MAYOR GOODMAN asked if conversations were held with the property owner before corrective action was taken. MR. HARSIN replied that procedures were followed by the Code Enforcement Officer, including notifying the property owner, but no one responded.

No one appeared in opposition.

MAYOR GOODMAN declared the public hearing closed.

(1:43 - 1:45)

4-130

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 1, 2004

DEPARTMENT: Neighborhood Services

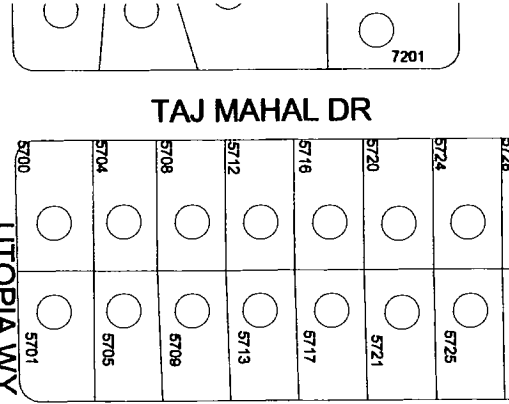
ITEM DESCRIPTION: Public Hearing to consider the report of expenses to recover costs for abatement of nuisance/litter located at 7009 Dramatic Way.

PROPERTY OWNERS: LORI ANN & DALE F NITZSCHKE – Ward 6 (Mack)

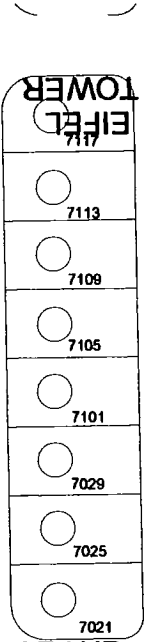
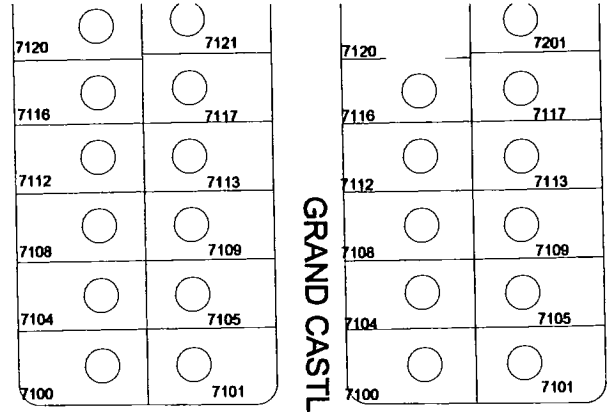
K.O. Construction completed work on October 14, 2004 at a cost of \$1,449.00, plus a 15% administrative fee, for a total of \$1,666.35.

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

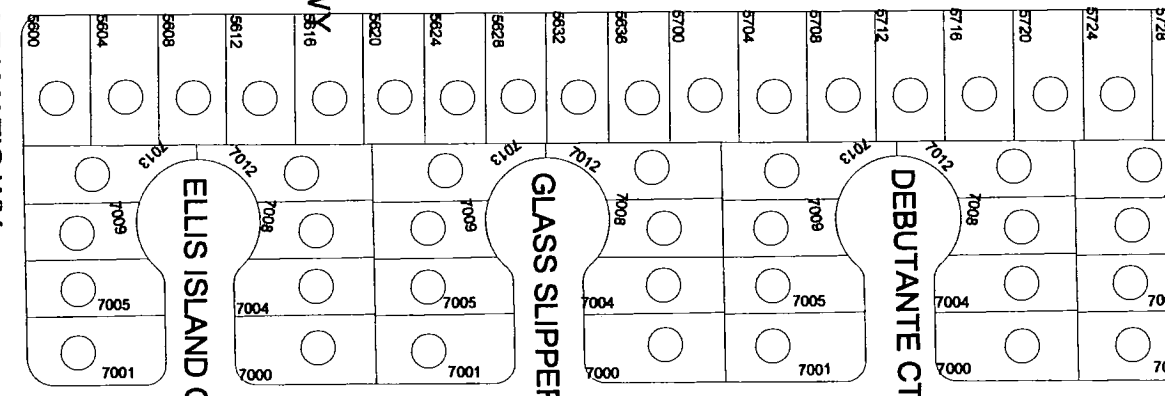
If the Lien is approved by the Council, certified copies of the recorded lien will be given to the County Treasurer's Office and the amount of the assessment will be collected at the same time and in the same manner as ordinary property taxes. All laws applicable to the collection and enforcement of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



ROYAL CASTLE LN

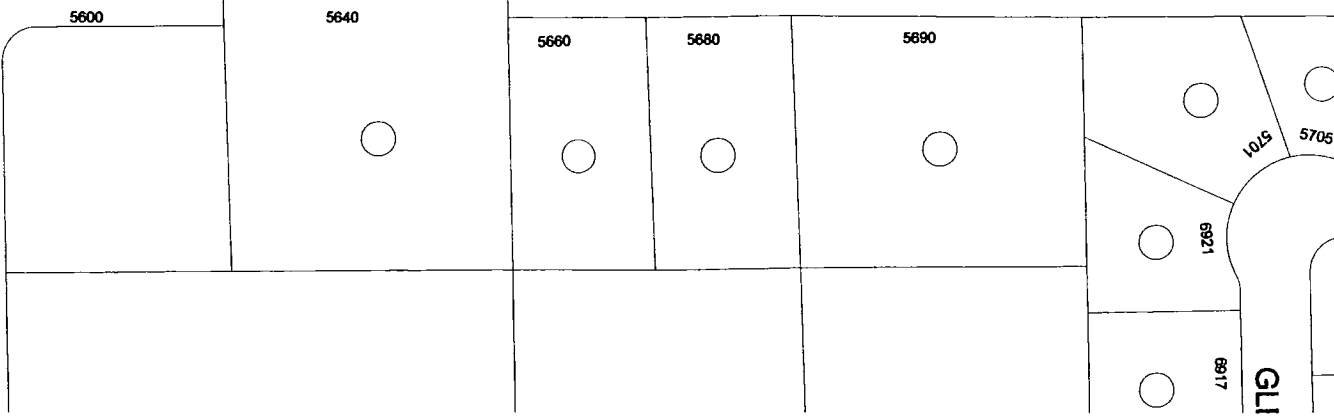


GRAND SIERRA DR

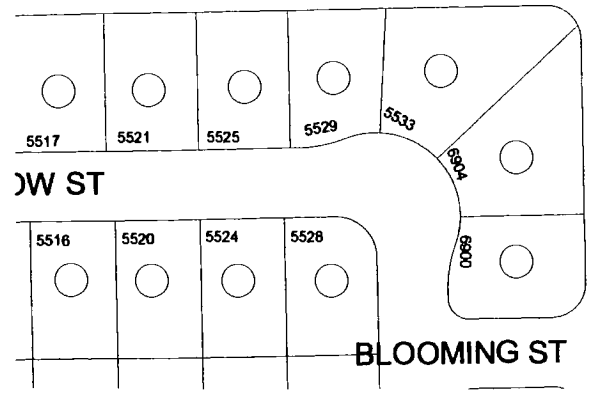
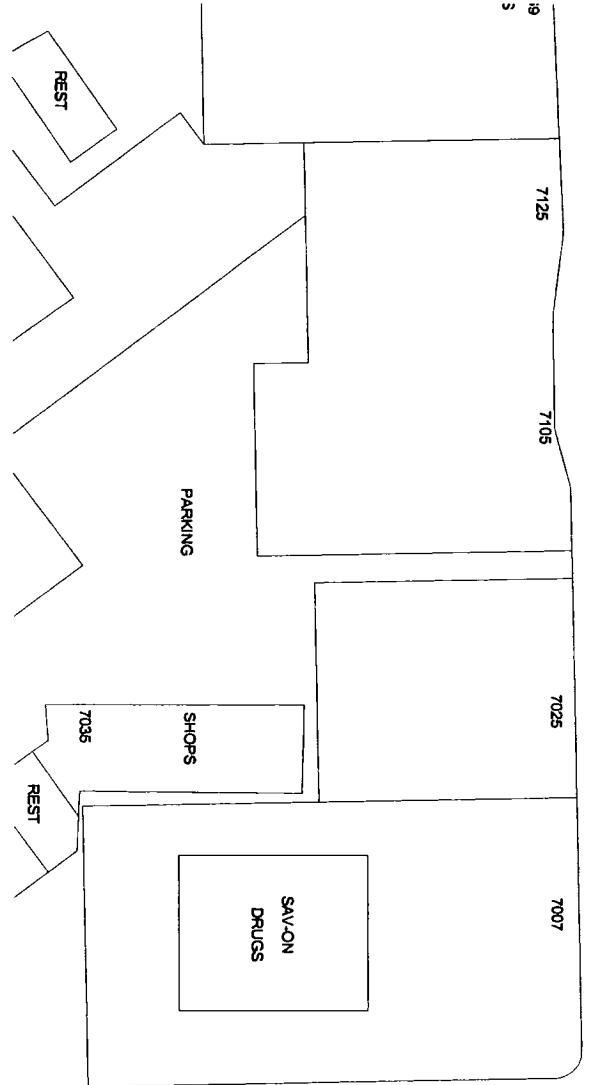


EMPEROR WY

RIO VISTA ST



ANN RD



Memorandum

City of Las Vegas Neighborhood Services Department

To: Barbara Jo Ronemus, City Clerk

From: Orlando Sanchez, Director – Neighborhood Response Division

CC: File

Date: November 3, 2004

Re: Report of Expenses for the abatement of Nuisance/Litter located at 7009 Dramatic Way - Ward 6 (Mack)

After giving due process, notification, and an opportunity for an appeal hearing as specified in the Las Vegas Municipal Code for "Nuisance," the Department of Neighborhood Services caused the above-referenced property to be corrected by removing any and all abandoned material and scattered litter from the premises, repairing the glass block, removing all weeds and high vegetation from all yards and posting "No Trespassing, No Dumping and No Vehicles" signs on site. K.O. Construction completed work on October 14, 2004 at a cost of \$1,449.00, which was accepted by the Department of Neighborhood Services.

Contract Amount	\$ 1,449.00
AMOUNT DUE	1,449.00
Administrative processing fee	<u>217.35</u>
TOTAL AMOUNT DUE	\$1,666.35

OWNER OF RECORD: LORI ANN & DALE F. NITZSCHKE

PROPERTY ABATED: 7009 Dramatic Way

ASSESSOR'S PARCEL: 125 27 810 001

LEGAL DESCRIPTION: GRAND ENTRIES PHASE 1
PLAT BOOK 56 PAGE 97
LOT 1 BLOCK 1

OS:jl

EXHIBIT A

DISCLOSURE OF PRINCIPALS

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

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

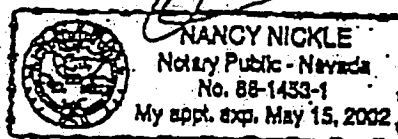
Continue list until full and complete disclosure is made.

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

[Contracting Entity] K.O. CONSTRUCTION
INC
 By: [Signature]

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

Nancy Nickle
 Notary Public





LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
WRENCE WEEKLY

MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

**NOTICE OF PUBLIC HEARING
DECEMBER 1, 2004**

Pursuant to Title 9, Chapter 12 of the Las Vegas Municipal Code NOTICE IS HEREBY GIVEN THAT ON **Wednesday, December 1, 2004** at the hour of **1:00 P.M.**, in the Council Chambers, City Hall Complex, 400 Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following **REPORT OF EXPENSES** submitted by the Director of Neighborhood Services incurred by the City of Las Vegas for:

Abatement of the property by removing any and all abandoned material and scattered litter from the premises, repairing the glass block, removing all weeds and high vegetation from all yards and posting "No Trespassing" signs on property located at **7009 DRAMATIC WAY** legally described as **GRAND ENTRIES PHASE I, PLAT BOOK 56 PAGE 97 LOT 1 BLOCK 1** Owner of record at time of abatement: **LORI ANN & DALE F. NITZSCHKE – WARD 6 (MACK)**

The Director of Neighborhood Services certifies in the report that the sum of \$1,666.35 was expended (\$1,449.00 to K. O. Construction for cleaning the property; and \$217.35 Administrative Processing Fee).

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

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

**BARBARA JO RONEMUS
CITY CLERK**

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

VOICE 702.229.6011

TDD 702.386.9108

www.lasvegasnevada.gov
18112-001-8/04

Address: 7009 DRAMATIC WY

CAR

25593

Weeds in yard.

Parcel(s)

Parcel:	Size:	Subdivision Name:
12527810001	0.12 ACRE	GRAND ENTRIES PHASE 1

Owner Information:

10-Aug-02	NITZSCHKE LORI ANN & DALE F
	7009 DRAMATIC WY; LAS VEGAS, NV 89130-1140

Inspection Summary

Inspector:	Status:		Scheduled DT:	Start Dt:	Comp DT:	Min:
760052	Failed		8/15/2003	08/18/2003 8:15	08/18/2003 9:15	60
760052	Passed	Partial	8/29/2003	09/02/2003 14:55	09/02/2003 14:57	2
760052	Passed	Partial	9/12/2003	09/12/2003 10:12	09/12/2003 10:19	7
760052	Passed	Partial	9/23/2003	09/25/2003 13:40	09/25/2003 13:50	10
760052	Passed	Partial	10/27/2003	10/27/2003 13:38	10/27/2003 13:41	3
760052	Passed	Partial	11/6/2003	11/06/2003 12:58	11/06/2003 13:03	5
760052	Passed	Partial	11/11/2003	10/27/2003 13:38	10/27/2003 13:41	3
760052	Passed	Partial	11/20/2003	11/20/2003 14:15	11/20/2003 14:18	3
760052	Passed	Partial	1/13/2004	01/13/2004 11:03	01/13/2004 11:06	3
760052	Failed		1/14/2004	01/14/2004 9:30	01/14/2004 9:35	5
760052	Failed		2/13/2004	02/13/2004 10:50	02/13/2004 11:00	10
760052	Failed		3/5/2004	03/05/2004 13:00	03/05/2004 13:05	5
760052	Failed		3/31/2004	03/31/2004 12:45	03/31/2004 12:47	2
760052	Failed		4/30/2004	04/29/2004 9:15	04/29/2004 9:18	3
760052	Passed	Partial	5/31/2004	05/26/2004 8:00	05/26/2004 8:15	15
870076	Passed	Partial	6/3/2004	07/03/2004 10:16	07/03/2004 10:26	10
870076	Passed	Partial	7/7/2004	08/23/2004 7:18	08/23/2004 7:26	8
760052	Passed	Partial	9/6/2004	08/24/2004 12:22	08/24/2004 12:26	4
760052	Failed		9/6/2004	09/09/2004 12:40	09/09/2004 12:42	2
760052	Failed		9/24/2004	09/24/2004 14:29	09/24/2004 14:31	2
870076	Passed		10/18/2004	10/26/2004 8:20	10/26/2004 8:31	11
870076	Passed	Partial	10/25/2004	09/30/2004 8:00	09/30/2004 8:15	15
Time in Minutes:						188

Violation Details

Violation	Violation DT	Resolve DT	Location:
A-WEEDS	8/18/2003		F/Y
REMOVE			
A-WEEDS	8/18/2003	11/7/2003	Front yard
Remove/cut allhigh vegetation by 8/29 or face fees.			

A-PAINTING 9/12/2003 REAR YARD
REPAIR BROKEN GLASS TILES LOCATED IN CYNDER BLOCK WALL

A-PAINTING	9/23/2003	10/26/2004	common wall part of this property has glass block missing/or broken. wall located @ ann/grand sierra
A-BLD	1/13/2004	10/26/2004	COMMON ENTRANCE WALL - GLASS BLOCK BUSTED OUT; EAST AND W F/N PERMIT REQUIRED ISSUED
A-BLD	1/14/2004	10/26/2004	EAST/WEST SIDES WALL ADDNS. AND COMMON WALL ENTRANCE GLAS F/N PERMIT REQUIRED ISSUED

Log

Type:	Date:	Employee:	Min:
MISC	11/2/2004 1:26:00 PM	KATHY STEWART	0
Sent Invoice from KO Construction (\$1,449) to Finance for payment. Gave file to Jessica Larramendy for Council.			
MISC	11/2/2004 8:22:00 AM	KATHY STEWART	0
ks) Sent Invoice from KO Construction (\$1,449) to Steve Harsin for signature.			
PHONE	10/26/2004 2:53:00 PM	KATHY STEWART	2
24) Kris returned my call, It will be done.			
VIDPST	10/26/2004 8:20:00 AM	KATHY STEWART	11
24) All vegetation trimmed, weeds removed, scattered litter removed. Glass block replaced in wall but one is broken on the bottom again. Left message on Kris (@ KO) voice mail to replace the one remaining block.			
PHONE	10/14/2004 9:49:00 AM	VICTORIA ROSEMORE	0
16) CONT. LORI CALLED ME A "BITCH" AND HUNG UP.			
PHONE	10/14/2004 9:47:00 AM	VICTORIA ROSEMORE	0
16) TELECON W/ LORI, FEMALE PROP OWNER STATING THAT THE CREW ON-SITE SHOULD LEAVE THEY HAVE A CREW SCHEDULED FOR TOMORROW TO COMPLETE PROCESS. ADVISED TOO LATE THE PROP WILL BE ABATED TODAY AND PROP OWNER BILLED FOR EXPENSE OR LIEN WILL BE PLACED. LORI			
INSP	10/14/2004 9:45:00 AM	JULIE ABSHIRE	25
CONT'D: PROBLEMS FROM OWNER. EVERYTHING DONE EXCEPT GLASS BLOCK, CONTR. HAS MEASUREMENTS & SHOULD BE DONE WITHIN 2 WEEKS.			
	10/14/2004 9:45:00 AM	JULIE ABSHIRE	25
29) PER 16: CONTR. ON SITE TO CLEAN, OWNER ON SITE CAUSING PROBLEMS, 16 ASK ME TO GO OUT & MONITOR. WENT OUT, 2 METRO OFF. THERE, OWNER INSIDE, WOULD NOT COME OUT AFTER REQUESTING HER TOO. TOLD CONTR. TO CUT LOCK ON GATE & CLEAN. PROP. CLEANED & NO OTHER			
PHONE	10/14/2004 9:35:00 AM	VICTORIA ROSEMORE	0
16) TELECON W/ CHRIS FROM KO CONSTRUCTION WHO STATES THAT HE HAS A CREW ON-SITE AND THE PROP OWNER IS PRESENT CAUSING PROBLEMS. THEY CALLED METRO. ADVISED CHRIS THAT AREA OFFICE 29 WILL BE RIGHT OUT.			
PHONE	10/13/2004 2:55:00 PM	KATHY STEWART	0
ks) Per Kris w/KO Construction. Ready to start abatement this afternoon or tomorrow 10/14. E-mailed Pam Hines this information.			
BIDA	10/12/2004 8:45:00 AM	KATHY STEWART	0
ks) Faxed Award letter to KO Construction. Contractor to call with a start date. Award letter attached in OLE.			
DIRECT	10/12/2004 8:20:00 AM	KATHY STEWART	0
Per Stephen Harsin, Award to lowest bidder, KO Construction (\$1,449).			
EMAIL	10/12/2004 7:12:00 AM	KATHY STEWART	0
E-mail bid results to Stephen Harsin & Pam Hines.			
BIDR	10/12/2004 7:00:00 AM	KATHY STEWART	0
ks) Received bids from the following contractors (1) KO Construction - \$1,449; (2)C&W Enterprises - \$1,800.			
BIDS	10/5/2004 1:07:00 PM	KATHY STEWART	0
Faxed Invitation to Bid to contractors. Bids due back 10/11. Bid attached in OLE.			
MISC	10/4/2004 10:35:00 AM	KATHY STEWART	0
Received Certified letter back UNCLAIMED. Filed.			

INSP	9/30/2004 8:00:00 AM	LYNN NIHIPALI	15
24)THERE HAS BEEN NO CHANGE IN STATUS, NO CONTACT FROM OWNER IN MONTHS. ASSESSING A FEE IS NOT ENOUGH.PROCEED WITH XONT ABATEMENT. PLEASE GET BIDS AND START DATE. REFER FILE TO KS PLEASE TAKE OUT THE SCHUEDULED INSP FOR 29 ON 10/25			
INSP	9/24/2004 2:29:00 PM	MARIA VIGIL	2
INSP	9/9/2004 12:40:00 PM	KATHY STEWART	2
29) No change. Assess \$75 fee. C/B 9/24.			
NOPOST	8/24/2004 12:22:00 PM	LYNN NIHIPALI	4
29)N/O POSTED			
INSP	8/24/2004 12:22:00 PM	LYNN NIHIPALI	4
29)NO CHANGE			
LETTER	8/24/2004 7:24:00 AM	KATHY STEWART	0
N&O letter attached in OLE.			
NOTICE	8/24/2004 7:00:00 AM	KATHY STEWART	23
Sent Nuisance/Litter Abatement Notice & Order to Comply letter to owners, Lori Ann & Dale F. Nitschke. POST: 8/25. C/B: 9/6. Sent file to #29.			
INSP	8/23/2004 7:18:00 AM	KATHY STEWART	8
CONT'D)24) block @ corner wall remains missing. Pictures taken. Send N&O so we can have this cleaned up by contractor. I've tried to phone # provided on paperwork, female state there is no Lori there.			
INSP	8/23/2004 7:18:00 AM	KATHY STEWART	8
24) There is furniture in the house but never anyone here. I've come by on weekends, eves, & early A.M. Scattered weeds in all yards; doors & windows secure. Palm trees have been trimmed around outer landscaped area (Grand Sierra entrance). The glass			
MISC	7/21/2004 2:53:00 PM	JESSICA LARRAMENDY	0
24) Affidavit's are being prepared. C/B 7/26			
MISC	7/16/2004 8:28:00 AM	JESSICA LARRAMENDY	0
24) Will attempt to cite again this weekend 7/17 & 7/18. If unsuccessful, officer will prepare affidavits. C/B 7/21.			
INSP	7/3/2004 10:16:00 AM	ERIN HERNANDEZ	10
email from 24) Attempted to cite property owner @ 10:16hrs. NO answer to knock no change in condition left card on door for owner to contact me by cell ASAP. Will ck for permits and try to cite again cb 7/7			
INSP	5/26/2004 8:00:00 AM	LYNN NIHIPALI	15
29)NO CHANGE, PAPERWORK TO 24 FOR CITES.			
PHONE	5/13/2004 4:19:00 PM	SHIRLEY WARMOUTH	1
CALLER STATES THERE'S WEEDS AND T/D ON S/Y			
INSP	4/29/2004 9:15:00 AM	KATHY STEWART	3
29) No change. Assess fee. C/B 5/31.			
INSP	3/31/2004 12:45:00 PM	LYNN NIHIPALI	2
29) NO CHANGE, ASSESS FEES. CB 4/30			
INSP	3/5/2004 1:00:00 PM	LAURA DEARMOND	5
29) NO CHANGE, ASSESS \$45.00 FEE CB 3/31			
INSP	2/13/2004 10:50:00 AM	LAURA DEARMOND	10
29) SAME, ASSESS 45.00 FEE CB 3/5			
INSP	1/14/2004 9:30:00 AM	JULIE ABSHIRE	5
29) PER 16. F/N PERMIT REQUIRED ISSUED FOR WALL ADDNS. AND FOR REPAIR OF COMMON ENTRANCE WALL DAMAGED THAT HAS NOT BEEN DONE YET. ASSESS 75.00 FEE			
DIRECT	1/14/2004 9:30:00 AM	JULIE ABSHIRE	5
29) F/N PERMIT REQUIRED LEFT ON DOOR. ASSESS 75.00 FEE.			
INSP	1/13/2004 11:03:00 AM	JULIE ABSHIRE	3
29) NO REPAIR TO COMMON ENTRANCE WALL YET, BUT THERE IS BLOCK WALL ADDNS. ACROSS BOTH E/W SIDES OF HOUSE. NO PERMITS OBTAINED.N/A TO DOOR. PER 16 ISSUE F/N PERMIT REQUIRED AND ASSESS 75.00 FEE			
DIRECT	1/12/2004 9:09:00 AM	VICTORIA ROSEMORE	0
16) REFERRED CASE TO 29. CHECK STATUS, MAKE CONTACT AND CHARGE FEES IF NO PROGRESS.			

PHONE	1/9/2004 3:36:00 PM	VICTORIA ROSEMORE	0
16) ATT'D TO CALL LORI (395-8344), FEMALE PROP OWNER TO CHECK STATUS OF BLDG PERMITS AND WALL REPAIRS. L/M.			
PHONE	12/19/2003 8:00:00 AM	VICTORIA ROSEMORE	15
16) CONT. AND INSPECTIONS. WILL GIVE HER TIL AFTER THE HOLIDAYS TO PULL PERMITS. CB 1/9.			
PHONE	12/18/2003 8:00:00 AM	VICTORIA ROSEMORE	5
16) PER LORI NITZSCHKE, FEMALE PROP OWNER HER HOUSE WAS BROKEN INTO YESTERDAY AND SHE IS GOING TO HIRE A CONTRACTOR TO ENCLOSE THE R/Y AND REPAIR BLOCKWALL AT ONE TIME. GAVE LORI WILL BE OBTAINING QUOTES WITHIN THE NEXT WK. ADVISED LORI TO PULL PERMITS			
PHONE	12/16/2003 1:55:00 PM	VICTORIA ROSEMORE	11
16) CONT. TO OBTAIN PAPERWORK FOR PERMIT, ETC. MAILED COPY OF C/N TO LORI AS SHE HAD LOST HERS. CB 12/23.			
PHONE	12/16/2003 1:55:00 PM	VICTORIA ROSEMORE	15
16) TELECON W/ LORI NITZSCHKE, FEMALE PROPERTY OWNER WHO STATES THAT SHE WILL COMPLY AFTER REVIEWING C/N AND DATA WITH HER ATTORNEY. ADVISED LORI OF MY RESEARCH AND PROVIDED HER WITH CURRENT PLANNINGS AND BLDG DEPTS PHONE NUMBERS. GAVE LORI TIL 12/23 TO			
PHONE	12/15/2003 10:40:00 AM	VICTORIA ROSEMORE	0
16) ATT'D TO CALL LORI (395-8344), PROPERTY OWNER AGAIN. LEFT ANOTHER MESSAGE TO CALL ME REGARDING BLOCK WALL REPAIR.			
RESEAR	12/12/2003	VICTORIA ROSEMORE	0
16) RESEARCH W/ CURRENT PLANNING AND WITH NEIGHBORHOOD PLANNING. NO HOMEOWNERS ASSN AND NO NEIGHBORHOOD ASSN. BLOCK WALL IS THE RESPONSIBILITY OF PROPERTY OWNER UNLESS PROPERTY OWNER CAN SHOW OTHERWISE. SEE FILE FOR DETAILS.			
PHONE	12/10/2003 9:22:00 AM	SHIRLEY WARMOUTH	0
LORI, OWNER CALLED (395-8344) ASKING TO SPEAK TO MR. SEMENZA - SAID INSP SAID TO CALL HIM & SPEAK TO HIM RE THIS MATTER - E-MAILED MR SEMENZA			
PHONE	12/10/2003	JULIE ABSHIRE	0
cont'd. with his decision. Also told her to take care of the small patch of dry veg. on east side. She said she would			
PHONE	12/10/2003	JULIE ABSHIRE	0
29) Called lori again, spoke w/her, she has spoken with a realtor and a lawyer and told her she is not responsible for the repair, as the portion needing repair is beyond her property line. Suggested she speak to DS re: this issue and have him call me			
PHONE	11/25/2003 9:30:00 AM	JULIE ABSHIRE	2
29) NOTHING DONE WITH GLASS BLOCK ON WALL. CALLED LORI, LEFT A MESSAGE TO CALL ME.			
INSP	11/20/2003 2:15:00 PM	ERIN HERNANDEZ	3
29 NO PERMIT NOTHING DONE WITH GLASS BLOCK			
INSP	11/7/2003 9:37:00 AM	ERIN HERNANDEZ	1
29) Vegetation abated. Owner still needs to repair wall. C/B 11/20			
MISC	11/3/2003 2:23:00 PM	JESSICA LARRAMENDY	0
JL) ADJUSTED \$75 INSPECTION FEE - NO INDICATION THAT FEE WAS TO BE ASSESSED.			
MISC	11/3/2003 2:22:00 PM	JESSICA LARRAMENDY	0
JL) ADJUSTED \$45 FEE - NO INDICATION THAT FEE WAS TO BE ASSESSED.			
PHONE	10/28/2003 9:10:00 AM	JULIE ABSHIRE	2
29) CALLED AND LEFT MESSAGE FOR LORI, WHY THEY ONLY ABATED HALF OF HIGH VEG.			
INSP	10/27/2003 1:38:00 PM	LAURA DEARMOND	3
29) 1/2 OF WEEDS ABATED. WILL CALL LORI TO FIND OUT WHY ONLY 1/2 DONE			
PHONE	10/9/2003 9:00:00 AM	JULIE ABSHIRE	5
29) SPOKE W/LORI ON PH. 395-8344. SHE WILL TAKE CARE OF WEEDS, BUT NEEDS MORE TIME FOR REPAIRING COMMON WALL. GAVE HER SOME OPTIONS. TOLD HER TO FIRST CALL BLDG. AND TALK TO A PLANS TECH. THEN GO FROM THERE. GAVE HER 30 DAY EXTENSION			
PHONE	10/6/2003 3:55:00 PM	L. GORDON	0
EMAILED INSP. 29 TO RETURN A CALL TO LORIE AT 395-8344. SHE REQUESTS AN EXPLANATION OF THE C/N.			
INSP	9/25/2003 1:40:00 PM	JULIE ABSHIRE	10
cont'd. There was no answer to door.			

CASENO 2785

CODEENF

01618-97

INSP	9/25/2003 1:40:00 PM	JULIE ABSHIRE	10

29) no change w/weeds. Found out from 16, residents are responsible for maintaining the common wall on property @ ann/grand sierra. "see pix" Some of glass block missing or broken. C/N issued for that, CB 10/27..refer weeds issue for \$75.00 assessment.

INSP	9/12/2003 10:12:00 AM	JULIE ABSHIRE	7

No change. Final C/N. N/A to door. C/B 9/23.

PHONE	9/11/2003	SHIRLEY WARMOUTH	0

CALLER STATES GLASS WALL IS BROKEN ONTO SIDEWALK - HOUSE MAY BE VACANT

INSP	9/2/2003 2:55:00 PM	JULIE ABSHIRE	0

Some improvement - C/B 9/12

INSP	8/18/2003 8:15:00 AM	JULIE ABSHIRE	60

C/N issued to owner. C/B 8/29

RESEAR	8/18/2003	JULIE ABSHIRE	0

Time in minutes: 337

APN 125-27-810-001
Ref # - 2785

NOTICE AND CLAIM OF LIEN OF ASSESSMENT

TO: LORI ANN & DALE F. NITZSCHKE
(Reputed Owner(s)) at time of abatement

Assessor's Parcel No.: 125-27-810-001
Commonly known as: 7009 DRAMATIC WAY
Legal Description: GRAND ENTRIES PHASE 1
PLAT BOOK 56 PAGE 97
LOT 1 BLOCK 1

On October 14, 2004, as provided in the Municipal Code, Title 9, Chapter 12, the City of Las Vegas caused the abatement of a nuisance condition on the following property after due notification.

Expenses in the amount of \$1,666.35 were incurred by the City of Las Vegas in the above nuisance condition abatement procedure.

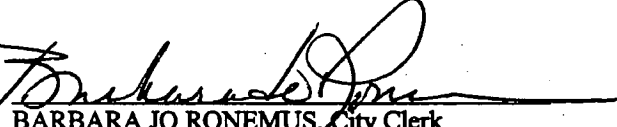
The Las Vegas City Council, at a duly noticed public hearing held on December 1, 2004, ordered the above charges in the amount of \$1,666.35, assessed against the property by means of a Lien of Assessment, such a lien to be duly recorded and certified copies of said lien given to the County Treasurer for collection as ordinary property taxes. Said lien shall also be prior to and superior to all liens, claims, encumbrances and titles, other than liens of assessment and general taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to this lien.

All or any portion of this lien of assessment, which remains unpaid after 30 days from the date of the recording thereof on the assessment roll, shall become delinquent and shall accrue interest at the rate of 7 percent per annum from and after said date. This lien shall continue until the assessment, which forms the subject matter thereof, and all interest due and payable thereon, shall have been paid in full.

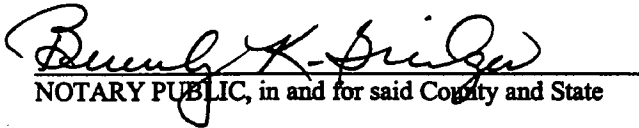

BARBARA JO RONEMUS, City Clerk
400 Stewart Avenue
Las Vegas, NV 89101 - (702) 229-6311

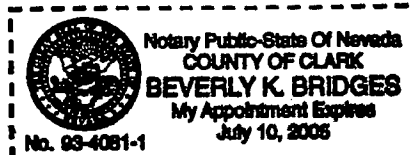
STATE OF NEVADA)
COUNTY OF CLARK)

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


BARBARA JO RONEMUS, City Clerk

Subscribed and sworn to before me this 3rd day of December, 2004


NOTARY PUBLIC, in and for said County and State



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

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

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

Public hearing to consider the report of expenses to recover costs for abatement of nuisance located at Vacant Lot between 5504 & 5516 Alpine Place (Parcel #138-36-407-023). PROPERTY OWNER: SAMER N. NAKHLE - Ward 1 (Moncrief)

Fiscal Impact:

☐	No Impact	Amount:	\$951.05
☒	Budget Funds Available	Dept./Division:	Neigh. Services/Response
☐	Augmentation Required	Funding Source:	General Fund

PURPOSE/BACKGROUND:

The condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed the Department of Neighborhood Services hired ADS Environmental & Construction, Inc. to remove all refuse, waste and litter from the vacant lot, remove all high weeds and grass and post "No Trespassing, No Dumping and No Vehicles" signs on site.

RECOMMENDATION:

That the City Council: 1. Approve the report of expenses in the amount of \$951.05 in order that the above charges be filed and recorded against the property, constituting a special assessment and lien. 2. Authorize that the Notice and Lien of Assessment be duly recorded with the County Treasurer.

BACKUP DOCUMENTATION:

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

MOTION:

REESE - Motion to STRIKE Item 67 [5504 and 5516 Alpine Place], TABLE Item 87 [SUP-4830] and to HOLD IN ABEYANCE Item 88 [SUP-5228], Item 89 [SDR-5094], Item 114 [GPA-5120], Item 115 [ZON-5121], Item 116 [VAR-5124] and Item 117 [SDR-5122] to 12/15/2004 and Item 98 [SUP-5466] to 1/19/2005 - UNANIMOUS with BROWN, MACK and MONCRIEF excused

MINUTES:

There was no discussion.

(1:39 - 1:41)

4-1

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 1, 2004

DEPARTMENT: Neighborhood Services

ITEM DESCRIPTION: Public Hearing to consider the report of expenses to recover costs for abatement of nuisance/litter located at Vacant lot between 5504 & 5516 Alpine Place (Parcel #138-36-407-023). PROPERTY OWNER: SAMER N. NAKHLE – Ward 1 (Moncrief)

ADS Environmental & Construction, Inc. - Nevada completed work on October 25, 2004 at a cost of \$827.00, plus a 15% administrative fee, for a total of \$951.05.

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

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

INT PL

800

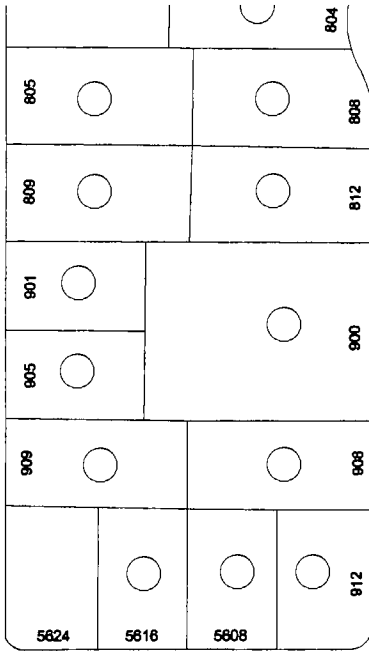
820

UPLAND BLVD

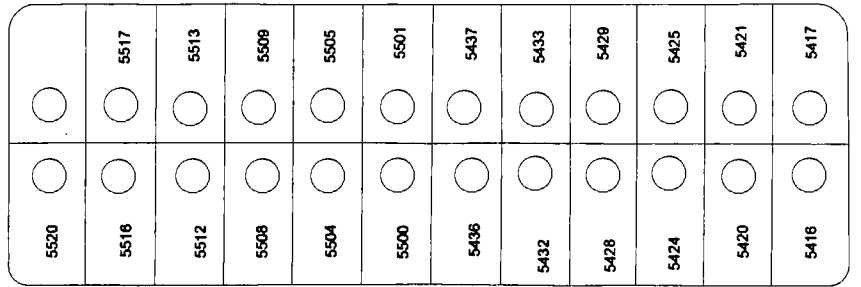
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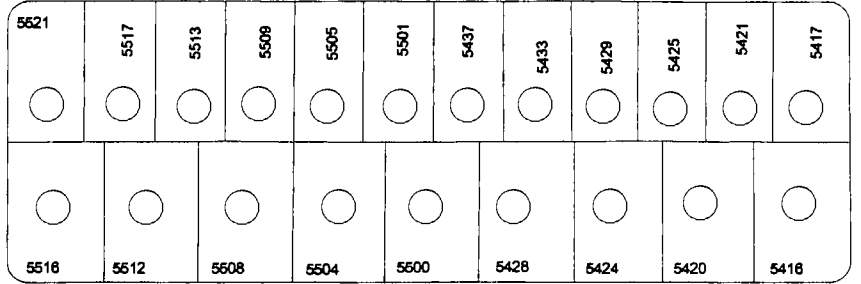
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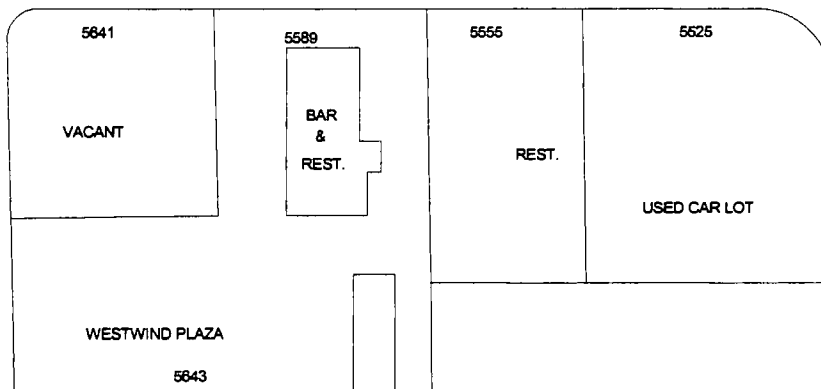
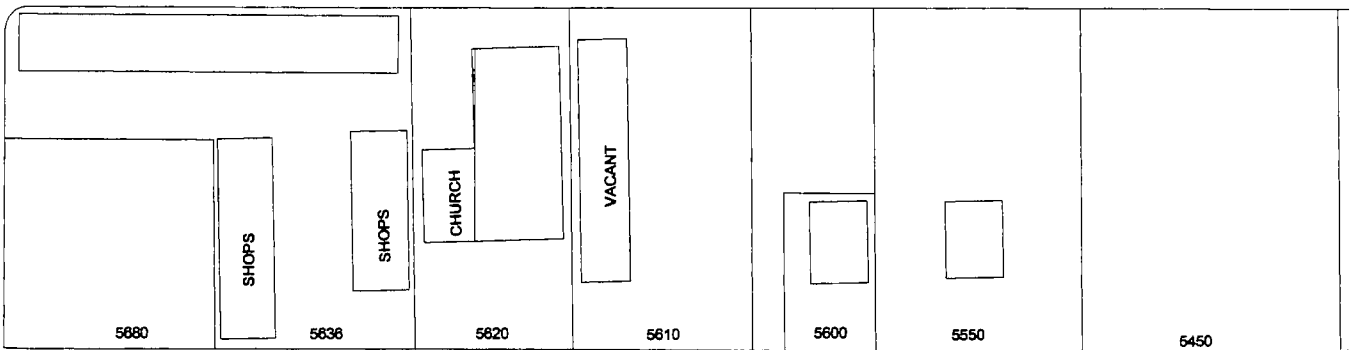
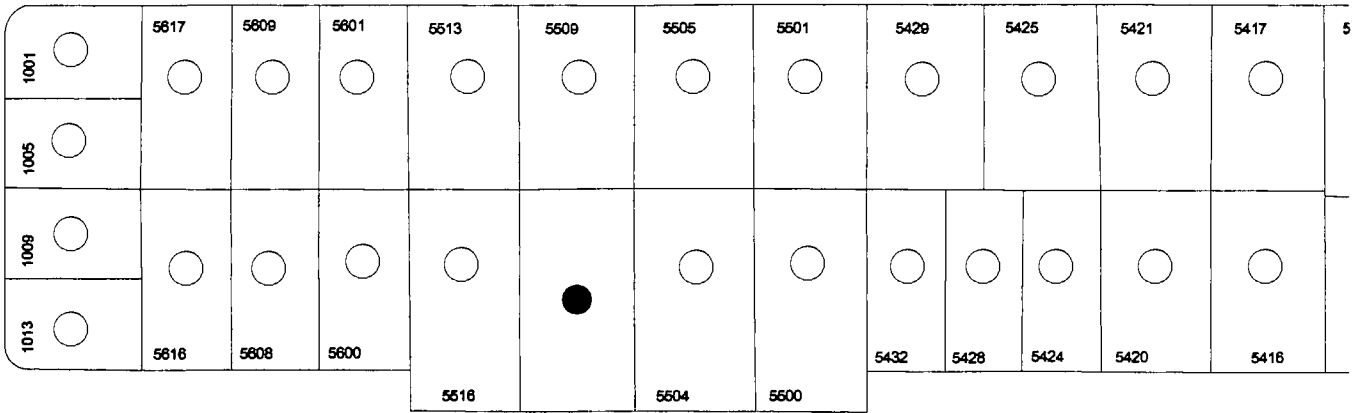


LIVERPOOL RD



BARTONA ST

CORY PL



Memorandum

City of Las Vegas Neighborhood Services Department

To: Barbara Jo Ronemus, City Clerk

From: Orlando Sanchez, Director – Neighborhood Response Division

CC: File

Date: November 3, 2004

Re: Report of Expenses for the abatement of Nuisance/Litter located at vacant lot between 5504 & 5516 Alpine Road (Parcel #138-36-407-023) - Ward 1 (Moncrief)

After giving due process, notification, and an opportunity for an appeal hearing as specified in the Las Vegas Municipal Code for "Nuisance," the Department of Neighborhood Services caused the above-referenced property to be corrected by removing all refuse, waste and litter from the vacant lot, removing all high weeds and grass and posting "No Trespassing, No Dumping and No Vehicles" signs on site. ADS Environmental & Construction, Inc. completed work on October 25, 2004 at a cost of \$827.00, which was accepted by the Department of Neighborhood Services.

Contract Amount	\$ 827.00
AMOUNT DUE	827.00
Administrative processing fee	<u>124.05</u>
TOTAL AMOUNT DUE	\$ 951.05

OWNER OF RECORD: SAMER N. NAKHLE

PROPERTY ABATED: Vacant Lot between 5504 & 5516 Alpine Road
(Parcel #138-36-407-023)

ASSESSOR'S PARCEL: 138 36 407 023

LEGAL DESCRIPTION: PT GOV LOT 43

OS:jl

ADS Consulting Inc.
1801 S Eastern Ave.
Las Vegas, NV 89104

Disclosure of Principals

The principals and partners of ADS Consulting, and all persons and entities holding more than 1% interest in ADS Consulting or any principal of ADS Consulting are the following:

	Full Name	Business Address	Business Phone
1.	<u>Nelson Quetzada</u>	<u>1801 S. Eastern Avenue</u>	<u>(702) 531-3330</u>
2.	_____	_____	_____
3.	_____	_____	_____
4.	_____	_____	_____
5.	_____	_____	_____
6.	_____	_____	_____
7.	_____	_____	_____

Continue list until full and complete disclosure is made.

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

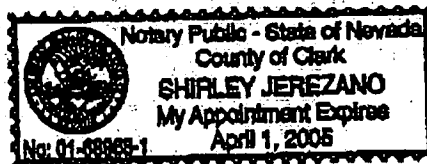
ADS Consulting

By: _____

STATE OF NEVADA)

COUNTY OF CLARK)

Subscribed and sworn to before me, a Notary Public,
on this 24th day of April, 2002.



NOTARY PUBLIC in and for said
County and State



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
WRENCE WEEKLY

MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

**NOTICE OF PUBLIC HEARING
DECEMBER 1, 2004**

Pursuant to Title 9, Chapter 12 of the Las Vegas Municipal Code NOTICE IS HEREBY GIVEN THAT ON **Wednesday, December 1, 2004** at the hour of **1:00 P.M.**, in the Council Chambers, City Hall Complex, 400 Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following **REPORT OF EXPENSES** submitted by the Director of Neighborhood Services incurred by the City of Las Vegas for:

Abatement of the property by removing all refuse, waste and litter from the vacant lot, removing all high weeds and grass and posting "No Trespassing" signs on property located at **VACANT LOT BETWEEN 5504 & 5516 ALPINE ROAD (PARCEL 138-36-0407-023)** legally described as **PT GOV LOT 43** Owner of record at time of abatement: **SAMER N. NAKHLE - WARD 1 (MONCRIEF)**

The Director of Neighborhood Services certifies in the report that the sum of **\$951.05** was expended (**\$827.00** to **ADS Environmental & Construction, Inc.** for cleaning the property; and **\$124.05** Administrative Processing Fee).

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

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

**BARBARA JO RONEMUS
CITY CLERK**

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

VOICE 702.229.6011
TDD 702.386.9108

www.lasvegasnevada.gov
18112-001-8/04

CASENO 18626 CODEENF

Parcel: 13836407023

CITZ

Place
NEXT TO 5504 ALPINE RD - MAP # 2421-95 - WARD ONE

VACANT LOT HAS T/D AND HIGH WEEDS

Parcel(s)

Owner Information:

Inspection Summary

Inspector:	Status:		Scheduled DT:	Start Dt:	Comp DT:	Min:
981876	Failed		7/23/2004	07/23/2004 10:43	07/23/2004 10:47	4
981876	Passed	Partial	8/24/2004	08/02/2004 11:04	08/02/2004 11:05	1
981876	Failed		8/24/2004	08/24/2004 12:09	08/24/2004 12:12	3
870076	Passed	Partial	9/10/2004	08/30/2004 12:10	08/30/2004 12:16	6
870076	Passed	Partial	9/24/2004	09/17/2004 13:07	09/17/2004 13:19	12
981876	Passed	Partial	10/11/2004	10/11/2004 10:39	10/11/2004 10:41	2
870076	Passed		10/13/2004	10/26/2004 11:23	10/26/2004 11:33	10
Time in Minutes:						38

Violation Details

Violation	Violation DT	Resolve DT	Location:
A-WEEDS	7/23/2004	10/26/2004	PROPERTY
REMOVE ALL HIGH WEEDS AND GRASS FROM LOT.			
A-REFUSE/WST	7/23/2004	10/26/2004	PROPERTY
REMOVE ALL REFUSE AND WASTE FROM LOT.			

Log

Type:	Date:	Employee:	Min:
MISC	11/2/2004 1:24:00 PM	KATHY STEWART	0
Sent Invoice from ADS (\$827) to Finance for payment. Gave file to Jessica Larramendy for Council.			
MISC	11/2/2004 8:23:00 AM	KATHY STEWART	0
ks) Sent Invoice from ADS (\$827) to Steve Harsin for signature.			
PHONE	10/26/2004 11:33:00 AM	KATHY STEWART	5
24) Pre telcon with Lena, she will have "No Dumping" sign posted ASAP.			
VIDPST	10/26/2004 11:23:00 AM	KATHY STEWART	10
24) All vegetation weeds, & overgrowth cut & removed. Litter removed. Rebar pulled up from pole position. Sign posted: "No Trespassing/No Loitering" nothing about "dumping" Will call Lena w/ADS to have "No Dumping" added to sign.			
PHONE	10/20/2004 1:25:00 PM	KATHY STEWART	2
24) Telcon w/Lena @ ADS, advised her clean-up not complete. She will check with employee & call back to let me know. Refer this file to KS to hold.			
INSP	10/11/2004 10:39:00 AM	KATHY STEWART	2
30) Weeds have been removed. Property is not posted. Some refuse/waste remain. PIX. Refer to #24. Sent file to #24.			
RESEAR	9/20/2004 2:23:00 PM	KELLY OLIVERIUS	0
30)CHECKED THE COUNTY WEBSITE AND OUR PROPERTY OWNER WINDOW. ALL SAY THAT SAMER IS STILL THE OWNER OF THIS PROPERTY.			

CASENO 18626 CODEENF

PHONE	9/20/2004 2:15:00 PM	KELLY OLIVERIUS	0
30)RETURNED A CALL TO SAMER, CELL PHONE 526-5317, EXPLAINED TO HIM THAT THE PROPERTY WAS GOING THROUGH ABATEMENT DUE TO NON COMPLIANCE. HE SAID HE NO LONGER OWNS THE LOT. WILL CHECK COUNTY RECORDS.			
INSP	9/17/2004 1:07:00 PM	KATHY STEWART	12
24) Inspection/Pre-Video) High weeds, scattered windblown litter, tumble weeds & overgrowth around the perimeter of vacant lot. In the N/W corner of lot there is a 4-5 foot piece of rebar that should be removed as it could be an endangerment.			
VIDREQ	9/16/2004 6:54:00 AM	KATHY STEWART	0
E-mailed Video Request to #24.			
PHONE	9/15/2004 3:25:00 PM	KATHY STEWART	0
ks) Lena with ADS called with a start date of 9/20. Will e-mail #24 a Video Request.			
RESEAR	9/15/2004 9:01:00 AM	KELLY OLIVERIUS	0
30)RESEARCHED ON THE COUNTY WEBSITE TO MAKE SURE THE ADDRESS FOR THE OWNER WAS CURRENT. VERIFIED THAT IS IS AND THAT HE OWNS TWO OTHER LOTS WITH THE SAME OWNER ADDRESS.			
MISC	9/13/2004 7:31:00 AM	KATHY STEWART	0
ks) Received Certified letter back Return to Sender, Unclaimed. Sent letters to C/E, #30, for filing.			
LETTER	9/10/2004 8:59:00 AM	KATHY STEWART	0
Award letter attached in OLE.			
FAX	9/10/2004 8:56:00 AM	KATHY STEWART	0
Faxed Award letter to ADS Environmental & Construction, Inc. for cleaning vacant lot. Contractor to call with a start date.			
RECORD	9/8/2004 7:30:00 AM	JESSICA LARRAMENDY	1
JL) Recorded N&O at Clark County. Book: 20040908 Inst: 03530			
BIDR	9/8/2004 7:00:00 AM	KATHY STEWART	0
Received the following bids from contractors (1) ADS Env & Const - \$827; (2) KO Construction - \$1,959.			
MISC	9/1/2004 9:25:00 AM	KATHY STEWART	0
Invitation to Bid attached in OLE.			
BIDS	9/1/2004 9:24:00 AM	KATHY STEWART	0
Faxed Invitation to Bid to contractors. Bids due back by COB Tuesday, 9/7/04.			
INSP	8/30/2004 12:10:00 PM	KATHY STEWART	6
24) Pre-video completed. Scattered weeds & vegetation, litter, & minimal refuse over this vacant lot set in between 2 homes. Tape to DS & file to KS for bids please.			
REFER	8/27/2004 8:31:00 AM	KELLY OLIVERIUS	1
30)REFERRED TO 24 TO CONTINUE ABATEMENT. CB 9/10.			
PHONE	8/27/2004 8:30:00 AM	KELLY OLIVERIUS	0
30)attempted to contact samir again. left a message for him to call.			
PHONE	8/25/2004 10:53:00 AM	KELLY OLIVERIUS	0
30)ATTEMPTED TO CONTACT SAMER, LEFT A MESSAGE FOR HIM TO CALL.			
INSP	8/24/2004 12:09:00 PM	KELLY OLIVERIUS	3
30)VIOLATIONS REMAIN. PIX. ATTEMPTED TO CONTACT OWNER AGAIN. HE LEFT A MESSAGE STATING THAT THE PROPERTY IS IN THE PROCESS OF BEING SOLD, HE SOUNDED AS IF HE HAS NO INTENTION OF CLEANING THE LOT BEFORE CLOSE OF ESCROW. CONTINUE ABATEMENT.			
INSP	8/2/2004 11:04:00 AM	MARIA VIGIL	1
30) VIOLATIONS REMAIN. POSTED N/O.			
LETTER	7/30/2004 7:26:00 AM	KATHY STEWART	0
N&O letter attached in OLE.			
NOTICE	7/30/2004 7:00:00 AM	KATHY STEWART	25
Sent Nuisance/Litter Abatement Notice & Order to Comply letter to owner, Samer N. Nakhle. POST: 8/2. C/B: 8/12. Sent file to #30			
NOREQ	7/26/2004 7:18:00 AM	KELLY OLIVERIUS	0
30)REFER TO 24 FOR N&O			
PHONE	7/26/2004 7:12:00 AM	KELLY OLIVERIUS	0
30)CALLED SAMER NAKHLE, 233-6135, OWNER OF LOT, AND INFORMED HIM THE PROPERTY NEEDS TO BE CLEANED AND THAT A N&O WAS BEING PROCESSED.			

CASENO 18626 CODEENF

RESEAR	7/26/2004 7:01:00 AM	KELLY OLIVERIUS	16

30)OBTAINED MAPS AND ASSESSOR INFO FROM COUNTY WEBSITE. OBTAINED PHONE NUMBER FOR OWNER.PROCESSED N&O.

INSP	7/23/2004 10:43:00 AM	KELLY OLIVERIUS	4

30)OBSERVED LOT WITH OVERGROWN WEEDS AND DEBRIS (SEE MAP).PIX. WILL PROCESS N&O.CB 8/4.

<i>Time in minutes:</i>	88

APN 138 36 407 023

NOTICE AND CLAIM OF LIEN OF ASSESSMENT

TO: **SAMER N. NAKHLE**
(Reputed Owner(s)) at time of abatement.

Assessor's Parcel No.: **138 36 407 023**
Commonly known as: **Vacant lot between 5504 & 5516 Alpine Place (Parcel #138-36-407-023)**
Legal Description: **PT GOV LOT 43**

On **October 25, 2004**, as provided in the Municipal Code, Title 9, Chapter 12, the City of Las Vegas caused the abatement of a nuisance condition on the following property after due notification.

Expenses in the amount of **\$951.05** were incurred by the City of Las Vegas in the above nuisance condition abatement procedure.

The Las Vegas City Council, at a duly noticed public hearing held on **December 1, 2004**, ordered the above charges in the amount of **\$951.05**, assessed against the property by means of a Lien of Assessment, such a lien to be duly recorded and certified copies of said lien given to the County Treasurer for collection as ordinary property taxes. Said lien shall also be prior to and superior to all liens, claims, encumbrances and titles, other than liens of assessment and general taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to this lien.

All or any portion of this lien of assessment, which remains unpaid after 30 days from the date of the recording thereof on the assessment roll, shall become delinquent and shall accrue interest at the rate of 7 percent per annum from and after said date. This lien shall continue until the assessment, which forms the subject matter thereof, and all interest due and payable thereon, shall have been paid in full.

BARBARA JO RONEMUS, City Clerk
400 Stewart Avenue
Las Vegas, NV 89101 - (702) 229-6311

STATE OF NEVADA)
)
COUNTY OF CLARK)

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

BARBARA JO RONEMUS, City Clerk

Subscribed and sworn to before me this ____ day of November, 2004

NOTARY PUBLIC, in and for said County and State

WHEN RECORDED, RETURN TO:
CITY OF LAS VEGAS, DEPARTMENT OF NEIGHBORHOOD RESPONSE
400 STEWART AVENUE, LAS VEGAS, NV 89101
Ref # - 18626

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004**DEPARTMENT: NEIGHBORHOOD SERVICES****DIRECTOR: ORLANDO SANCHEZ**☐ **CONSENT** ☒ **DISCUSSION****SUBJECT:**

Public hearing to consider the report of expenses to recover costs for abatement of dangerous building located at 3201 Arlene Way. PROPERTY OWNER: MICHAEL J. MARUNA - Ward 6 (Mack)

Fiscal Impact:

☐ No Impact	Amount:	\$3,085.00
☒ Budget Funds Available	Dept./Division:	Neigh. Services/Response
☐ Augmentation Required	Funding Source:	General Fund

PURPOSE/BACKGROUND:

The condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed the Department of Neighborhood Services hired C&W Enterprises, to board and secure the units, remove the tree limb from roof over Unit 1, repair damaged portion of roof, remove trash, debris, dilapidated fences and gates from property, trim, cut, remove all weeds/turf grass exceeding eight (8) inches in height in all yards. Remove litter from all yards, remove inoperable, junk, unlicensed black Olds and white/tan Ford Bronco from rear parking area and post "No Trespassing" signs.

RECOMMENDATION:

That the City Council: 1. Approve the report of expenses in the amount of \$3,085.00 in order that the above charges be filed and recorded against the property, constituting a special assessment and lien. 2. Authorize that the Notice and Lien of Assessment be duly recorded with the County Treasurer.

BACKUP DOCUMENTATION:

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

MOTION:

REESE - APPROVED the action of Neighborhood Services - UNANIMOUS with MACK excused

MINUTES:

NOTE: Video shown but not submitted.

MAYOR GOODMAN declared the Public Hearing open.

The property owner was not present.

STEPHEN HARSIN, Deputy Director of Neighborhood Services, presented a video of the subject property and read the purpose/background regarding the condition of the property as a public hazard and an attractive nuisance requiring the described abatement. MR. HARSIN recommended the City Council

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - Continued:

approve the report of expenses in the amount of \$3,085, \$2,400 to C&W Enterprises, \$325 boarding fee and a 15 percent administrative fee of \$360. In order that the charges be filed and recorded against the property as a special assessment and lien, he recommended the Notice and Lien of Assessment should be filed and recorded with the County Treasurer's Office.

No one appeared in opposition.

MAYOR GOODMAN declared the public hearing closed.

(1:45 - 1:46)

4-186

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 1, 2004

DEPARTMENT: Neighborhood Services

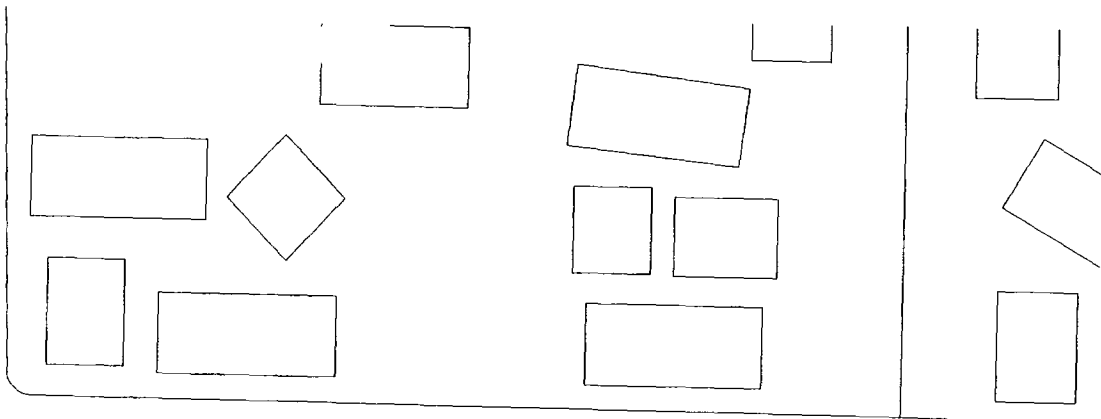
ITEM DESCRIPTION: Public Hearing to consider the report of expenses to recover costs for abatement of dangerous building located at 3201 Arlene Way.

PROPERTY OWNER: MICHAEL J. MARUNA – Ward 6 (Mack)

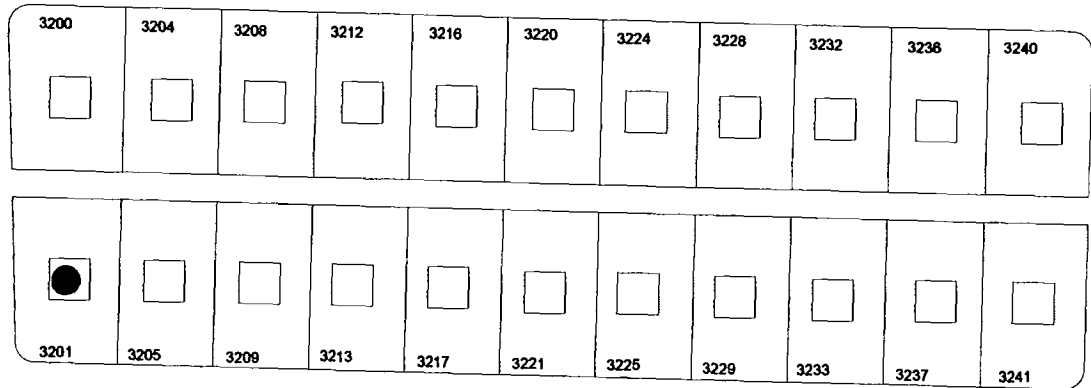
C&W Enterprises completed work on September 2, 2004 at a cost of \$2,400.00, a boarding fee of \$325.00, plus a 15% administrative fee, for a total of \$3,085.00.

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

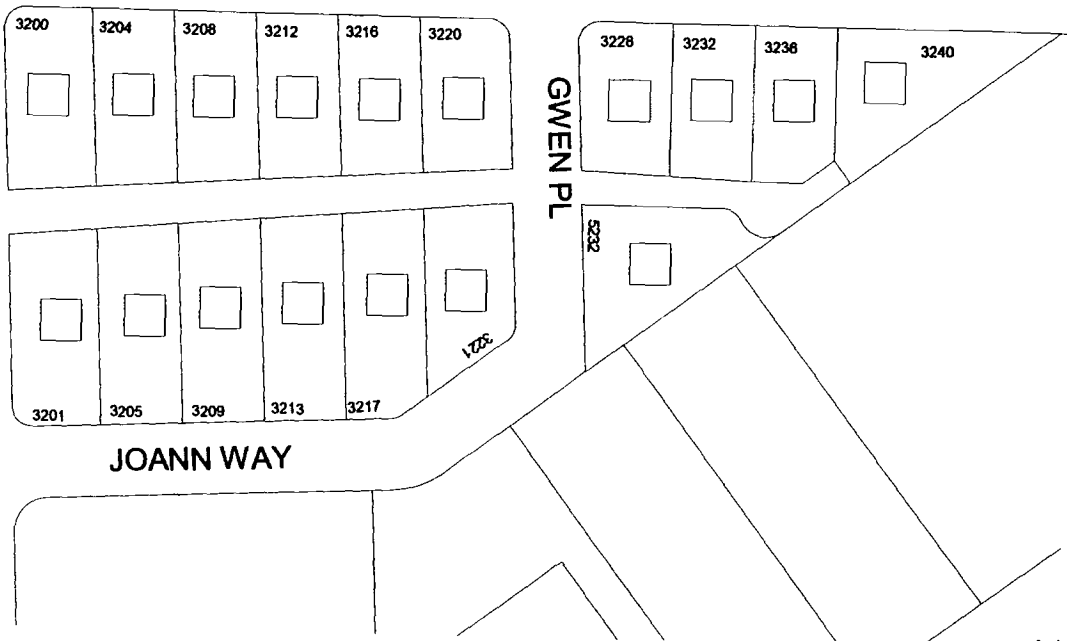
If the Lien is approved by the Council, certified copies of the recorded lien will be given to the County Treasurer's Office and the amount of the assessment will be collected at the same time and in the same manner as ordinary property taxes. All laws applicable to the collection and enforcement of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



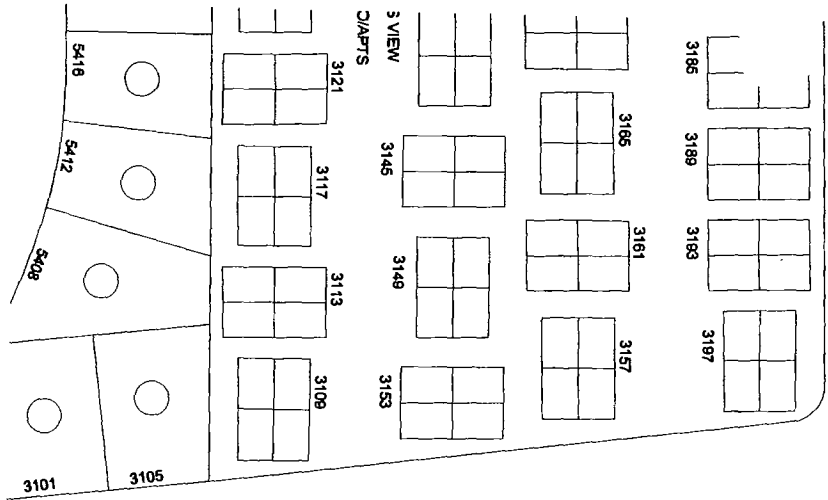
MICHAEL WAY



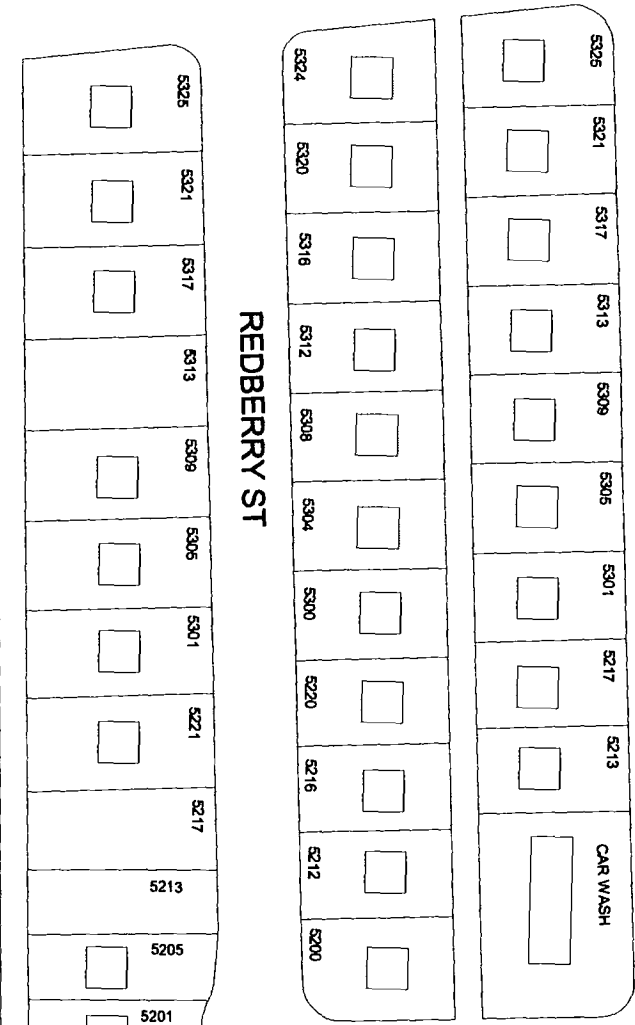
ARLENE WAY



JOANN WAY



MICHAEL WAY



REDBERRY ST

Memorandum

City of Las Vegas Neighborhood Services Department

To: Barbara Jo Ronemus, City Clerk

From: Orlando Sanchez, Director – Neighborhood Response Division

CC: File

Date: November 3, 2004

Re: Report of Expenses for the abatement of Dangerous Building located at 3201 Arlene Way - Ward 6 (Mack)

After giving due process, notification, and an opportunity for an appeal hearing as specified in the Las Vegas Municipal Code for "Dangerous Building," the Department of Neighborhood Services caused the above-referenced property to be corrected by boarding and securing the units, removing the tree limb from roof over Unit 1, repairing damaged portion of roof, removing trash, debris, dilapidated fences and gates from property, trimming, cutting, removing all weeds/turf grass exceeding eight (8) inches in height in all yards. Removing litter from all yards, removing inoperable, junk, unlicensed black Olds and white/tan Ford Bronco from rear parking area and posting "No Trespassing" signs. C&W Enterprises completed work on September 2, 2004 at a cost of \$2,400.00, which was accepted by the Department of Neighborhood Services.

Contract Amount	\$ 2,400.00
AMOUNT DUE	2,400.00
Boarding Fee	325.00
Administrative processing fee	<u>360.00</u>
TOTAL AMOUNT DUE	\$3,085.00

OWNER OF RECORD: MICHAEL J. MARUNA

PROPERTY ABATED: 3201 Arlene Way

ASSESSOR'S PARCEL: 138 12 811 012

LEGAL DESCRIPTION: MOUNTAIN VIEW PARK UNIT #1
PLAT BOOK 10 PAGE 10
LOT 1 BLOCK 1

OS:jl

C & W Enterprises, Inc.
3160 S. Valley View Blvd, Suite 204
Las Vegas, NV 89102

Disclosure of Principals

The principals and partners of *C & W Enterprises, Inc.*, and all persons and entities holding more than 1% interest in *C & W Enterprises, Inc.* or any principal of *C & W Enterprises, Inc.* are the following:

	Full Name	Business Address	Business Phone
1.	<u>Tony Moreno</u>	<u>3160 S. Valley View #204</u>	<u>732-8961</u>
2.	<u>Jose Moreno</u>	<u>3160 S. Valley View #204</u>	<u>732-8961</u>
3.	_____	_____	_____
4.	_____	_____	_____
5.	_____	_____	_____
6.	_____	_____	_____
7.	_____	_____	_____

Continue list until full and complete disclosure is made.

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

C & W Enterprises, Inc.

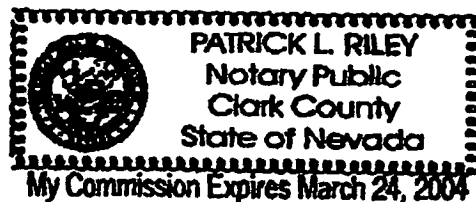
By: _____

Print Name

STATE OF NEVADA)
)
COUNTY OF CLARK)

Subscribed and sworn to before me, a Notary Public,
on this 17th day of AUGUST, 2000.

Patrick L. Riley
NOTARY PUBLIC in and for said
County and State





LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
WRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

NOTICE OF PUBLIC HEARING

December 1, 2004

Pursuant to Uniform Code for the Abatement of Dangerous Building, 1994 Edition, Section 302, adopted by the LVMC 16.08. NOTICE IS HEREBY GIVEN THAT ON **Wednesday, December 1, 2004** at the hour of **1:00 P.M.**, in the Council Chambers, City Hall Complex, 400 Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following **REPORT OF EXPENSES** submitted by the Director of Neighborhood Services incurred by the City of Las Vegas for:

Abatement of the property by boarding and securing the units, removing the tree limb from roof over Unit 1, repairing damaged portion of the roof, removing trash, debris, dilapidated fences and gates from property, trimming, cutting, removing all weeds/turf grass exceeding eight (8) inches in height in all yards. Removing litter from all yards, removing inoperable junk, unlicensed black Olds and white/tan Ford Bronco from rear parking area and posting "No Trespassing" signs on property located at **3201 ARLENE WAY** legally described as **MOUNTAIN VIEW PARK UNIT #1, PLAT BOOK 10 PAGE 10 LOT 1 BLOCK 1**. Owner of record at time of abatement: **MICHAEL J. MARUNA - WARD 6 (MACK)**

The Director of Neighborhood Services certifies in the report that the sum of \$3,085.00 was expended (\$2,400.00 to C & W Enterprises for cleaning and boarding the property; \$325.00 Boarding Fee and \$360.00 Administrative Processing Fee).

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

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

BARBARA JO RONEMUS
CITY CLERK

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov
18112-001-6/04

Address: 3201 ARLENE WY

MTRO

VOICE MAIL/ METRO OFFICER DUKE: VACANT APARTMENTS, HAVE FALLED TREE ON ROOF,
BROKEN WINDOWS AND DOORS. KIDS DOING DRUGS INSIDE.

Parcel(s)

Parcel: 13812811012 **Size:** 0.21 ACRE **Subdivision Name:** MOUNTAIN VIEW PARK UNIT #1

Owner Information:

10-Aug-02 28-Jul-04 MARUNA MICHAEL J
7609 GOSPORT AVE; LAS VEGAS, NV 89131
28-Jul-04 MARUNA MICHAEL J
3201 ARLENE WY; LAS VEGAS, NV 89108-4631

Inspection Summary

Inspector:	Status:		Scheduled DT:	Start Dt:	Comp DT:	Min:
840182	Failed		5/24/2004	04/25/2004 13:15	04/25/2004 13:25	10
840182	Passed	Partial	6/7/2004	05/26/2004 9:05	05/26/2004 9:10	5
840182	Passed	Partial	6/7/2004	06/07/2004 10:50	06/07/2004 11:00	10
840182	Failed		6/17/2004	06/21/2004 11:20	06/21/2004 11:30	10
840182	Failed		7/1/2004	07/01/2004 9:50	07/01/2004 10:00	10
760052	Failed		7/7/2004	07/08/2004 9:30	07/08/2004 9:37	7
760052	Failed		7/21/2004	07/21/2004 9:44	07/21/2004 9:47	3
760052	Passed	Partial	8/4/2004	04/08/2004 8:30	08/04/2004 8:30	169920
870076	Passed	Partial	8/19/2004	08/16/2004 11:01	08/16/2004 11:13	12
870076	Passed	Partial	9/3/2004	09/13/2004 11:15	09/13/2004 11:21	6
870076	Passed	Partial	9/17/2004	09/17/2004 12:47	09/17/2004 12:55	8
870076	Passed	Partial	9/23/2004	09/23/2004 9:42	09/23/2004 9:46	4
870076	Passed	Partial	9/28/2004	09/30/2004 13:36	09/30/2004 13:49	13
870076	Passed		10/7/2004	10/06/2004 7:08	10/06/2004 7:12	4
Time in Minutes:						170022

Violation Details

Violation	Violation DT	Resolve DT	Location:
A-WEEDS	6/7/2004	10/6/2004	HIGH VEG ALL YARDS
A-VEHICLE	6/7/2004	10/6/2004	BLACK OLDS & WHITE/TAN FORD BRONCO REAR PARKING AREA
A-REFUSE/WST	6/7/2004	10/6/2004	T/D, DILAPIDATED FENCES & GATES ON PROPERTY
A-LITTER	6/7/2004	10/6/2004	LITTER ALL YARDS
A-BLD DNGR	6/7/2004	10/6/2004	ALL UNITS OPEN, TRIM LIMB ON ROOF UNIT 1, DAMAGED PORTION OF R

Log

Type:	Date:	Employee:	Min:
MISC	11/2/2004 1:22:00 PM	KATHY STEWART	0
Sent Invoice from C&W (\$2,400) to Finance for payment. Gave file to Jessica Larramendy for Council.			
MISC	11/2/2004 8:20:00 AM	KATHY STEWART	0
ks) Sent Invoice from C&W (\$2,400) to Steve Harsin for signature.			
MISC	11/2/2004 7:23:00 AM	JESSICA LARRAMENDY	0
JL) Removed abatement fees - should not have been billed in Hansen at this time.			
INSP	10/6/2004 7:08:00 AM	PAMELA HINES	4
24) ITEMS ABATED & IN COMPLIANCE. OK TO PAY C&W. LEFT MESSAGE ON KATHY'S VOICE MAIL @ 8AM ADVISING OF STATUS.			
INSP	9/30/2004 1:36:00 PM	KATHY STEWART	13
CONT'D)24) of items mentioned. Please note: the boards are painted, just not the exact color of the building. Tape to OS.			
INSP	9/30/2004 1:36:00 PM	KATHY STEWART	13
24) Insp/Post Video. All openings secure. Windows & doors boarded, storage room doors nailed. Vegetation trimmed. No Trespassing signs need to be posted & sheet metal from rain gutter is hanging down from roof eaves. Called Jack @ C&W. He will take care			
INSP	9/23/2004 9:42:00 AM	KATHY STEWART	4
24) Same. Will call Jack again. He's finishing up San Joaquin & Adams jobs. C/B 9/28 to try an video.			
INSP	9/17/2004 12:47:00 PM	KATHY STEWART	8
24) Condition same. Called Jack to advise. He'll get right on it & call me.			
INSP	9/13/2004 11:15:00 AM	KATHY STEWART	6
24) Rec'd call from Jack/C&W that work was completed. Insp reveals 2 storage room doors open & rain gutter sheet metal hanging down from roof eaves to the ground. The boards are not painted either. Called Jack to advise him. He states he'll go by & check			
INSP	9/8/2004 7:18:00 AM	PAMELA HINES	6
24) REC'D CALL FROM JACK @ C&W THAT BOARDING IS DONE. UPON INSPECTION, STORAGE ROOMS OPEN, RAIN GUTTER METAL SHEETING HANGING DOWN THE FRONT, BOARDS NOT SAME COLOR AS STRUCTURE. CALLED JACK, HE WILL TAKE CARE OF IT & CALL ME.			
LETTER	8/26/2004 7:32:00 AM	KATHY STEWART	0
Award letter attached in OLE.			
FAX	8/26/2004 7:31:00 AM	KATHY STEWART	0
Faxed Award letter to C&W Enterprrese, Inc. Contractor to call with a start date.			
DIRECT	8/25/2004 4:06:00 PM	KATHY STEWART	0
Per David Semenza, Award bid to lowest bidder, C&W Enterprises, Inc. Contractor must begin work within five days from receipt of award letter or bid will go to another contractor.			
RECORD	8/19/2004 2:13:00 PM	JESSICA LARRAMENDY	0
JL) Recorded N&O at Clark County. Book: 20040819 Inst: 02622			
MISC	8/19/2004 7:56:00 AM	KATHY STEWART	0
Invitation to Bid attached in OLE.			
BIDS	8/19/2004 7:55:00 AM	KATHY STEWART	0
Faxed Invitation to Bid to contractors. Bids due back COB Tuesday, 8/24.			
DIRECT	8/17/2004 10:36:00 AM	KATHY STEWART	0
Per David Semenza, Fax Invitation to Bid to contractors for boarding & cleaning property.			
INSP	8/16/2004 11:01:00 AM	KATHY STEWART	12
24) Pre-Video completed. 4 unit complex (3 on ground level, 1 on 2nd story), vacant & open. Scattered tree limbs on the ground & on 2nd story patio/stairs. Broken windows, screens off, open windows, doors open. There appears to be an electrical wire			
INSP	8/16/2004 11:01:00 AM	KATHY STEWART	12
CONT'D)24) coming out of the 2nd story window (facing east) but I was unable to trace it past the eave. Also, two vehicles remain in west parking area, to be removed. Pre video to DS & this coy to KS.			
MISC	8/16/2004 7:36:00 AM	KATHY STEWART	0
ks) Gave original N&O to Jessica for Recording.			

DIRECT	8/4/2004 9:12:00 AM	KATHY STEWART	0
Per David Semenza, Send Request for Before Abatement Video to #16.			
PHONE	8/4/2004 9:00:00 AM	JULIE ABSHIRE	5
29) KEEP TRYING TO CALL THE NO. FOR OWNER, NEVER AN ANSWER. CK'D W/KATHY IF N/O WAS MAILED TO ADD. ON SUNCREST IN RENO, SHE SAID YES. FILED IS NOT TO BE FOUND. REFERRED WHAT PAPERWORK I HAVE TO OFF. TO PROCEED W/ABATEMENT			
EMAIL	8/4/2004 8:30:00 AM	KATHY STEWART	5
29) E-mailed Kathy to re-send N&O to address on Sewer Screen, 11500 Suncrest Ct., Reno, NV 89506-7547, if it wasn't already done. N&O copy was sent to Reno address per Kathy. No one ever answers phone # listed. Proceed with abatement.			
VOICE	7/22/2004 9:44:00 AM	MARIA VIGIL	0
COMPLAINT FROM OFFICER TWIGG W/METRO, ABANDONED 4/PLEX HAS VAGRANTS LIVING INSIDE. THIS BUILDING NEEDS TO BE BOARDED UP.			
PHONE	7/22/2004 8:20:00 AM	MARIA VIGIL	2
29) N/A TO PHONE. ASSESS \$45.00 FEE. C/B 8/4			
MISC	7/22/2004 8:00:00 AM	MARIA VIGIL	0
29) 11500 SUNCREST CT, RENO, NV, 89506-7547. 702-822-6167.			
INSP	7/21/2004 9:44:00 AM	MARIA VIGIL	3
29) NO CHANGE.			
INSP	7/8/2004 9:30:00 AM	MARIA VIGIL	7
29) NO CHANGE EXCEPT IT MIGHT BE WORSE. SEE PIX. ASSESS 45.00 FEE. C/B 7/21			
INSP	7/1/2004 3:20:00 PM	LYNN NIHIPALI	1
28)ALSO CALLED AT 1520 HRS ON 7/1			
INSP	7/1/2004 9:50:00 AM	LYNN NIHIPALI	10
28)STILL NO IMPROVEMENT. PIX, ATTEMPTED TO CALL OWNER. MICHAEL MUNA, 702-822-6167, NO ANSWER. NO MACHINE, UNABLE TO LEAVE MSSG. ASSESS 45 FEE. WILL CONTINUE TO TRY TO LOCATE OWNER CB 7/7			
INSP	6/21/2004 11:20:00 AM	LYNN NIHIPALI	10
28)NO IMPROVEMENT. FAILED ASSEES 75.00 FEE PIX CB 7/1			
MISC	6/9/2004 3:57:00 PM	LAURA DEARMOND	0
Ld) REC'D CERT CARD FROM OWNER: MICHAEL MARUNA			
INSP	6/7/2004 10:50:00 AM	LYNN NIHIPALI	10
28)NO IMPROVEMENT, NO GREEN CARD YET, CB 6/17			
INSP	5/26/2004 9:05:00 AM	KATHY STEWART	5
28) Posted N&O on property. C/B 6/7.			
NOPOST	5/26/2004 9:05:00 AM	KATHY STEWART	5
28) N&O posted on property.			
NOTICE	5/25/2004 3:27:00 PM	LAURA DEARMOND	0
Ld) SENT DANG BLDG N&O TO OWNER: MICHAEL MARUNA; POST 5/26; CB 6/7			
NOREQ	5/25/2004 6:40:00 AM	GEORGE CLEVELAND	10
PREPARED AND SUBMITTED N & O TO OWNER CB 6/7			
NOREQ	5/25/2004 6:40:00 AM	GEORGE CLEVELAND	10
PREPARED AND SUBMITTED N & O TO OWNER			
INSP	5/24/2004 1:15:00 PM	GEORGE CLEVELAND	10
all 4 units open, broken windows and doors THRUOUT BLDG. HIGH VEGETATION, T/D TREE LIMB ON ROOF OVER UNIT 1, DAMAGED PORTION OF ROOF. 2 ABANDONED VEHICLES IN REAR PARKING AREA...BLK OLDS, 065-NGN WHT/GRN FORD BRONCO 356-NLY INOP, FULL OF GARBAGE..PIX.			

Time in minutes:

171

APN 138-12-811-012
Ref # - 15338

NOTICE AND CLAIM OF LIEN OF ASSESSMENT

TO: MICHAEL J. MARUNA
(Reputed Owner(s)) at time of abatement.

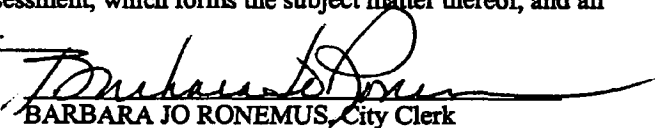
Assessor's Parcel No.: APN 138-12-811-012
Commonly known as: 3201 ARLENE WAY
Legal Description: MOUNTAIN VIEW PARK UNIT #1
PLAT BOOK 10 PAGE 10
LOT 1 BLOCK 1

On September 2, 2004, as provided in the Municipal Code, 16.08, Section 302, the City of Las Vegas caused the abatement of a nuisance condition on the following property after due notification.

Expenses in the amount of \$3,085.00 were incurred by the City of Las Vegas in the above nuisance condition abatement procedure.

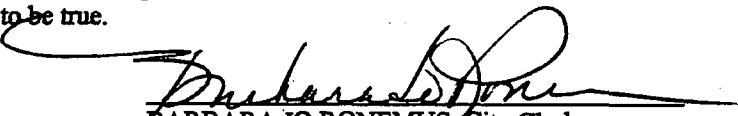
The Las Vegas City Council, at a duly noticed public hearing held on December 1, 2004, ordered the above charges in the amount of \$3,085.00, assessed against the property by means of a Lien of Assessment, such a lien to be duly recorded and certified copies of said lien given to the County Treasurer for collection as ordinary property taxes. Said lien shall also be prior to and superior to all liens, claims, encumbrances and titles, other than liens of assessment and general taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to this lien.

All or any portion of this lien of assessment, which remains unpaid after 30 days from the date of the recording thereof on the assessment roll, shall become delinquent and shall accrue interest at the rate of 7 percent per annum from and after said date. This lien shall continue until the assessment, which forms the subject matter thereof, and all interest due and payable thereon, shall have been paid in full.

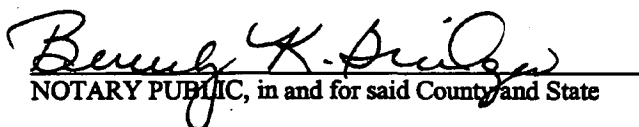

BARBARA JO RONEMUS, City Clerk
400 Stewart Avenue
Las Vegas, NV 89101 - (702) 229-6311

STATE OF NEVADA)
COUNTY OF CLARK)

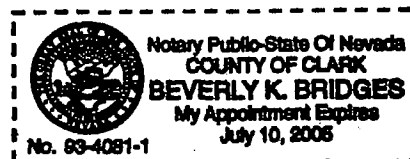
BARBARA JO RONEMUS, being duly sworn, deposes and says that she is the person who executed the foregoing instrument on behalf of the City of Las Vegas and that she has read the same and knows the contents thereof, that the matters stated herein are true to her own knowledge, except such matters as are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


BARBARA JO RONEMUS, City Clerk

Subscribed and sworn to before me this 3rd day of December, 2004


NOTARY PUBLIC, in and for said County and State

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



AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: NEIGHBORHOOD SERVICES

DIRECTOR: ORLANDO SANCHEZ

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

Public hearing to consider the report of expenses to recover costs for abatement of Zoning/Nuisance violations located at 314 N. 16th Street. **PROPERTY OWNER: YVONNE C. FUKUMOTO - Ward 5**
(Weekly)

Fiscal Impact:

☐ No Impact	Amount:	\$1,610.00
☒ Budget Funds Available	Dept./Division:	Neigh. Services/Response
☐ Augmentation Required	Funding Source:	General Fund

PURPOSE/BACKGROUND:

The condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed the Department of Neighborhood Services hired Weaver Inc. to remove all refuse, waste and litter from all yards, remove all dead weeds and brush, and post "No Trespassing" signs.

RECOMMENDATION:

That the City Council: 1. Approve the report of expenses in the amount of \$1,610.00 in order that the above charges be filed and recorded against the property, constituting a special assessment and lien. 2. Authorize that the Notice and Lien of Assessment be duly recorded with the County Treasurer.

BACKUP DOCUMENTATION:

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

MOTION:

WEEKLY - APPROVED the action of Neighborhood Services - **UNANIMOUS** with **MACK** excused

MINUTES:

NOTE: Video shown but not submitted.

MAYOR GOODMAN declared the Public Hearing open.

The property owner was not present.

STEPHEN HARSIN, Deputy Director of Neighborhood Services, presented a video of the subject property and read the purpose/background regarding the condition of the property as a public hazard and an attractive nuisance requiring the described abatement. **MR. HARSIN** recommended the City Council approve the report of expenses in the amount of \$1,610, \$1,400 to Weaver, Inc. and a 15 percent administrative fee of \$210. In order that the charges be filed and recorded against the property as a

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - Continued:

special assessment and lien, he recommended the Notice and Lien of Assessment should be filed and recorded with the County Treasurer's Office.

No one appeared in opposition.

MAYOR GOODMAN declared the public hearing closed.

(1:46 - 1:47)

4-228

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 1, 2004

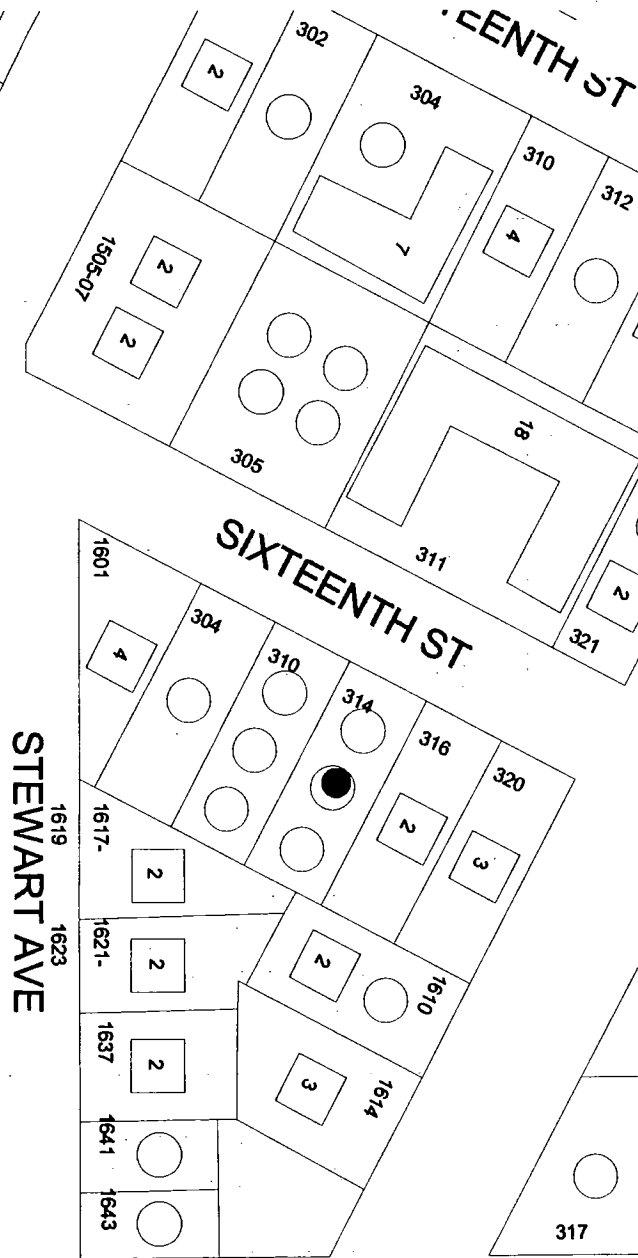
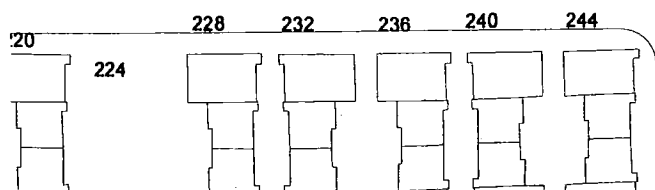
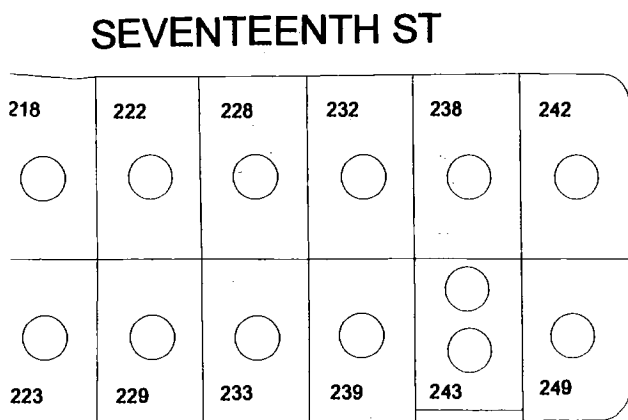
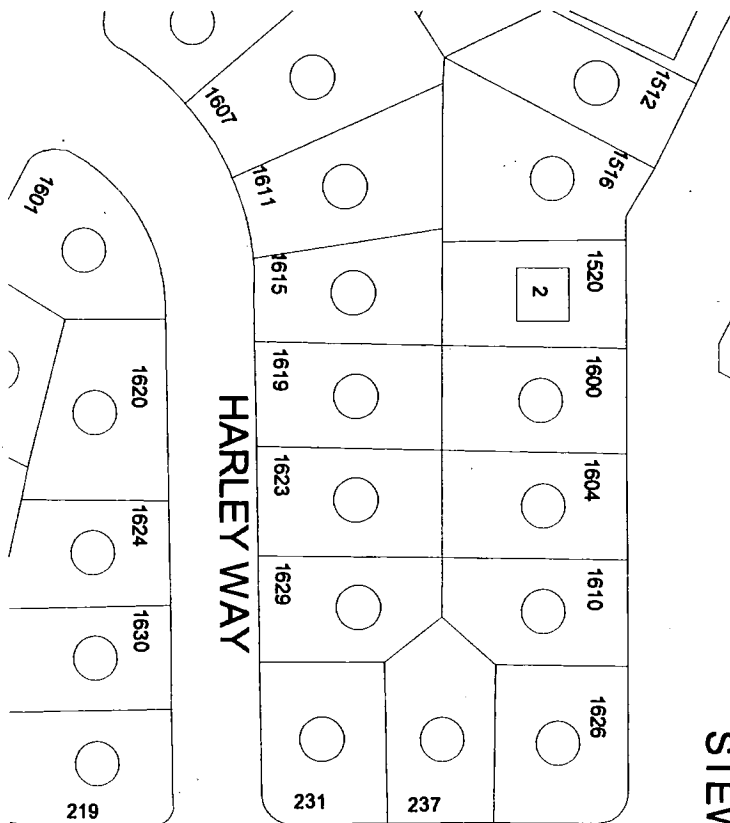
DEPARTMENT: Neighborhood Services

ITEM DESCRIPTION: Public Hearing to consider the report of expenses to recover costs for abatement of Zoning/Nuisance violations located at 314 N. 16th Street. PROPERTY OWNER: YVONNE C. FUKUMOTO – Ward 5 (Weekly)

Weaver Inc. completed work on October 7, 2004 at a cost of \$1,400.00, plus a 15% administrative fee, for a total of \$1,610.00.

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

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



Memorandum

City of Las Vegas Neighborhood Services Department

To: Barbara Jo Ronemus, City Clerk

From: Orlando Sanchez, Director – Neighborhood Response Division

CC: File

Date: November 3, 2004

Re: Report of Expenses for the abatement of Zoning/Nuisance violations located at 314 N. 16th Street - Ward 5 (Weekly)

After giving due process, notification, and an opportunity for an appeal hearing as specified in the Las Vegas Municipal Code for "Nuisance," the Department of Neighborhood Services caused the above-referenced property to be corrected by removing all refuse, waste and litter from all yards, removing all dead weeds and brush, and posting "No Trespassing" signs. Weaver Inc. completed work on October 7, 2004 at a cost of \$1,400.00, which was accepted by the Department of Neighborhood Services.

Contract Amount	\$ 1,400.00
AMOUNT DUE	1,400.00
Administrative processing fee	<u>210.00</u>
TOTAL AMOUNT DUE	\$1,610.00

OWNER OF RECORD: YVONNE C. FUKUMOTO

PROPERTY ABATED: 314 N. 16TH STREET

ASSESSOR'S PARCEL: 139 35 212 092

LEGAL DESCRIPTION: FOURTEENTH STREET CITY ADD
PLAT BOOK 1 PAGE 82
LOT 3 BLOCK 22

OS:jl

WEAVER CONSTRUCTION

"GENERAL ENGINEERING"

2590 NORTH NELLIS BLVD.

LAS VEGAS, NEVADA 89115

EXHIBIT A

DISCLOSURE OF PRINCIPALS

The principals and partners of Weaver Construction and
all persons and entities holding more than a 1% interest in
Weaver Construction or any principal of
Weaver Construction are the following:

<u>FULL NAME</u>	<u>BUSINESS ADDRESS</u>	<u>BUSINESS PHONE</u>
1. Phil Weaver	2590 N. Nellis Blvd. LV, NV	644-1088
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____
5. _____	_____	_____
6. _____	_____	_____

Continue list until full and complete disclosure is made

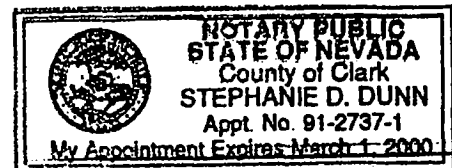
I certify under penalty of perjury, that the foregoing list is
full and complete.

Weaver Construction

BY: Phyllis Weaver
Phyllis Weaver, Office Mgr.

Subscribed and sworn to before me
this 28 day of October, 1999.

Stephanie D. Dunn
Notary Public





LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

NOTICE OF PUBLIC HEARING
DECEMBER 1, 2004

Pursuant to Title 9, Chapter 12 of the Las Vegas Municipal Code NOTICE IS HEREBY GIVEN THAT ON **Wednesday, December 1, 2004** at the hour of **1:00 P.M.**, in the Council Chambers, City Hall Complex, 400 Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following **REPORT OF EXPENSES** submitted by the Director of Neighborhood Services incurred by the City of Las Vegas for:

Abatement of the property by removing all refuse, waste and litter from all yards, removing all dead weeds and brush, and posting "No Trespassing" signs on property located at **314 N. 16TH STREET** legally described as **FOURTEENTH STREET CITY ADD, PLAT BOOK 1 PAGE 82 LOT 3 BLOCK 22** Owner of record at time of abatement: **YVONNE C. FUKUMOTO – WARD 5 (WEEKLY)**

The Director of Neighborhood Services certifies in the report that the sum of \$1,610.00 was expended (\$1,400.00 to Weaver, Inc. for cleaning the property; and \$210.00 Administrative Processing Fee).

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

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

BARBARA JO RONEMUS
CITY CLERK

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov
18112-001-8/04

Address: 314 N 16TH ST

CITZ

VACANT LOT, NEEDS CLEANING, WEED REMOVAL

Parcel(s)

Parcel:	Size:	Subdivision Name:
13935212092	0.15 ACRE	FOURTEENTH STREET CITY ADD

Owner Information:

10-Aug-02	FUKUMOTO YVONNE C
	P O BOX 388; KEKAHA, HI 96752-0388

Inspection Summary

Inspector:	Status:		Scheduled DT:	Start Dt:	Comp DT:	Min:
970581	Failed		7/1/2004	07/02/2004 12:38	07/02/2004 12:50	12
970581	Passed	Partial	7/26/2004	07/12/2004 16:56	07/12/2004 17:04	8
970581	Passed	Partial	7/26/2004	07/24/2004 16:00	07/24/2004 16:10	10
870076	Passed	Partial	8/30/2004	08/11/2004 10:10	08/11/2004 10:14	4
870076	Passed	Partial	10/7/2004	10/11/2004 15:50	10/11/2004 15:58	8
870076	Passed		10/11/2004	10/25/2004 10:21	10/25/2004 10:29	8
Time in Minutes:						50

Violation Details

Violation	Violation DT	Resolve DT	Location:
A-WEEDS	7/1/2004	10/25/2004	HIGH VEG ON V/L
A-REFUSE/WST	7/1/2004	10/25/2004	R/W ON V/L
V-GRAFFITI	7/26/2004	10/25/2004	GRAFFITI ON BACK WALL

Log

Type:	Date:	Employee:	Min:
MISC	10/28/2004 2:39:00 PM	LAURA DEARMOND	0
Ld) GAVE FILE TO J.L.			
MISC	10/26/2004 2:38:00 PM	LAURA DEARMOND	0
Ld) SENT WEAVER CONSTRUCTION INVOICE \$1,400.00 TO FINANCE.			
VIDPST	10/25/2004 10:21:00 AM	LAURA DEARMOND	8
24) LOT SCRAPED, VEG & LITTER REMOVED, DEBRIS & VAGRANT MATERIAL REMOVED. LOW LIMBS CUT, BUSHES CUT. GRAFFITI PAINTED OVER. NO TRESPASS/NO DUMPING SIGNS POSTED. LOOKS GOOD.			
INSP	10/11/2004 3:50:00 PM	LAURA DEARMOND	0
24) ...SHE'LL HAVE IT DONE MONDAY & CALL ME. CB 10-11 FOR VIDEO. *ADD: THERE IS NO TRESPASSING/DUMPING SIGN ON LOT. PHYLLIS HAS IT IN HER OFFICE, SHE'LL POST IT 10-11			
INSP	10/11/2004 3:50:00 PM	LAURA DEARMOND	8
24) LOT LOOKS GREAT. TREES, LIMBS, BUSHES ALL CUT AWAY & REMOVED. TURF/WEEDS CUT & SCRAPED. ALL LITTER & VAGRANT MATERIAL REMOVED.. GRAFFITI REMAINS ON BACK WALL (IT IS PART OF BID). CALLED PHYLLIS & REQUESTED SHE HAVE IT PAINTED OVER. ((CONT...))			
MISC	10/7/2004 7:41:00 AM	LAURA DEARMOND	0
Ld) SENT FILE TO P.H.			

EMAIL	10/6/2004 3:30:00 PM	LAURA DEARMOND	0
Ld) SENT EMAIL TO P.H.WEAVER COMPLETED ABATEMENT			
INSP	10/5/2004 4:07:00 PM	PAMELA HINES	15
24)MET PHYLLIS ON SITE, PRE-VIDEO.(3RD PRE-VIDEO) HI WEEDS, LITTER, LOW TREE BRANCHES IN S/E CORNER OF LOT, GRAF-REAR BLOCK WALL,ABAND VAN-IN PKNG (TAGGED FOR TOW, ON RAMPS).WILL BEGIN CLEANUP 10/6 PHYLLIS W/C WHEN DONE.			
RECORD	9/8/2004 7:37:00 AM	JESSICA LARRAMENDY	0
JL) Recorded N&O at Clark County. Book: 20040908 Inst: 03534.			
BIDA	8/30/2004 11:17:00 AM	LAURA DEARMOND	0
Ld) AWARDED TO WEAVER INC			
BIDR	8/30/2004 8:26:00 AM	LAURA DEARMOND	0
Ld) REC'D BIDS (1) WEAVER INC \$1,400 (2) K O CONSTRUCTION \$1,969 (3) CAPRIATI \$3,010			
DIRECT	8/23/2004 10:57:00 AM	ERIN HERNANDEZ	0
ERH) LAURA SET CB FOR 9/7 AN ESTIMATE FOR ABATEMENT VIDEO. LOG ENTRY ENTERED AS VID REQUEST AND INSPECTION LOGGED IN ACTIVITIES INFORMED HER THAT CASE NEEDS TO BE CLOSED AFTER ABATEMENT VIDEO RECEIVED.			
BIDS	8/23/2004 9:38:00 AM	LAURA DEARMOND	0
Ld) FAXED BID TO CONTRACTORS, DUE BACK 8-26			
VIDREQ	8/11/2004 10:10:00 AM	LAURA DEARMOND	7
24) PRE-VIDEO COMPLETED. LOT IS COVERED WITH 3-4 FT HIGH WEEDS, LITTER, & DEBRIS, FENCE HAS AREAS OF GRAFFITI. TAPE TO DS, FILE TO LD FOR BIDS PLEASE.			
MISC	7/26/2004 10:55:00 AM	LAURA DEARMOND	0
Ld) REC'D CERT CARD FROM OWNER YVONNE FUKUMOTO			
INSP	7/24/2004 4:00:00 PM	LAURA DEARMOND	10
26) NO IMPROVEMENT. WEEDS ARE HIGHER & MORE R/W ON LOT. TOOK PIX, CONTINUE ABATEMENT, REFER BACK TO #24.			
NOPOST	7/12/2004 4:56:00 PM	LYNN NIHIPALI	8
26)POSTED N&O			
INSP	7/12/2004 4:56:00 PM	LYNN NIHIPALI	8
26)NO IMPROVEMENT, R/W AND HIGH WEEDS EVERYWHERE. CB 7/26 TOOK PIX			
NOTICE	7/12/2004 11:23:00 AM	LAURA DEARMOND	0
Ld) SENT N&O TO OWNER: YVONNE FUKUMOTO			
NOREQ	7/4/2004 8:15:00 AM	LAURA DEARMOND	5
26) PREPARED N&O & SENT TO 24			
INSP	7/2/2004 12:38:00 PM	LAURA DEARMOND	12
26) OBSERVED VACANT LOT COVERED WITH HIGH WEEDS & R/W: METAL, WOOD, PAPER, APPLIANCES, PLASTIC, BLANKETS, FURNITURE & VAGRANT MATERIALS, TOOK PIX, GRAFFITI ON BACK WALL, WILL PREPARE N&O			
<i>Time in minutes:</i>			81

APN 139-35-212-092
Ref # - 17398

NOTICE AND CLAIM OF LIEN OF ASSESSMENT

TO: YVONNE C. FUKUMOTO
(Reputed Owner(s)) at time of abatement.

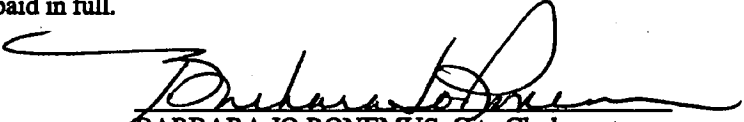
Assessor's Parcel No.: 139-35-212-092
Commonly known as: 314 NORTH 16TH STREET
Legal Description: FOURTEENTH STREET CITY ADD
PLAT BOOK 1 PAGE 82
LOT 3 BLOCK 22

On October 7, 2004, as provided in the Municipal Code, Title 9, Chapter 12, the City of Las Vegas caused the abatement of a nuisance condition on the following property after due notification.

Expenses in the amount of \$1,610.00 were incurred by the City of Las Vegas in the above nuisance condition abatement procedure.

The Las Vegas City Council, at a duly noticed public hearing held on December 1, 2004, ordered the above charges in the amount of \$1,610.00, assessed against the property by means of a Lien of Assessment, such a lien to be duly recorded and certified copies of said lien given to the County Treasurer for collection as ordinary property taxes. Said lien shall also be prior to and superior to all liens, claims, encumbrances and titles, other than liens of assessment and general taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to this lien.

All or any portion of this lien of assessment, which remains unpaid after 30 days from the date of the recording thereof on the assessment roll, shall become delinquent and shall accrue interest at the rate of 7 percent per annum from and after said date. This lien shall continue until the assessment, which forms the subject matter thereof, and all interest due and payable thereon, shall have been paid in full.

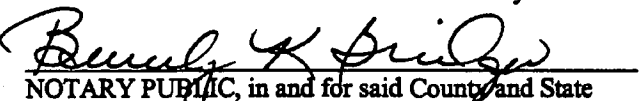

BARBARA JO RONEMUS, City Clerk
400 Stewart Avenue
Las Vegas, NV 89101 - (702) 229-6311

STATE OF NEVADA)
COUNTY OF CLARK)

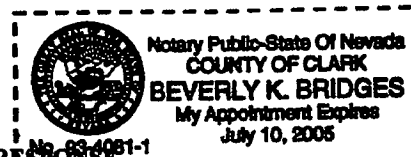
BARBARA JO RONEMUS, being duly sworn, deposes and says that she is the person who executed the foregoing instrument on behalf of the City of Las Vegas and that she has read the same and knows the contents thereof, that the matters stated herein are true to her own knowledge, except such matters as are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


BARBARA JO RONEMUS, City Clerk

Subscribed and sworn to before me this 3rd day of December, 2004


NOTARY PUBLIC, in and for said County and State

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



AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

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

Public hearing to consider the report of expenses to recover costs for abatement of nuisance located at Vacant Lot on Maydelle Place (North of 395 Maydelle Place). **PROPERTY OWNER: CABRERA INVEST - Ward 3 (Reese)**

Fiscal Impact:

☐	No Impact	Amount:	\$1,265.00
☒	Budget Funds Available	Dept./Division:	Neigh. Services/Response
☐	Augmentation Required	Funding Source:	General Fund

PURPOSE/BACKGROUND:

The condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed the Department of Neighborhood Services hired Weaver Inc. to remove all refuse, waste and litter from all yards, trim, cut, remove all weeds/turf grass exceeding (8) inches in height from the entire parcel and post "No Trespassing" signs.

RECOMMENDATION:

That the City Council: 1. Approve the report of expenses in the amount of \$1,265.00 in order that the above charges be filed and recorded against the property, constituting a special assessment and lien. 2. Authorize that the Notice and Lien of Assessment be duly recorded with the County Treasurer.

BACKUP DOCUMENTATION:

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

MOTION:

REESE - APPROVED the action of Neighborhood Services - UNANIMOUS with MACK excused

MINUTES:

NOTE: Video shown but not submitted.

MAYOR GOODMAN declared the Public Hearing open.

The property owner was not present.

STEPHEN HASRSIN, Deputy Director of Neighborhood Services, presented a video of the subject property and read the purpose/background regarding the condition of the property as a public hazard and an attractive nuisance requiring the described abatement. **MR. HARSIN** recommended the City Council approve the report of expenses in the amount of \$1,265, \$1,100 to Weaver, Inc., and a 15 percent administrative fee of \$165. In order that the charges be filed and recorded against the property as a

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - Continued:

special assessment and lien, the Notice and Lien of Assessment should be filed and recorded with the County Treasurer's Office.

No one appeared in opposition.

MAYOR GOODMAN declared the public hearing closed.

(1:47 - 1:48)

4-262

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 1, 2004

DEPARTMENT: Neighborhood Services

ITEM DESCRIPTION: Public Hearing to consider the report of expenses to recover costs for abatement of nuisance/litter located at Vacant Lot on Maydelle Place (North of 395 Maydelle Place). PROPERTY OWNER: CABRERA INVEST – Ward 3 (Reese)

Weaver Inc. completed work on October 20, 2004 at a cost of \$1,100.00, plus a 15% administrative fee, for a total of \$1,265.00.

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

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

MARKET

2551

574

INDOOR SWAP MEET

568

SHOPS

562

VACANT

REST. SHOPS OFF.

CANOPY

PLANT NURSERY

8

8

8

8

8

8

8

8

BONANZA GARDENS
168 APARTMENTS

8

8

8

8

8

8

2517 2601 2605 2609 2613 2617

4 4 4 4 4 4

IESQUITE AVE

2516 2600 2604 2608 2612 2616

4 4 4 4 4 4

CEDAR ARM APTS

4 4 4 4 4 4 4

395

391

389

385

381

379

375

371

ALVIN ST

MAYDELLE PL

400

394

388

380

378

374

2

4

2

4

11

7

7

11

7

7

GREEN TREE
72 APTS

509

507

505

51

CEDAR GREEN E

50

Memorandum

City of Las Vegas Neighborhood Services Department

To: Barbara Jo Ronemus, City Clerk

From: Orlando Sanchez, Director – Neighborhood Response Division

CC: File

Date: November 3, 2004

Re: Report of Expenses for the abatement of Nuisance/Litter located at Vacant Lot on Maydelle Place (North of 395 Maydelle Place) - Ward 5 (Weekly)

After giving due process, notification, and an opportunity for an appeal hearing as specified in the Las Vegas Municipal Code for "Nuisance," the Department of Neighborhood Services caused the above-referenced property to be corrected by removing all refuse, waste and litter from all yards, trimming, cutting, removing all weeds/turf grass exceeding (8) inches in height from the entire parcel and post "No Trespassing" signs. Weaver Inc. completed work on October 20, 2004 at a cost of \$1,100.00, which was accepted by the Department of Neighborhood Services.

Contract Amount	\$ 1,100.00
AMOUNT DUE	1,100.00
Administrative processing fee	<u>165.00</u>
TOTAL AMOUNT DUE	\$1,265.00

OWNER OF RECORD: CABRERA INVEST

PROPERTY ABATED: Vacant Lot on Maydelle Place (North of 395 Maydelle)

ASSESSOR'S PARCEL: 139 36 110 019

LEGAL DESCRIPTION: PARCEL MAP FILE 33 PAGE 78
LOT 1
(PB 1-38 PT LOT 6 BLOCK 1)

OS:jl

WEAVER CONSTRUCTION

"GENERAL ENGINEERING"

2590 NORTH NELLIS BLVD.

LAS VEGAS, NEVADA 89115

EXHIBIT A

DISCLOSURE OF PRINCIPALS

The principals and partners of Weaver Construction and
all persons and entities holding more than a 1% interest in
Weaver Construction or any principal of
Weaver Construction are the following:

<u>FULL NAME</u>	<u>BUSINESS ADDRESS</u>	<u>BUSINESS PHONE</u>
1. Phil Weaver	2590 N. Nellis Blvd. LV, NV	644-1088
2.		
3.		
4.		
5.		
6.		

Continue list until full and complete disclosure is made

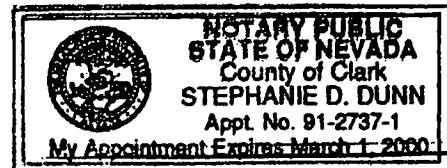
I certify under penalty of perjury, that the foregoing list is full and complete.

Weaver Construction

BY: Phyllis Weaver
Phyllis Weaver, Office Mgr.

Subscribed and sworn to before me
this 28 day of October, 1999.

Stephanie D. Dunn
Notary Public





LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
WRENCE WEEKLY

MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

**NOTICE OF PUBLIC HEARING
DECEMBER 1, 2004**

Pursuant to Title 9, Chapter 12 of the Las Vegas Municipal Code NOTICE IS HEREBY GIVEN THAT ON **Wednesday, December 1, 2004** at the hour of 1:00 P.M., in the Council Chambers, City Hall Complex, 400 Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following REPORT OF EXPENSES submitted by the Director of Neighborhood Services incurred by the City of Las Vegas for:

Abatement of the property by removing all refuse, waste and litter from all yards, trimming, cutting, removing all weeds/turf grass exceeding (8) inches in height from the entire parcel and posting "No Trespassing" signs on property located at **VACANT LOT ON MAYDELLE PLACE (PARCEL #139-36-110-019)** legally described as **PARCEL MAP FILE 33 PAGE 78 LOT 1 (PB 1-38 PT LOT 6 BLOCK 1)** Owner of record at time of abatement: **CABRERA INVEST – WARD 5 (WEEKLY)**

The Director of Neighborhood Services certifies in the report that the sum of \$1,265.00 was expended (\$1,100.00 to Weaver, Inc. for cleaning the property; and \$165.00 Administrative Processing Fee).

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

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

**BARBARA JO RONEMUS
CITY CLERK**

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

VOICE 702.229.6011
TDD 702.386.9108

www.lasvegasnevada.gov
18112-001-6/04

CASENO 17171 CODEENF

Parcel: 13936110019

WEST END OF STREET MAYDELLE PL

VACANT LOT HIGH GRASS/WEEDS LITTER

Parcel(s)

Owner Information:

Inspection Summary

Inspector:	Status:	Scheduled DT:	Start Dt:	Comp DT:	Min:
960066	Failed	6/28/2004	06/24/2004 12:50	06/24/2004 13:00	10
960066	Failed	7/16/2004	07/07/2004 12:35	07/07/2004 12:40	5
960066	Failed	7/16/2004	07/26/2004 12:10	07/26/2004 12:15	5
980036	Failed	7/29/2004	08/06/2004 12:40	08/06/2004 12:46	6
870076	Passed	9/21/2004	10/20/2004 10:01	10/20/2004 10:13	12
Time in Minutes:					38

Violation Details

Violation	Violation DT	Resolve DT	Location:
A-WEEDS		10/20/2004	HIGH GRASS/WEEDS
A-LITTER	6/28/2004	10/20/2004	LITTER- PAPPERS,BOXES AGAINST FENCE ALONG STREET LINE

Log

Type:	Date:	Employee:	Min:
MISC	10/27/2004 6:49:00 AM	KATHY STEWART	0
Sent Invoice (\$1,100) to Finance for payment. Gave file to Jessica Larramendy for Council.			
MISC	10/26/2004 6:53:00 AM	KATHY STEWART	0
Received Invoice (\$1,100) from Weaver, Inc. for completion of abatement (cleaning vacant lot). Sent to Steve Harsin for signature.			
INSP	10/20/2004 10:01:00 AM	KATHY STEWART	12
24) Post Video Insp-Scraped clean, trees/bushes cut, litter rem'd, vagrant material rem'd. Looks great! Called Phyllis about posting signage. It will be done today or Thur. Front lot/rear of lot is fenced so No Dumping is not required,just No Trespassing			
PHONE	9/24/2004 8:35:00 AM	KATHY STEWART	2
24) Per Phyllis @ Weaver, hasn't begun work yet. She will call at least 48 hours prior. They may begin next week.			
RECORD	8/19/2004 2:13:00 PM	JESSICA LARRAMENDY	0
JL) Recorded N&O at Clark County. Book: 20040819 Inst: 02623			
MISC	8/17/2004 7:36:00 AM	KATHY STEWART	0
Award letter attached in OLE.			
BIDA	8/17/2004 7:35:00 AM	KATHY STEWART	0
Faxed Award letter to Weaver, Inc. to abate property. Contractor to call with a start date.			
DIRECT	8/16/2004 9:01:00 AM	KATHY STEWART	0
Per David Semenza, Award bid for cleaning vacant lot to the lowest bidder, Weaver, Inc.			
MISC	8/16/2004 7:36:00 AM	KATHY STEWART	0
ks) Gave original N&O to Jessica for Recording.			

CASENO 17171 CODEENF

BIDR	8/16/2004 7:00:00 AM	KATHY STEWART	0
Received bids from contractors: (1) Weaver-\$1,100; (2) KO Construction-\$1,769; (3) C&W Enterprises - \$1,800.			
BIDS	8/10/2004 9:47:00 AM	KATHY STEWART	0
Faxed Invitation to Bid to contractors. Bids due back COB Friday, 8/13.			
DIRECT	8/10/2004 9:24:00 AM	KATHY STEWART	0
Per David Semenza, Send Invitation to Bid to contractor.			
MISC	8/6/2004 4:09:00 PM	VICTORIA ROSEMORE	0
16) FILE AND PRE-ABATEMENT VIDEO SENT TO KATHY IN OFFICE.			
INSP	8/6/2004 12:40:00 PM	VICTORIA ROSEMORE	6
16) OBSERVED HIGH WEEDS, OVERGROWN BUSHES, SCATTERED LITTER. PRE-ABATEMENT VIDEO COMPLETE. REFERRED TO OFFICE FOR BIDS.			
MISC	8/3/2004 10:32:00 AM	KATHY STEWART	0
Received Certified letter back "Return to Sender, UNCLAIMED" Sent letter to C/E for filing.			
RESEAR	7/27/2004 4:10:00 PM	LYNN NIHIPALI	10
21)COULD NOT FIND ANY CONTACT INFO FOR OWNER. INTERNET, TELE BOOKS LONG DISTANCE OPER. CONT ABATEMENT			
INSP	7/26/2004 12:10:00 PM	LYNN NIHIPALI	5
21)NO CLEANUP, ABATEMENT YET, WILL RESEARCH OWNER INFO, ASSESS 75.00 FEE			
NOPOST	7/7/2004 12:35:00 PM	KATHY STEWART	5
21) N&O posted on chain link fence.			
INSP	7/7/2004 12:35:00 PM	KATHY STEWART	5
21) Posted N&O on chain link fence. C/B 7/16.			
LETTER	7/2/2004 10:58:00 AM	KATHY STEWART	0
N&O letter attached in OLE.			
NOTICE	7/2/2004 10:30:00 AM	KATHY STEWART	27
Sent Nuisance/Litter Abatement Notice & Order to Comply letter to owner, Cabrera Invest. POST: 7/6. C/B: 7/16. Sent file to #21.			
NOREQ	6/24/2004 1:00:00 PM	KATHY STEWART	0
21) Prepared N&O, forwarded to #24.			
INSP	6/24/2004 12:50:00 PM	ANTHONY GUARINO	10
21)VACANT LOT HIGH GRASS/WEEDS SMALL AMOUNT OF WINDBLOWN LITTER AGAINST CHAINLINK FENCE- REFER FOR N&O			
<i>Time in minutes:</i>			82

APN 139-36-110-019

Ref # - 17171

NOTICE AND CLAIM OF LIEN OF ASSESSMENT

TO: CABRERA INVEST

(Reputed Owner(s)) at time of abatement

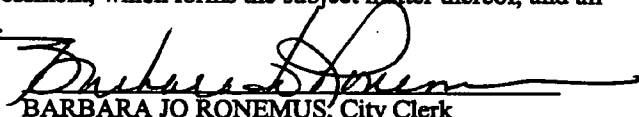
Assessor's Parcel No.: 139-36-110-019
Commonly known as: VACANT LOT ON MAYDELLE PLACE
(NORTH OF 395 MAYDELLE)
Legal Description: PARCEL MAP FILE 33 PAGE 78
LOT 1 (PB 1-38 PT LOT 6 BLOCK 1)

On October 20, 2004, as provided in the Municipal Code, Title 9, Chapter 12, the City of Las Vegas caused the abatement of a nuisance condition on the following property after due notification.

Expenses in the amount of \$1,265.00 were incurred by the City of Las Vegas in the above nuisance condition abatement procedure.

The Las Vegas City Council, at a duly noticed public hearing held on December 1, 2004, ordered the above charges in the amount of \$1,265.00, assessed against the property by means of a Lien of Assessment, such a lien to be duly recorded and certified copies of said lien given to the County Treasurer for collection as ordinary property taxes. Said lien shall also be prior to and superior to all liens, claims, encumbrances and titles, other than liens of assessment and general taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to this lien.

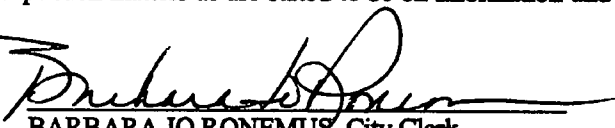
All or any portion of this lien of assessment, which remains unpaid after 30 days from the date of the recording thereof on the assessment roll, shall become delinquent and shall accrue interest at the rate of 7 percent per annum from and after said date. This lien shall continue until the assessment, which forms the subject matter thereof, and all interest due and payable thereon, shall have been paid in full.


BARBARA JO RONEMUS, City Clerk
400 Stewart Avenue
Las Vegas, NV 89101 - (702) 229-6311

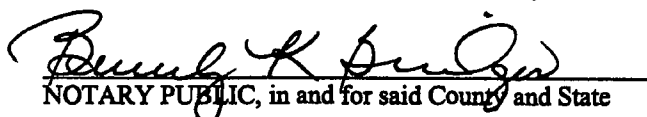
STATE OF NEVADA)

COUNTY OF CLARK)

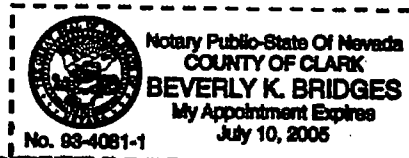
BARBARA JO RONEMUS, being duly sworn, deposes and says that she is the person who executed the foregoing instrument on behalf of the City of Las Vegas and that she has read the same and knows the contents thereof, that the matters stated herein are true to her own knowledge, except such matters as are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


BARBARA JO RONEMUS, City Clerk

Subscribed and sworn to before me this 3rd day of December, 2004


NOTARY PUBLIC, in and for said County and State

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



AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004**DEPARTMENT: NEIGHBORHOOD SERVICES****DIRECTOR: ORLANDO SANCHEZ**☐ **CONSENT** ☒ **DISCUSSION****SUBJECT:**

Public hearing to consider the report of expenses to recover costs for abatement of Zoning/Nuisance violations located at 1106 Norman Avenue. PROPERTY OWNER: CARL R. SAUNDERS - Ward 3 (Reese)

Fiscal Impact:

☐	No Impact	Amount:	\$1,321.35
☒	Budget Funds Available	Dept./Division:	Neigh. Services/Response
☐	Augmentation Required	Funding Source:	General Fund

PURPOSE/BACKGROUND:

The condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed the Department of Neighborhood Services hired K.O. Construction to remove all refuse, waste and litter from all yards, remove storage shed in the rear yard, remove abandoned inoperative, unregistered two-door coupe from driveway in the rear of the property and post "No Trespassing" signs.

RECOMMENDATION:

That the City Council: 1. Approve the report of expenses in the amount of \$1,321.35 in order that the above charges be filed and recorded against the property, constituting a special assessment and lien. 2. Authorize that the Notice and Lien of Assessment be duly recorded with the County Treasurer.

BACKUP DOCUMENTATION:

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

MOTION:

REESE - APPROVED the action of Neighborhood Services with the amended amount of \$1,000 - **UNANIMOUS**

MINUTES:

NOTE: Photographs shown but not submitted.

MAYOR GOODMAN declared the Public Hearing open.

STEPHEN HARSIN, Deputy Director of Neighborhood Services, presented photographs of the subject property and read the purpose/background regarding the condition of the property as a public hazard and an attractive nuisance requiring the described abatement. MR. HARSIN recommended that the City Council approve the report of expenses in the amount of \$1,321.35, \$1,149 to K.O. Construction and a 15 percent administrative fee of \$172.35. In order that the charges be filed and recorded against the property as a special assessment and lien, he recommended that the Notice and Lien of Assessment

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - Continued:

should be filed and recorded with the County Treasurer's Office.

The property owner, CARL SAUNDERS resides in Los Angeles and indicated that he had responded to the notices by having the weeds removed. He noted that the City towed away an unregistered car parked on the side of the house and a storage shed. He questioned why he was charged \$1,400 for something that he had already cleaned.

PAM HINES, Supervisor, Code Enforcement, Neighborhood Services Department, explained that the case started towards the end of July with proper notification. An officer inspected the location several times. A notice was served by certified mail to the last known address obtained from the County Assessor's Office. In addition, a notice was posted on site. Subsequent inspections were made after the notice was posted. A response was received from the owner after the contractor had abated the nuisance. She verified for MAYOR GOODMAN that the nuisances were the storage shed, the vehicle and the weeds.

MAYOR GOODMAN questioned whether there was a need to have the weeds removed when the property owner had already taken care of them. MR. SAUNDERS questioned why the shed was removed. MS. HINES reiterated that after the notice was posted, a subsequent inspection found that the weeds were still present. She showed photographs taken on October 1, 2004 to that effect. She was not certain if the weeds were the same or new.

MR. SAUNDERS remarked that it cost him \$300 to have the weeds removed. MS. HINES discussed with MAYOR GOODMAN that the contractor does not provide a breakdown for the removal of the weeds, the vehicle and the shed. MAYOR GOODMAN stated that the applicant should not be charged for the removal of the weeds.

COUNCILMAN REESE moved to impose a \$1,000 fee and exclude the \$321.35.

COUNCILMAN WOLFSON indicated that at the last City Council meeting he made an observation about the videos whether they were before or after abatement. He read for the record an e-mail he received from a constituent who was watching the November 17, 2004 City Council meeting. The constituent suggested that the videotape should clearly show the property before any work is done, the amount of work required, as well as the breakdown of fees. Finally, a panoramic video of the completed work should be shown, as well as a timed-stamped date of the completion. COUNCILMAN WOLFSON commented that if the videos show a before and after time-stamped date, it would help clear any issues. BETSY FRETWELL, Deputy City Manager, indicated that those adjustments will be made administratively.

COUNCILMAN BROWN asked if the City can go into someone's backyard and remove a vehicle from the driveway and a storage shed from the back if the front yard is clean. DEPUTY CITY ATTORNEY TOM GREEN explained that the City Ordinance requires that notice be provided of what the nuisance is, and the vehicle would have to be included in the notice. There is a provision in the Ordinance for abandoned vehicles that are parked more than 30 days. Again, notice would have to be provided to that effect. The shed or any type of structure that is a violation of the Building Code is a nuisance under the City Ordinance. Many of these sheds are built next to the fences, which is a violation of the Building

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - Continued:

Code. He reiterated that those facts would have to be delineated in the notice to the property owner, which is a requirement of due process specifying the time in which the nuisance needs to be corrected. COUNCILMAN BROWN verified with DEPUTY CITY ATTORNEY GREEN that if a property owner is away for a period of 30 days and notice is given during that time period, it is still within the City's Ordinance to take action.

MAYOR GOODMAN declared the public hearing closed.

(1:48 - 2:00)

4-299

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 1, 2004

DEPARTMENT: Neighborhood Services

ITEM DESCRIPTION: Public Hearing to consider the report of expenses to recover costs for abatement of Zoning/Nuisance violations located at 1106 Norman Avenue. PROPERTY OWNER: CARL R. SAUNDERS – Ward 3 (Reese)

K.O. Construction completed work on October 3, 2004 at a cost of \$1,149.00, plus a 15% administrative fee, for a total of \$1,321.35.

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

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



Memorandum

City of Las Vegas Neighborhood Services Department

To: Barbara Jo Ronemus, City Clerk

From: Orlando Sanchez, Director – Neighborhood Response Division

CC: File

Date: November 3, 2004

Re: Report of Expenses for the abatement of Zoning/Nuisance violations located at 1106 Norman Avenue - Ward 3 (Reese)

After giving due process, notification, and an opportunity for an appeal hearing as specified in the Las Vegas Municipal Code for "Nuisance," the Department of Neighborhood Services caused the above-referenced property to be corrected by removing all refuse, waste and litter from all yards, removing storage shed in the rear yard, removing abandoned inoperative, unregistered two-door coupe from driveway in the rear of the property and posting "No Trespassing" signs. K.O. Construction completed work on October 3, 2004 at a cost of \$1,149.00, which was accepted by the Department of Neighborhood Services.

Contract Amount	\$ 1,149.00
AMOUNT DUE	1,149.00
Administrative processing fee	<u>172.35</u>
TOTAL AMOUNT DUE	\$1,321.35

OWNER OF RECORD: CARL R. SAUNDERS

PROPERTY ABATED: 1106 NORMAN AVENUE

ASSESSOR'S PARCEL: 162 03 512 053

LEGAL DESCRIPTION: HUNTRIDGE SUB TRACT #1
PLAT BOOK 2 PAGE 32
LOT 9 BLOCK 11
HUNTRIDGE SUB TRACT 2 PB 2 P 37
LOT 9 BLOCK 11

OS:jl

EXHIBIT A

DISCLOSURE OF PRINCIPALS

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

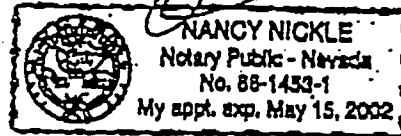
FULL NAME	BUSINESS ADDRESS	BUSINESS PHONE
1. CHRIS HARRISON	4855 W. MAULDING AVE	702-361-4221
2. EDWARD KOPE	LAS VEGAS, NV 89139	
3. ROSE KOPE		
4.		
5.		
6.		

Continue list until full and complete disclosure is made.

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

[Contracting Entity] K.O. CONSTRUCTION INC
 By: [Signature]

Subscribed and sworn to before me this
28 Day of October, 1999.
Nancy Nickle
 Notary Public





LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM
LARRY BROWN
WRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

**NOTICE OF PUBLIC HEARING
DECEMBER 1, 2004**

Pursuant to Title 9, Chapter 12 of the Las Vegas Municipal Code NOTICE IS HEREBY GIVEN THAT ON **Wednesday, December 1, 2004** at the hour of **1:00 P.M.**, in the Council Chambers, City Hall Complex, 400 Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following **REPORT OF EXPENSES** submitted by the Director of Neighborhood Services incurred by the City of Las Vegas for:

Abatement of the property by removing all refuse, waste and litter from all yards , removing storage shed in the rear yard, removing abandoned inoperative, unregistered two-door coupe from driveway in the rear of the property and posting "No Trespassing" signs on property located at **1106 NORMAN AVENUE** legally described as **HUNTRIDGE SUB TRACT #1, PLAT BOOK 2 PAGE 32 LOT 9 BLOCK 11; HUNTRIDGE SUB TRACT 2 PLAT BOOK 2 PAGE 37 LOT 9 BLOCK 11** Owner of record at time of abatement: **CARL R. SAUNDERS – WARD 3 (REESE)**

The Director of Neighborhood Services certifies in the report that the sum of \$1,321.35 was expended (\$1,149.00 to K. O. Construction for cleaning the property; and \$172.35 Administrative Processing Fee).

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

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

**BARBARA JO RONEMUS
CITY CLERK**

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov
18112-001-604

Address: 1106 NORMAN AVE

CITZ

HIGH WEEDS

Parcel(s)

Parcel:	Size:	Subdivision Name:
16203512053	0.14 ACRE	HUNTRIDGE SUB TRACT #1

Owner Information:

10-Aug-02	SAUNDERS CARL R
	1106 NORMAN AVE; LAS VEGAS, NV 89104-1526

Inspection Summary

Inspector:	Status:		Scheduled DT:	Start Dt:	Comp DT:	Min:
880076	Passed	Partial	8/6/2000	08/10/2004 12:28	08/10/2004 12:32	4
880076	Failed		6/14/2004	06/17/2004 9:30	06/17/2004 9:35	5
880076	Failed		6/29/2004	06/30/2004 13:16	06/30/2004 13:24	8
880076	Passed	Partial	7/12/2004	07/12/2004 10:41	07/12/2004 10:45	4
880076	Passed	Partial	7/30/2004	07/16/2004 9:19	07/16/2004 9:25	6
880076	Failed		7/30/2004	07/30/2004 10:04	07/30/2004 10:08	4
880076	Passed	Partial	9/3/2004	09/08/2004 13:23	09/08/2004 13:27	4
880076	Failed		9/3/2004	08/24/2004 14:12	08/24/2004 14:18	6
870076	No Action		10/1/2004			
Time in Minutes:						41

Violation Details

Violation	Violation DT	Resolve DT	Location:
4-WEEDS	6/17/2004	7/30/2004	Front, Side, Rear Yards
Remove all weeds & high grass.			
A-LITTER	7/12/2004		LITTER ALL YARD AREAS
A-PERMIT REQ	7/16/2004		OBTAIN PERMITS FOR STORAGE SHED REAR YARD OR REMOVE FROM
A-VEHICLE	9/8/2004		REMOVE ABANDONED INOP, UNREG 2 DOOR COUPE FROM D/W IN REA

Log

Type:	Date:	Employee:	Min:
MISC	10/28/2004 2:17:00 PM	LAURA DEARMOND	0
Ld) GAVE FILE TO J.L.			
MISC	10/26/2004 2:12:00 PM	LAURA DEARMOND	0
Ld) SENT K O CONSTRUCTION INVOICE \$1,149.00 TO FINANCE.			
PHONE	10/20/2004 12:11:00 PM	PAMELA HINES	12
CONT)TO CONTACT OUR OFFICE WHEN NOTICES WERE MAILED & POSTED. HE STATED HE TRAVELS A LOT & THOUGHT IT WAS TAKEN CARE OF. HE GAVE ME ANOTHER MAILING ADDR: 6017 WILKINSON AVE, N.HOLLYWOOD,CA 91606, PH# 818-693-9322.			

PHONE	10/20/2004 12:11:00 PM	PAMELA HINES	10
24)TELCON W/OWNER CARL SAUNDERS, STATES HE WILL APPEAL THE ABATEMENT COST BECAUSE HIS MAINT MAN CUT THE WEEDS & UPSET BECAUSE SHED WAS REMOVED. ADVISED HIM SHED WAS OPEN/ATTRACTIVE NUIS & NOT PERMITTED. PICS DEPICT NO WORK WAS DONE & HE NEVER BOTHERED			
PHONE	10/11/2004 2:36:00 PM	PAMELA HINES	1
24)PER KRIS @ K.O. - SHED & PLATFORM REMOVED.			
INSP	10/4/2004 2:35:00 PM	PAMELA HINES	12
24)POST ABATE PICS TAKEN.SHED STILL OPEN.BID REQUIRES REMOVAL. CALLED KRIS @ K.O. TO REMOVE OR DEDUCT FROM BID AMT. HE WILL REMOVE. WILL CALL ME WHEN DONE. ALL ELSE ABATED: WEEDS, VEH REMOVED, SIGNS POSTED.			
INSP	10/1/2004 1:26:00 PM	PAMELA HINES	15
24)PREVIDEO INSP - CAMERA BATTERY DEAD,PICS TAKEN INSTEAD AS WORK BEGINS TOMORROW. HI WEEDS, ABAND/JUNK VEH REMAINS,OPEN/ACCESS SHED (VIS FROM STREET), HI TURF.			
FAX	9/30/2004 1:11:00 PM	KIMBERLY BARRERA	1
kb) Recd fax from KO - work to begin Saturday, Oct 2nd			
AWARD	9/29/2004 7:40:00 AM	LAURA DEARMOND	1
Ld) AWARDED TO K O CONSTRUCTION			
BIDR	9/27/2004 9:29:00 AM	LAURA DEARMOND	0
Ld) REC'D BIDS (1) K O CONSTRUCTION \$1,149.00 (2) WEAVER \$1,350.00			
BIDS	9/20/2004 9:52:00 AM	LAURA DEARMOND	0
Ld) FAXED BID TO CONTRACTORS, DUE BACK 9-24			
INSP	9/8/2004 1:23:00 PM	LYNN NIHIPALI	4
23)NO COMPLIANCE, N&O REMOVED FROM BLDG, SHED OPEN, REAR SHED OPEN, HOUSE SECURED. PROCEED WITH ABATEMENT. (CAN NOT LOCATE OWNER)			
MISC	9/7/2004 11:39:00 AM	LAURA DEARMOND	0
Ld) CERT LETTER TO OWNER RETURNED ATTEMPTED UNKNOWN. SENT LETTER TO C/E FOR FILING			
RECORD	9/2/2004 8:09:00 AM	JESSICA LARRAMENDY	0
JL) Recorded N&O at Clark County. Book: 20040902 Inst: 02968.			
INSP	8/24/2004 2:12:00 PM	MARIA VIGIL	6
23) NO COMPLIANCE, POSTED N&O ON BLDG. C/B 9/3			
NOTICE	8/20/2004 1:36:00 PM	LAURA DEARMOND	0
Ld) SENT REVISED N&O TO OWNER CARL SAUNDERS, POST 8-23, CB 9-3			
INSP	8/10/2004 12:28:00 PM	LAURA DEARMOND	4
23) NO COMPLIANCE, SHED OPEN, VEH REMAINS, NO PHONE # ON FILE PHONE BOOK, SEWER, ETC. EVEN HAD 17 TRY PROCEED W/ABATEMENT. PLEASE AMEND N&O TO INCLUDE JUNK VEH & NON PERMITTED SHED. HOUSE IS SECURE. RE OFFICE FOR TYPING & MAILING.			
INSP	7/30/2004 10:04:00 AM	LYNN NIHIPALI	4
23)WEEDS REMAIN, STORAGE SHED STILL OPEN AND ACCESSABLE, 45.00 FEE CB 8/6			
MISC	7/26/2004 3:43:00 PM	LAURA DEARMOND	1
Ld) CERT & REG LETTERS TO OWNER CARL SAUNDERS RETURNED ATTEMPTED UNKNOWN.			
DIRECT	7/20/2004 8:47:00 AM	SHIRLEY WARMOUTH	1
PER PAM: HIGH WEEDS, INOP IN REAR AREA - VISIBLE			
NOPOST	7/16/2004 9:19:00 AM	LYNN NIHIPALI	6
23)N&O POSTED ON FRONT OF STRUCTURE			
INSP	7/16/2004 9:19:00 AM	LYNN NIHIPALI	6
23)NO COMPLIANCE, CB 7/30			
NOTICE	7/16/2004 7:18:00 AM	LAURA DEARMOND	0
Ld) SENT N&O TO OWNER: CARL SAUNDERS; POST 7/19; CB 7/30			
NOREQ	7/13/2004 8:00:00 AM	LAURA DEARMOND	0
23) PREPARED N&O RE OFFICE FOR TYPING & MAILING			
INSP	7/12/2004 10:41:00 AM	LAURA DEARMOND	4
23) HOUSE VACANT, TOOK PIX, SEND N&O			

CASENO 16477 CODEENF

02525-38

INSP 6/30/2004 1:16:00 PM LYNN NIHIPALI 8

23)WEEDS REMAIN, FINAL NOTICE, TOOK PHOTO, 75.00 FEE CB 7/12

INSP 6/17/2004 9:30:00 AM KATHY STEWART 5

23) High weeds/grass. C/N. C/B 6/29.

Time in minutes: 101

APN 162-03-512-053

Ref # - 16477

NOTICE AND CLAIM OF LIEN OF ASSESSMENT

TO: CARL R. SAUNDERS

(Reputed Owner(s)) at time of abatement.

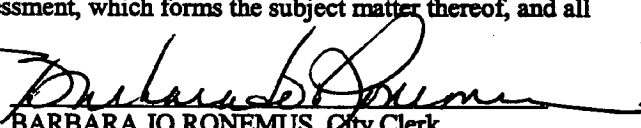
Assessor's Parcel No.: 162-03-512-053
Commonly known as: 1106 NORMAN AVENUE
Legal Description: HUNTRIDGE SUB TRACT #1
PLAT BOOK 2 PAGE 32
LOT 9 BLOCK 11
HUNTRIDGE SUB TRACT 2
PLAT BOOK 2 PAGE 37
LOT 9 BLOCK 11

On October 3, 2004, as provided in the Municipal Code, Title 9, Chapter 12, the City of Las Vegas caused the abatement of a nuisance condition on the following property after due notification.

Expenses in the amount of \$1,000.00 were incurred by the City of Las Vegas in the above nuisance condition abatement procedure.

The Las Vegas City Council, at a duly noticed public hearing held on December 1, 2004, ordered the above charges in the amount of \$1,000.00, assessed against the property by means of a Lien of Assessment, such a lien to be duly recorded and certified copies of said lien given to the County Treasurer for collection as ordinary property taxes. Said lien shall also be prior to and superior to all liens, claims, encumbrances and titles, other than liens of assessment and general taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to this lien.

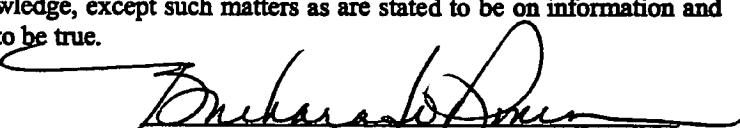
All or any portion of this lien of assessment, which remains unpaid after 30 days from the date of the recording thereof on the assessment roll, shall become delinquent and shall accrue interest at the rate of 7 percent per annum from and after said date. This lien shall continue until the assessment, which forms the subject matter thereof, and all interest due and payable thereon, shall have been paid in full.


BARBARA JO RONEMUS, City Clerk
400 Stewart Avenue
Las Vegas, NV 89101 - (702) 229-6311

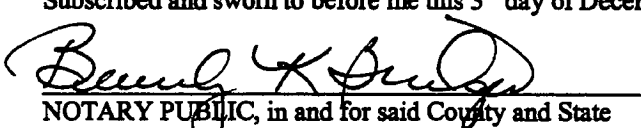
STATE OF NEVADA)

COUNTY OF CLARK)

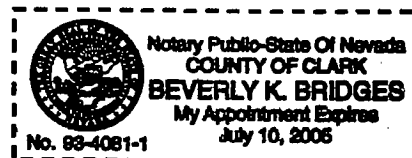
BARBARA JO RONEMUS, being duly sworn, deposes and says that she is the person who executed the foregoing instrument on behalf of the City of Las Vegas and that she has read the same and knows the contents thereof, that the matters stated herein are true to her own knowledge, except such matters as are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


BARBARA JO RONEMUS, City Clerk

Subscribed and sworn to before me this 3rd day of December, 2004


NOTARY PUBLIC, in and for said County and State

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



AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☒ **CONSENT** ☐ **DISCUSSION**

SUBJECT:

EXTENSION OF TIME - REZONING

EOT-5451 - APPLICANT/OWNER: MASONIC MEMORIAL TEMPLE - Request for an Extension of Time of an approved Rezoning (Z-0011-02) FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: O (OFFICE) AND C-V (CIVIC) on 13.70 acres adjacent to the northeast corner of Rancho Drive and Mesquite Avenue (APN 139-29-801-005), Ward 5 (Weekly). Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

REESE - APPROVED subject to conditions - UNANIMOUS

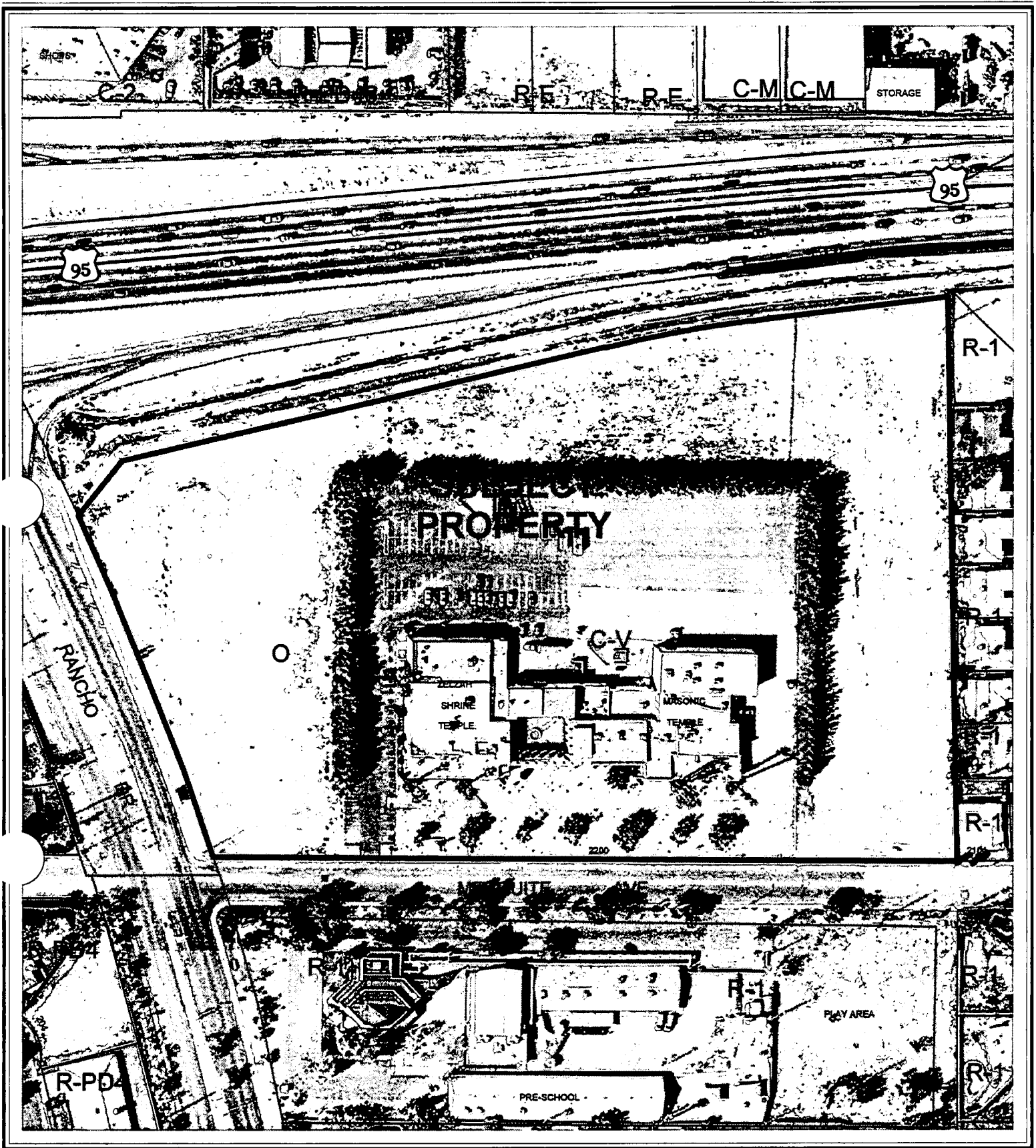
MINUTES:

There was no discussion.
(2:00 - 2:01)
4-696

CONDITIONS:

Planning and Development

1. This Extension of Time for the O (Office) portion of the site (a portion of Assessor's Parcel Number 139-29-801-005) shall expire on December 1, 2006 unless another Extension of Time is approved by the City Council.
2. The C-V (Civic) zoning on the eastern portion of the site shall become permanent.
3. Conformance to the Conditions of Approval for Rezoning Z-0011-02 and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.



CASE: EOT-5451

0 100 200 Feet

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE-FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: O (OFFICE) AND C-V (CIVIC)



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 1, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: EOT-5451 - APPLICANT/OWNER: MASONIC MEMORIAL
TEMPLE**

**** CONDITIONS ****

Staff recommends APPROVAL, subject to:

Planning and Development

1. This Extension of Time for the O (Office) portion of the site (a portion of Assessor's Parcel Number 139-29-801-005) shall expire on December 1, 2006 unless another Extension of Time is approved by the City Council.
2. The C-V (Civic) zoning on the eastern portion of the site shall become permanent.
3. Conformance to the Conditions of Approval for Rezoning Z-0011-02 and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Reinstatement and Extension of Time for an approved Rezoning (Z-0011-02) from: R-1 (Single Family Residential) to: O (Office) and C-V (Civic) on 13.70 acres adjacent to the northeast corner of Rancho Drive and Mesquite Avenue.

B) Applicant's Justification

The applicant's justification letter indicates it has taken longer than expected to comply with the requirements of the approved Rezoning.

BACKGROUND INFORMATION

A) Previous Actions

04/17/02 The City Council approved a General Plan Amendment (GPA-0045-00) to O (Office) and PF (Public Facility) and a Rezoning (Z-0011-02) to O (Office) and C-V (Civic) on this site. and a Special Use Permit (U-0010-02) related to this request. The Planning Commission and staff recommended denial on March 14, 2002.

12/18/02 The City Council approved a Special Use Permit (U-0010-02) for a 55-foot high, 14-foot x 48-foot off-premise advertising (billboard) sign on the O (Office) portion of this site. The Planning Commission and staff recommended denial on March 14, 2002.

To date, no application has been made for a Site Development Plan Review for the O (Office) portion of the site.

B) Pre-Application Meeting

A pre-application meeting is not required for an Extension of Time request.

C) Neighborhood Meetings

A neighborhood meeting is not required for an Extension of Time request.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 14.05

B) Existing Land Use

Subject Property: Undeveloped and Masonic Temple
North: US 95 Expressway
South: Church
East: Single Family Residences
West: Single Family Residences

C) Planned Land Use

Subject Property: O (Office) and PF (Public Facility)
North: ROW (Right-of-Way)
South: L (Low Density Residential)
East: L (Low Density Residential)
West: L (Low Density Residential)

D) Existing Zoning

Subject Property: R-1 (Single Family Residential) under Resolution of Intent to O (Office) and C-V (Civic)
North: US 95 Expressway
South: R-1 (Single Family Residential)
East: R-1 (Single Family Residential)
West: R-1 (Single Family Residential)

E) General Plan Compliance

The subject site is located on the Southeast Sector Map of the General Plan and is designated as O (Office) and PF (Public Facility). The approved O (Office) and C-V (Civic) zonings are in conformance with the O (Office) and PF (Public Facility) land use designations.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails	X	
Study Area		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

A multi-use transportation trail is required along Rancho Drive. The development of the trail will be addressed with a Site Development Plan review for the development of the O (Office) portion of the site.

ANALYSIS

A) Zoning Code Compliance

The design of the site and conformance to code requirements will be determined at the time a Site Development Plan is submitted for any development on the undeveloped, O (Office) zone portion of the site.

B) General Analysis and Discussion

The applicant is requesting additional time because it has taken longer than expected to comply with the requirements of the approved Rezoning. The proposed development remains appropriate at this location, therefore approval is recommended with another two year time limit for the O (Office) portion of the site.

Since the eastern portion of the site is developed with the Temple, it is recommended the C-V (Civic) zoning be ordinances and made permanent. Any further development of this portion of the site shall be subject to applicable sections of Title 19 regarding site development plan review.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. "The proposal conforms to the General Plan."

The approved rezoning is in conformance to the City of Las Vegas General Plan.

2. "The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."

The uses allowed by the O (Office) and C-V (Civic) district are compatible with the established development pattern of this area of the City.

3. "Growth and development factors in the community indicate the need for or appropriateness of the rezoning."

The approved Rezoning will allow office and public uses for the surrounding area.

4. "Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district."

The existing street network in the vicinity of this property would be adequate to meet the needs of the approved Rezoning.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-5451 APN: 139-29-801005

Name of Property Owner: MASONIC MEMORIAL TEMPLE

Name of Applicant: MASONIC MEMORIAL TEMPLE

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes

No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: Chad Moore

Print Name: OLD A MOORE

Subscribed and sworn before me

This 14th day of October, 2004

Mark K Miller

Notary Public in and for said County and State



COUNTY OF CLARK
MARY K. MILLER
My Appointment Expires

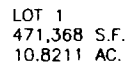
Revised 2/12/02

Rev. 02-02-2017.1

April 19, 2008

CURVE TABLE

NOTE: FND. CLV & NDOT REFERENCE
POINTS TO THE "DN" LINE,
USED TO ESTABLISH RIGHT-
OF-WAY LINE RANCHO DRIVE.



C-v

LOT 2
140.930 S.F.
3.2353 AC.

MESQUITE AVENUE

• SF: 1.45 PERMAN & 1.47 F. 1.49
NS: & 1.47 1.49 1.49

BRN	BROWN
APN	ASSOCIATED PARTS NUMBER
ST	STANDARD TIME
AC	AIRPORT
PLW	PLANE

[illegible]

N89°32'20"W, BEING THE SOUTH LINE OF THE
S1/2, SECTION 29, T29N, R6E, MDM
AS SHOWN ON BOOK 4 OF PLATS, PAGE 85,
CLARK COUNTY, NEVADA (OFFICIAL RECORDS)

I wish to certify that the DEPARTMENT OF PLANNING AND DEVELOPMENT, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, on the _____ day of _____, 2000, did assume the fee expense of said division and accept in behalf of the public, this map and any parcels of land offered for donation for the public use in conformity with the terms of the offer of dedication per NRS 278.010 through 278.030 inclusive.

ROBERT S. GANTER DATE
DIRECTOR OF PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS, NEVADA

MAP APPROVED FOR THE PURPOSE OF LAND DIVISION FOR DAY OF
 CITY OF LAS VEGAS SURVEYOR

204 M. LUMAS, JR. DATE:
CITY OF LAS VEGAS SUPERVISOR
NEVADA CERTIFICATE NO. 54394

RELEASING NOTE: Any subsequent changes to this item should be examined and made by determining its reference to the County Recorder's Recordation Map Index MAPS 2785695

I, Jerry L. Harrison, a Professional Land Surveyor licensed in the State of Nevada, as agent for "BARNSON SURVEYING INC" certify that:

7. This plot represents the results of a survey conducted under my direct supervision at the instance of THE MASCINIC MEMORIAL TEMPLE

2 The lands surveyed lie within the SE1/4, Section 29, T.20S, R.61E., MDM
and the survey was completed on 01/13/03

¹ This plan complies with applicable state statutes and local ordinances in effect on the date that the governing body gave its final approval.

4. The instruments depicted on the plot are of the character shown, occupy the positions indicated and are of sufficient number and durability.

Jerry F. Barnson
Nevada 01/14/4046



EXPIRES 12/31/04

WE, THE MASSONIC MEMORIAL TEMPLE, A NEVADA CORPORATION do hereby certify that we are the owners of the parcel of land which is shown hereon. We hereby consent to the preparation and recording of the plat and do hereby offer to dedicate to the City of Las Vegas all public streets, and grant all public drainage and access easements and other Rights-of-Way as indicated and outlined hereon for the use of the public.

THE MASONIC MEMORIAL TEMPLE, A NEVADA CORPORATION

ACKNOWLEDGEMENT

State of Nevada } ss
County of Clark }

This instrument was acknowledged before me on

B7:
THE MASONIC MEMORIAL TEMPLE, A NEVADA CORPORATION

NOTARY PUBLIC in and for said county and state
my commission expires _____

EOT-5451
12-01-04 CC

SHEET 1 OF 1

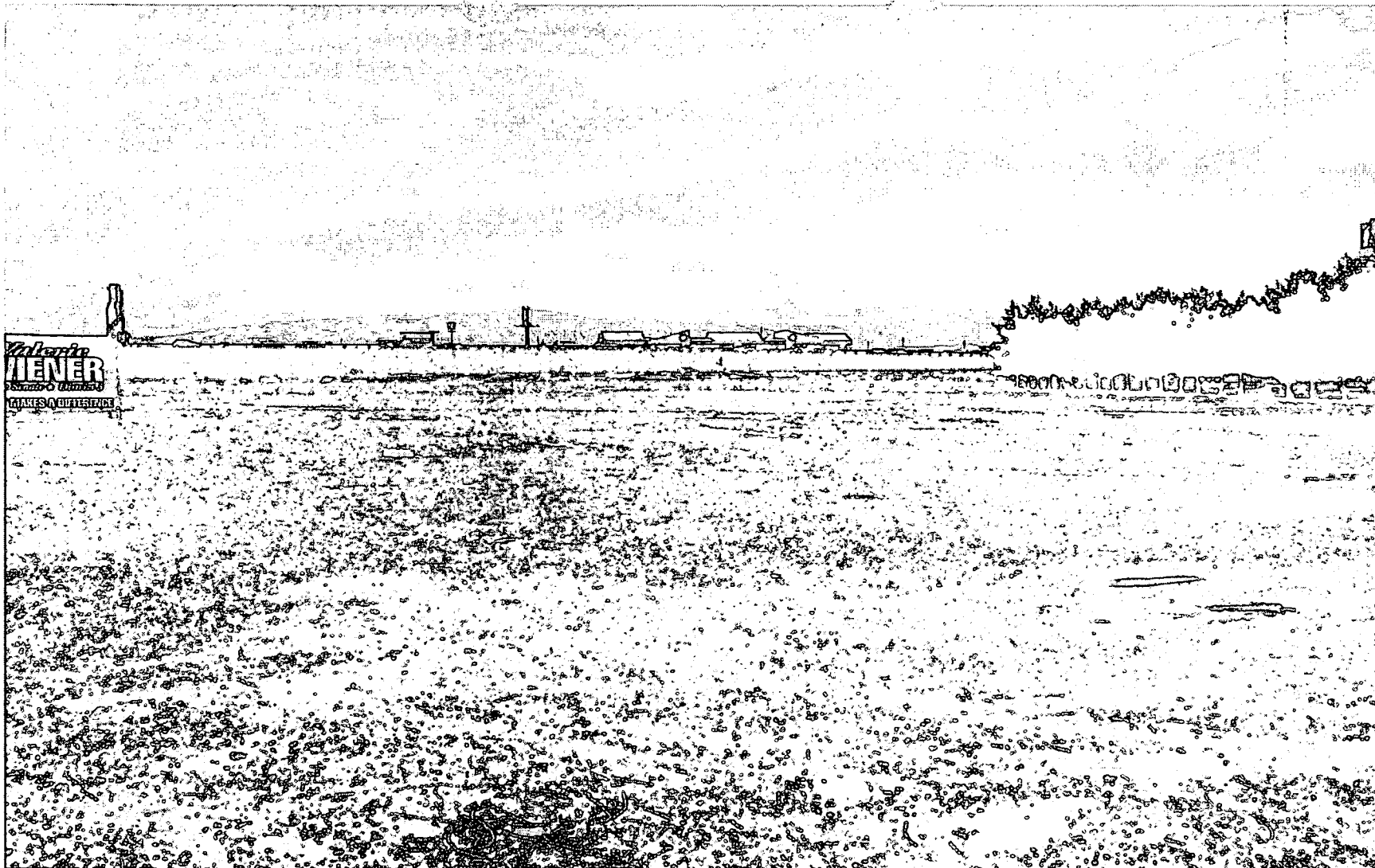
PM-

PARCEL MAP
THE MASONIC MEMORIAL TEMPLE,
A NEVADA CORPORATION
A PORTION OF THE SE1/4 OF THE SE1/4,
SECTION 29, T20S, R.61E., M.D.M.
IN LAS VEGAS CLARK COUNTY NEVADA

BARNSON SURVEYING, INC.
5140 S. EASTERN AVE., STE. F
LAS VEGAS, NV 89119
(702) 596-0041

FILED AT THE REQUEST OF
BARBOSON SURVEYING, INC.
DATE _____ TIME _____
PLT _____ PAGE _____
OF PARCEL MAP'S
INSTRUMENT NO. _____
BOOK NO. _____
CLARK COUNTY, NEVADA RECORDS
FRANCIS DEANE, RECORDER

RECEIVED
OCT 14 2004



EOT-5451 - APPLICANT/OWNER: MASONIC MEMORIAL TEMPLE
Adjacent to the northeast corner of Rancho Drive and Mesquite Avenue
DECEMBER 1, 2004 CITY COUNCIL MEETING

Picture taken 10/28/04



EOT-5451 - APPLICANT/OWNER: MASONIC MEMORIAL TEMPLE
Adjacent to the northeast corner of Rancho Drive and Mesquite Avenue
DECEMBER 1, 2004 CITY COUNCIL MEETING

Picture taken 10/28/04



EOT-5451 - APPLICANT/OWNER: MASONIC MEMORIAL TEMPLE
Adjacent to the northeast corner of Rancho Drive and Mesquite Avenue
DECEMBER 1, 2004 CITY COUNCIL MEETING

Picture taken 10/28/04



EOT-5451 - APPLICANT/OWNER: MASONIC MEMORIAL TEMPLE
Adjacent to the northeast corner of Rancho Drive and Mesquite Avenue
DECEMBER 1, 2004 CITY COUNCIL MEETING

Picture taken 10/28/04

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT GENZER**☐ CONSENT ☒ DISCUSSION**SUBJECT:**

REVIEW OF CONDITION

ROC-5319 - APPLICANT/OWNER: COKE MAGGIE, LLC - Request for a Review of Condition Number 8 of an approved Tentative Map of Coke and Conough (TMP-1179) WHICH REQUIRED OFF-SITE IMPROVEMENTS FOR A 19-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10.72 acres adjacent to the southeast corner of Iron Mountain Road and Conough Lane (APN 125-09-510-001 through 019), R-E (Residence Estates) Zone, Ward 6 (Mack). Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Planning Commission approval letter for TMP-1179

MOTION:**MACK - APPROVED subject to conditions - UNANIMOUS****MINUTES:**

DAVID KOERGERM, 8445 Las Vegas Boulevard, appeared on behalf of the applicant and indicated the request is to remove the sidewalks and streetlights along Maggie Avenue. The request came about after several meetings were held with the neighbors and COUNCILMAN MACK'S staff, at which time concerns were expressed about preserving the rural feel of this particular neighborhood.

COUNCILMAN MACK commented this action would allow for rural street improvements near Floyd Lamb State Park.

(2:01 - 2:02)

4-707

CONDITIONS:

Planning and Development

1. Conformance to all applicable conditions of approval for Special Use Permit SUP-1178, Variance VAR-3902, Tentative Map TMP-1179 and Final Map FMP-3349.

Public Works

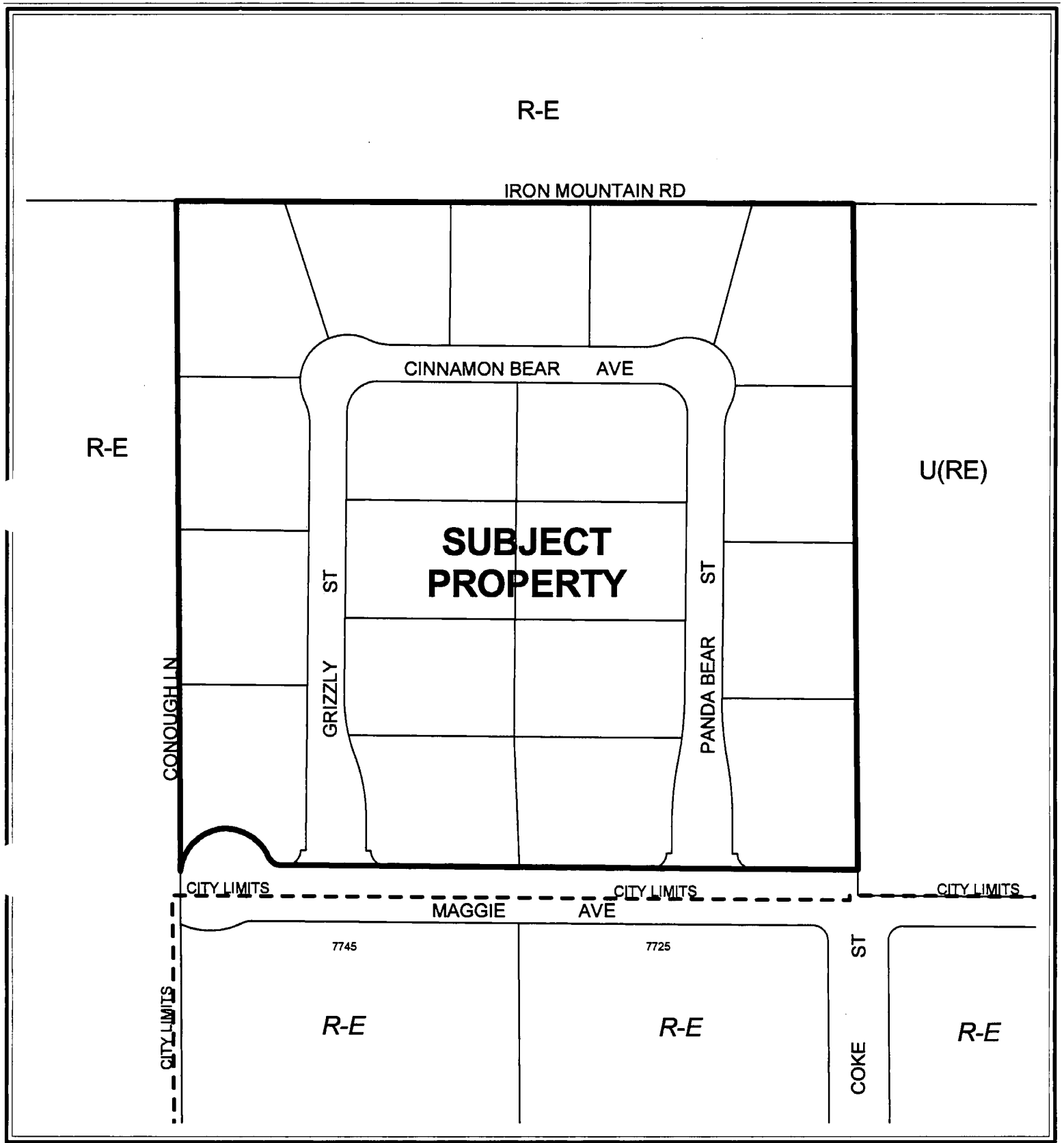
2. Amend previously approved Condition Number 8 of TMP-1179 with the following: Construct rural improvements on Maggie Avenue, including full turn-around paving if legally able, adjacent to this site concurrent with development of this site. Rural improvements shall consist of a total street width of 39-feet, being 34-feet of asphalt, centered if possible on the centerline of Maggie Avenue; and 30-inch

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

CONDITIONS - Continued:

rolled curb on the development side of the street. The exterior street lighting will be stubbed out for later use, but the installation of the streetlights shall be deferred provided that the developer provide to the City such streetlights for the future installation; alternatively, monies in lieu of such streetlights may be contributed to the City if allowed by the Department of Public Works. Sign and record a covenant running with the land for all urban improvements not constructed at this time on Maggie Street. Extend all required underground utilities for future traffic signals, other electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

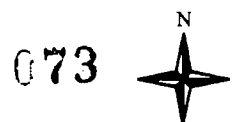
3. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainage ways as recommended in the approved drainage plan/study.

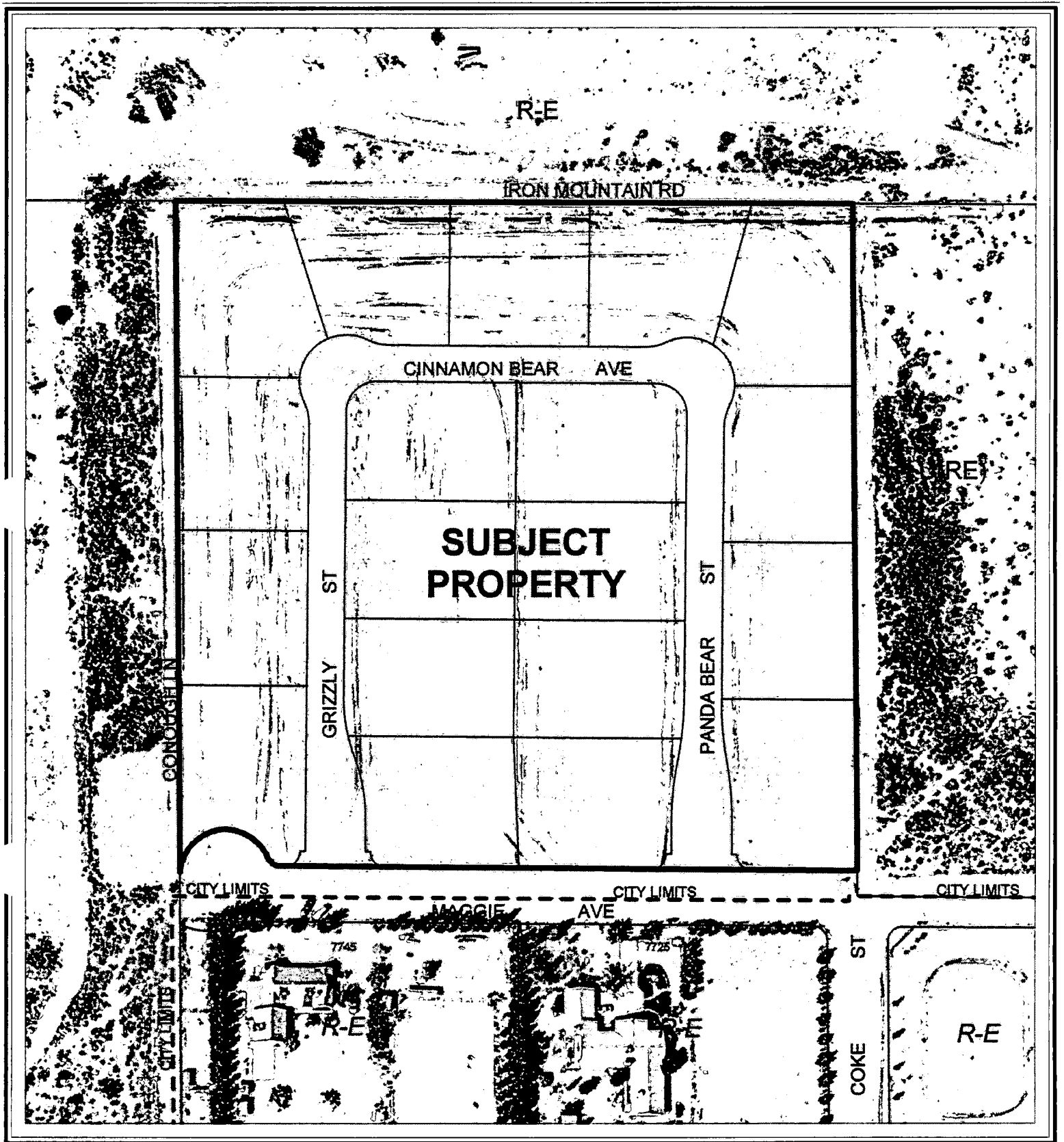


0 100 200 Feet

CASE: **ROC-5319**

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)





0 100 200 Feet

CASE: ROC-5319

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 1, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ROC-5319 - APPLICANT/OWNER: COKE MAGGIE, LLC

**** CONDITIONS ****

Staff recommends APPROVAL, subject to:

Planning and Development

1. Conformance to all applicable conditions of approval for Special Use Permit SUP-1178, Variance VAR-3902, Tentative Map TMP-1179 and Final Map FMP-3349.

Public Works

2. Amend previously approved Condition Number 8 of TMP-1179 with the following: Construct rural improvements on Maggie Avenue, including full turn-around paving if legally able, adjacent to this site concurrent with development of this site. Rural improvements shall consist of a total street width of 39-feet, being 34-feet of asphalt, centered if possible on the centerline of Maggie Avenue; and 30-inch rolled curb on the development side of the street. The exterior street lighting will be stubbed out for later use, but the installation of the streetlights shall be deferred provided that the developer provide to the City such streetlights for the future installation; alternatively, monies in lieu of such streetlights may be contributed to the City if allowed by the Department of Public Works. Sign and record a covenant running with the land for all urban improvements not constructed at this time on Maggie Street. Extend all required underground utilities for future traffic signals, other electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
3. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainage ways as recommended in the approved drainage plan/study.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Review of Condition Number 8 of an approved Tentative of Coke and Conough (TMP-1179) which required off-site improvements for a 19-lot single-family residential development on 10.72 acres adjacent to the southeast corner of Iron Mountain Road and Conough Lane

B) Applicant's Justification

The applicant's justification letter indicates they wish to defer the installation of required sidewalk and streetlight improvements.

BACKGROUND INFORMATION

A) Previous Actions

- 02/05/03 The City Council approved a Special Use Permit (SUP-1178) to allow private streets for the 19-lot single family development on this site. The Planning Commission and staff recommended approval on January 9, 2003.
- 02/27/03 The Planning Commission approved a Tentative Map for "Coke and Conough" (TMP-1179) for the 19-lot single family subdivision on this site. Staff recommendation was for approval.
- 12/26/03 The Planning and Development Department administratively approved a Final Map for "Coke and Conough" (FMP-3349) for the 19-lot single family subdivision on this site, which was subsequently recorded.
- 06/16/04 The City Council approved a Variance (VAR-3902) to allow 25 foot front setbacks where 30 feet is the minimum setback required and to allow 25 foot rear setbacks where 35 feet is the minimum setback required for the approved 19-lot single family subdivision on this site. The Planning Commission and staff recommended denial on January 9, 2003.

B) Pre-Application Meeting

- 09/15/04 The applicant was advised of the requirements for a Review of Condition application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.72

B) Existing Land Use

Subject Property: Undeveloped
North: Undeveloped
South: Single Family Residences
East: Undeveloped
West: Undeveloped

C) Existing Zoning

Subject Property: R-E (Residence Estates)
North: R-E (Residence Estates)
South: Unincorporated Clark County
East: U (Undeveloped) [RE (Rural Estates) General Plan Designation]
West: R-E (Residence Estates)

D) General Plan Compliance

This site is designated as DR (Desert Rural Density Residential) on the Centennial Hills General Plan sector plan of the General Plan. The existing R-E (Residence Estates) zoning is in compliance with this land use designation.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X*
Study Area		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

* No trails are located on the subject property. However, a 25-foot wide equestrian trail is located on the west side of Conough Lane adjacent to the subject site. The equestrian trail continues on the north side of Iron Mountain Road, across from the subject site.

ANALYSIS

A) Zoning Code Compliance

This Review of Condition only deals with the requirement for off-site improvements. No other changes to the approved project are proposed as part of this request. Therefore, the development is subject to all other Conditions of Approval previously imposed.

B) General Analysis Discussion

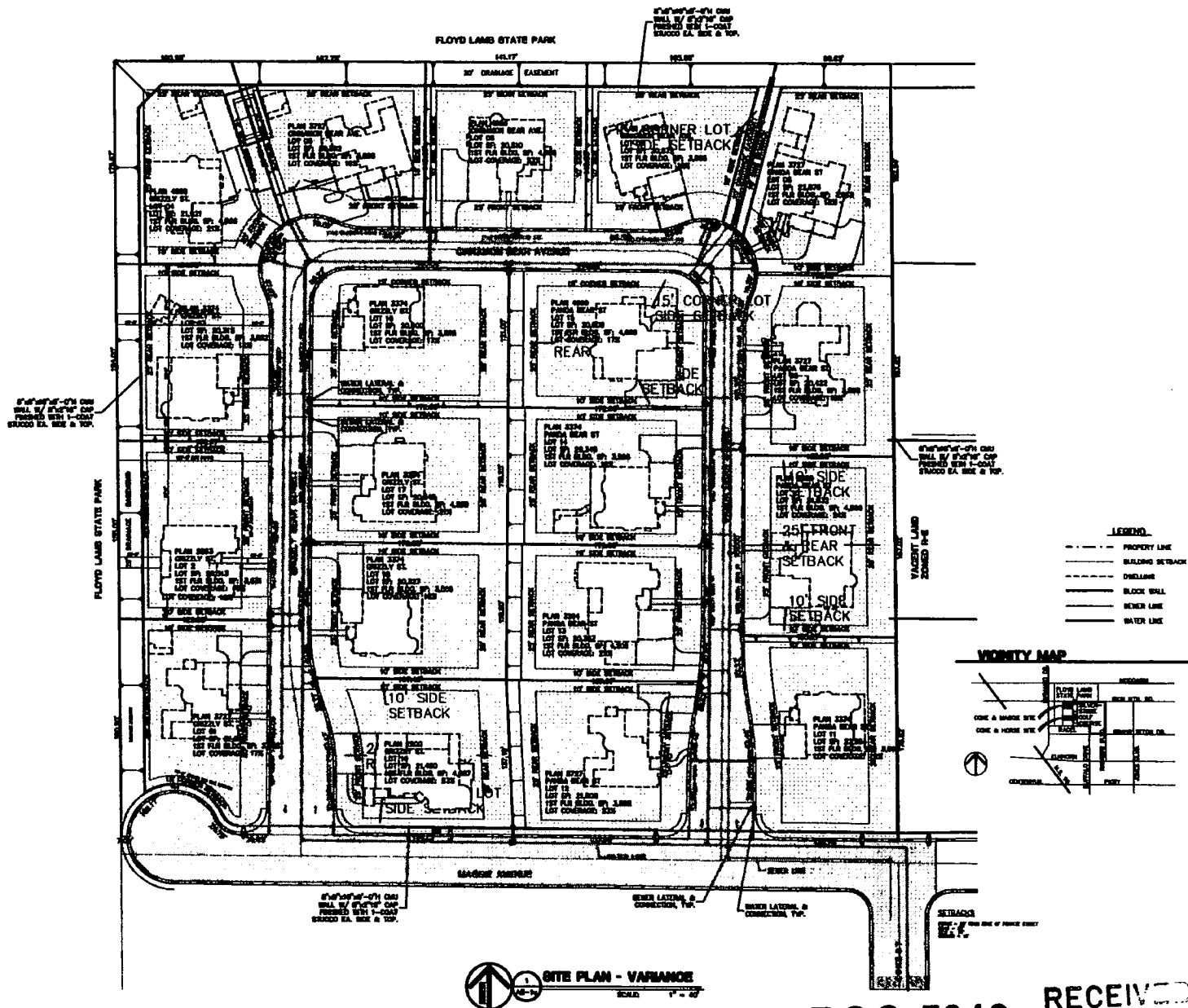
The Department of Public Works has no objection to the Review of Condition Number 8 of the approved Tentative Map, TMP-1179, to allow deferment of sidewalk and streetlight improvements. We request that Condition Number 8 be modified to contain standard language regarding rural street improvements and that an additional Condition of Approval be imposed.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0





REV.	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

Building the American Dream

3400 NORTH TENAYA WAY
LAS VEGAS, NEVADA 89129
(702) 304-4545 - (702) 304-4501 (FAX)

SITE PLAN

PARK RANCH ESTATES
NORTHWEST LAS VEGAS VALLEY
NORTH OF RACEL, WEST OF BUFFALO
LAS VEGAS, NEVADA

DESIGNED BY: [blank]
DRAWN BY: SP
CHECKED BY: SP
DATE ISSUED: Sep 17, 2004
JOB NUMBER: 0419-000
SCALE: 1" = 40'

THIS PLAN IS TO BE FORWARDED TO THE CITY OF LAS VEGAS FOR REVIEW AND APPROVAL. THE CITY OF LAS VEGAS IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY OF LAS VEGAS IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT. THE CITY OF LAS VEGAS IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE PROJECT. THE CITY OF LAS VEGAS IS NOT RESPONSIBLE FOR THE REMEDIATION OF THE PROJECT.

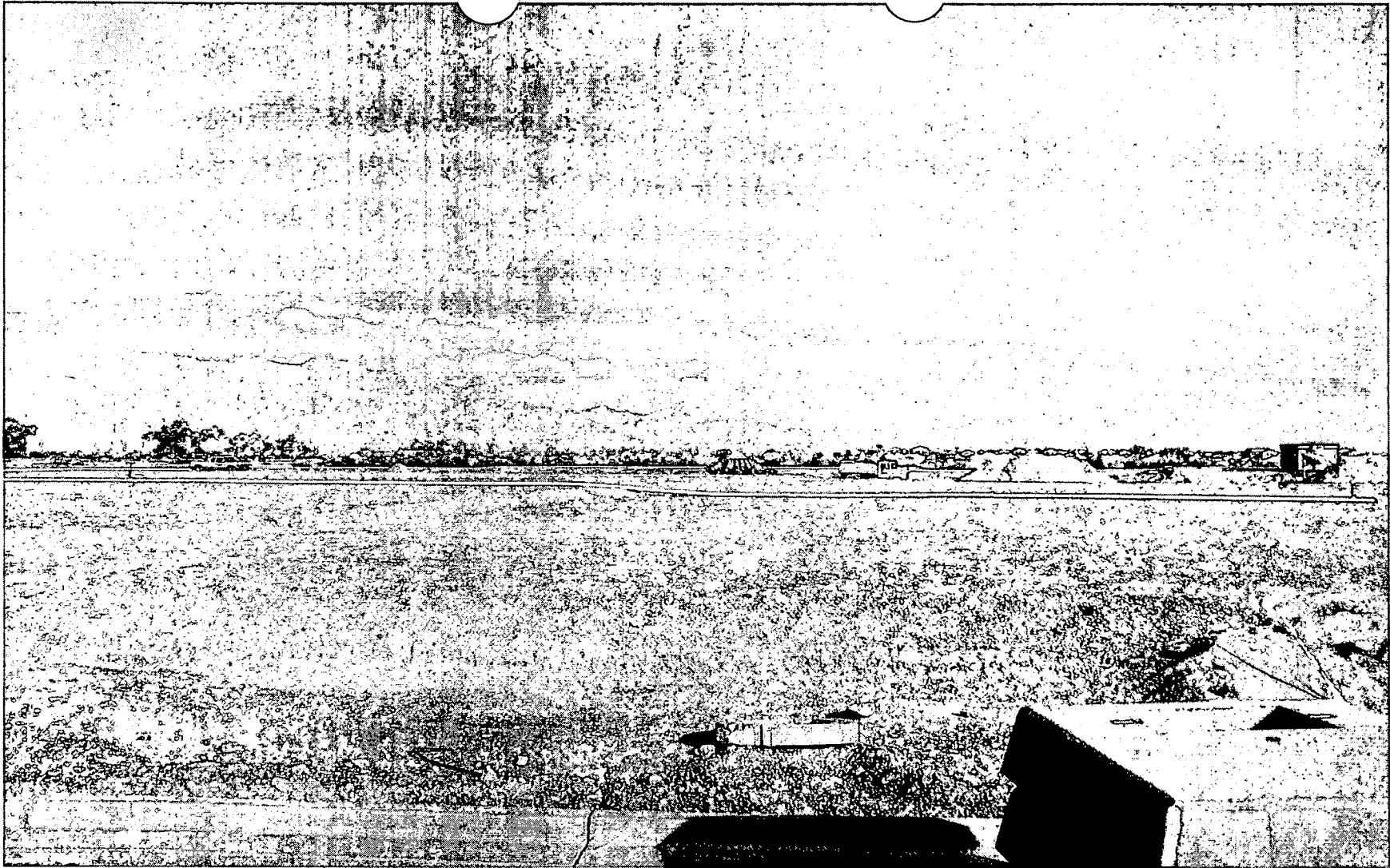
SHEET #
AS-1v

ROC-5319

RECEIVED

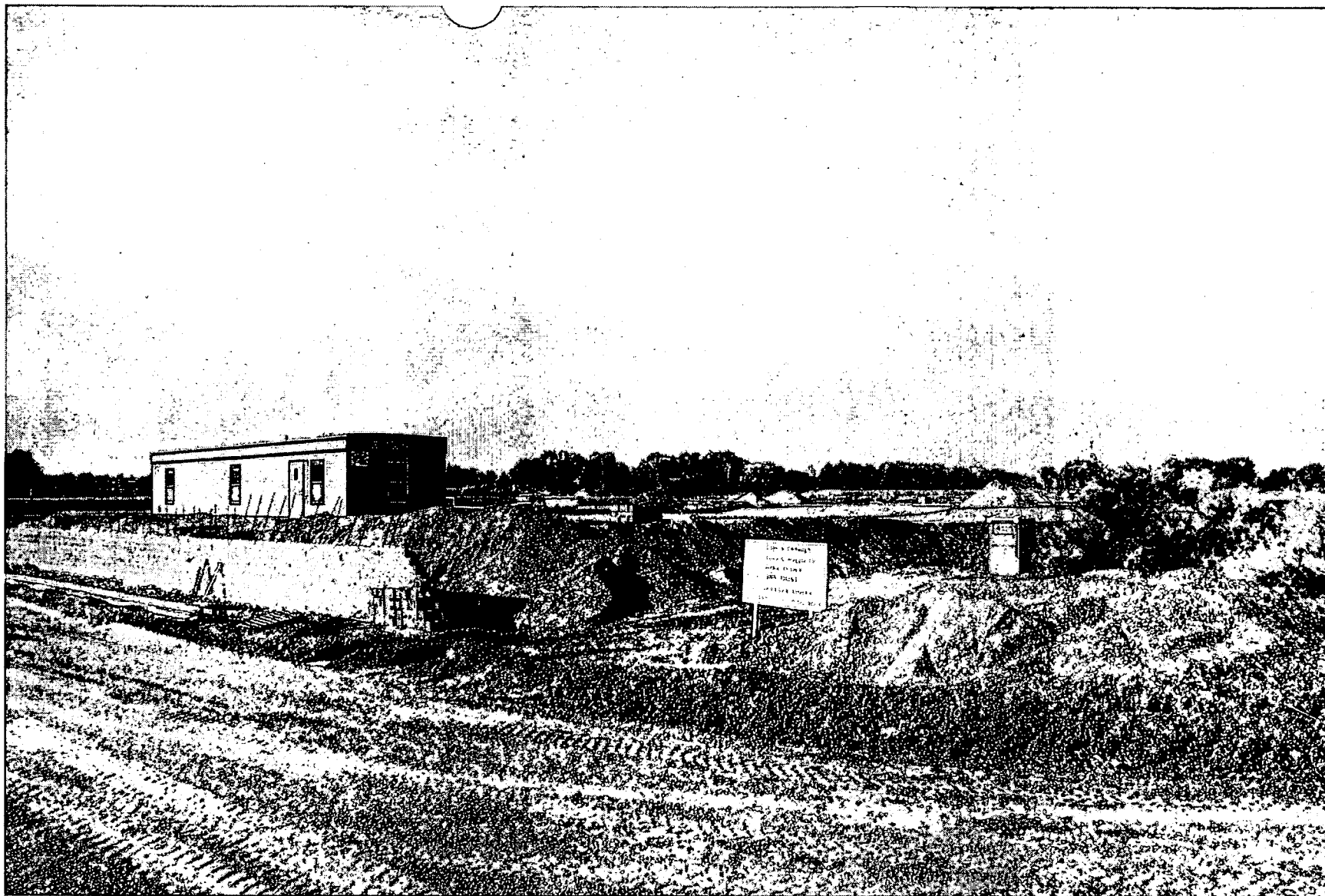
SEP 21 2004

12-01-04 CC



ROC-5319 - APPLICANT/OWNER: COKE MAGGIE, LLC
Adjacent to the southeast corner of Iron Mountain Road and Conough Lane
DECEMBER 1, 2004 CITY COUNCIL MEETING

Picture taken 11/10/04



ROC-5319 - APPLICANT/OWNER: COKE MAGGIE, LLC
Adjacent to the southeast corner of Iron Mountain Road and Conough Lane
DECEMBER 1, 2004 CITY COUNCIL MEETING

Picture taken 11/10/04

PLANNING & DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us

February 28, 2003

Mr. Jack Pattee
Matrix Construction
7550 West Alexander Road
Las Vegas, Nevada 89129

RE: TENTATIVE MAP - COKE AND CONOUGH - TMP-1179

Dear Mr. Pattee:

Your request for a Tentative Map for a 19-lot single-family residential development on 10.72 acres adjacent to the southeast corner of Iron Mountain Road and Conough Lane (APN: 125-09-501-002), R-E (Residential Estates) Zone, Ward 6 (Mack), was considered by the Planning Commission on February 27, 2003.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Special Use Permit (SUP-1178) and Vacation (VAC-1177).
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Michael J. McDonald
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack

City Manager
Douglas A. Selby



Public Works

6. The submitted Petition of Vacation for the vacation of Conough Lane and Iron Mountain Road, VAC-1177, shall record prior to recordation of a final map adjacent to or overlying Conough Lane or Iron Mountain Road. If the Petition of Vacation for the vacation of Conough Lane and Iron Mountain Road, VAC-1177, cannot record for any reason this Tentative Map shall be null and void and a new Tentative Map shall be submitted acknowledging the existing right-of-way.
7. Dedicate 25.5 feet of right-of-way and appropriate right-of-way for a cul-de-sac meeting current City Standards for Maggie Avenue adjacent to this site.
8. Construct half-street improvements including appropriate overpaving and full turn-around paving if legally able on Maggie Avenue adjacent to this site.
9. Provide a paved legal access road per Clark County Area Standard Drawing #209 to this site prior to occupancy of any units within this development.
10. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sewer to this site and continuing to the northwest edge of this development to a depth and location acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
11. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed street layout and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.
12. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard

Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

13. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
14. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

Mr. Jack Pattee
TMP-1179 - Page Four
February 28, 2003

This action by the Planning Commission on **February 27, 2003** is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on *February 28, 2003*.

Sincerely,

A handwritten signature in black ink that reads "Eddie Dichter". The signature is written in a cursive, slightly slanted style.

Eddie Dichter, Senior Planner
Planning and Development Department
Current Planning Division

ED:clb

cc: Mr. Robert Lewis
Orion Engineering & Survey
3068 East Sunset Road, Suite #9
Las Vegas, Nevada 89120

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☐ CONSENT ☒ DISCUSSION

SUBJECT:

REVIEW OF CONDITION

ROC-5520 - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES - Request for a Review of Condition Numbers 3 and 4 of an approved Site Development Plan Review [Z-0073-02(1)] TO ALLOW THREE STORIES WHERE TWO STORIES WAS THE MAXIMUM HEIGHT ALLOWED; AND TO CHANGE THE SETBACKS TO A MINIMUM OF 6 FEET IN FRONT OF THE GARAGE, AND 10 FEET IN THE REAR WHERE THE SETBACKS WERE APPROVED AS A MINIMUM OF 10 FEET TO THE FRONT OF THE HOUSE, 18 FEET TO THE FRONT OF THE GARAGE, AND 6 FEET IN THE REAR for an approved 261 lot single family development on 21.5 acres adjacent to the south side of Gowan Road, approximately 700 east of Cliff Shadows Parkway (APN 137-12-311-001 through 145; and 137-12-313-001 through 115), PD (Planned Development) Zone, Ward 4 (Brown). Staff recommends DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. City Council approval letter for ZON-0073-02(1)
5. Submitted after final agenda - 7 protest letters

MOTION:

BROWN - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

RUSSELL SKUSE appeared on behalf of Richmond American Homes and stated the review of conditions is on a previous approved site plan. A new product is being introduced into this area, which he believes will be very successful.

COUNCILMAN BROWN verified with MR. SKUSE that the height difference between the old and new models is not significant.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.

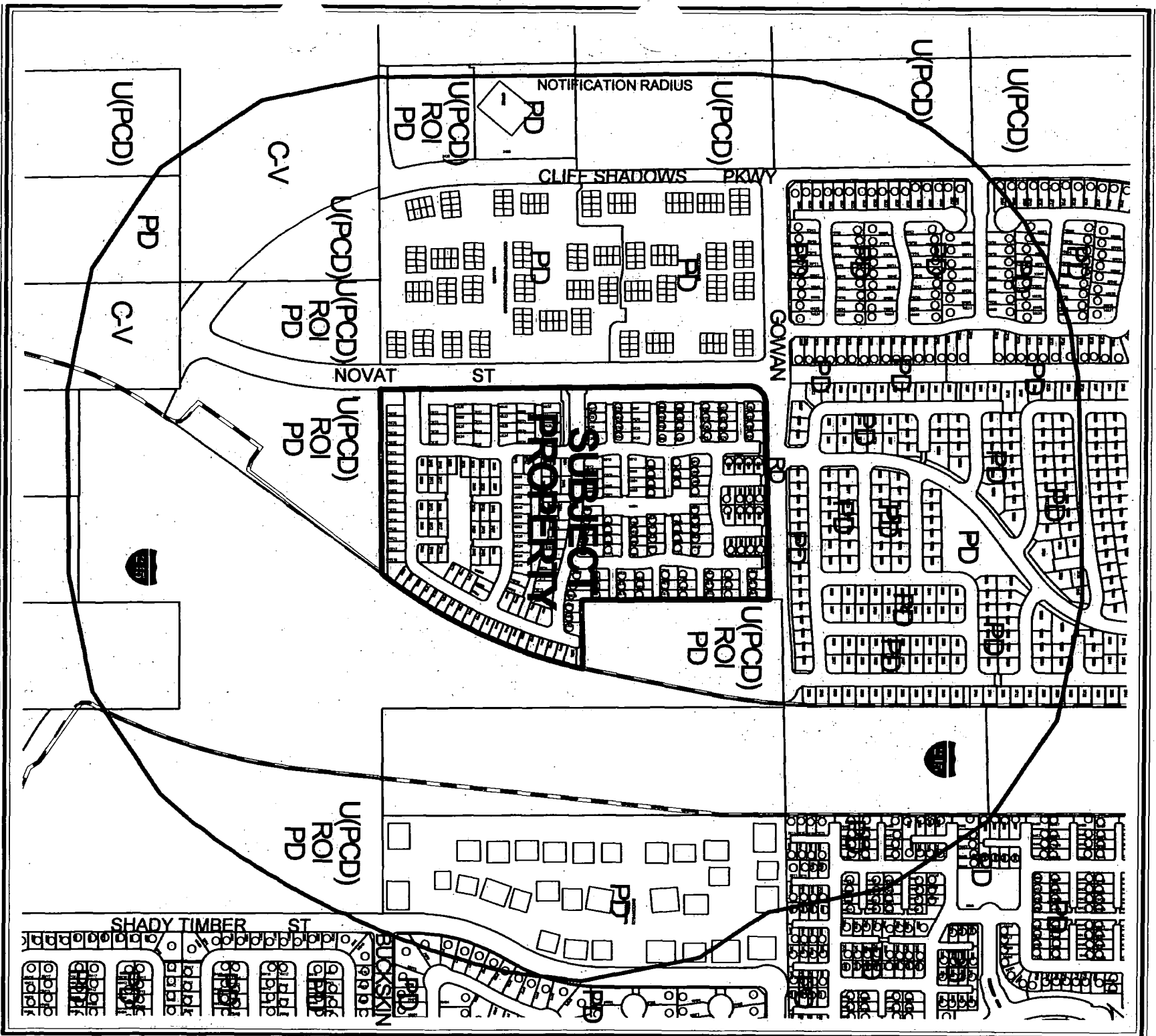
(2:02 - 2:04)

4-758

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

CONDITIONS:

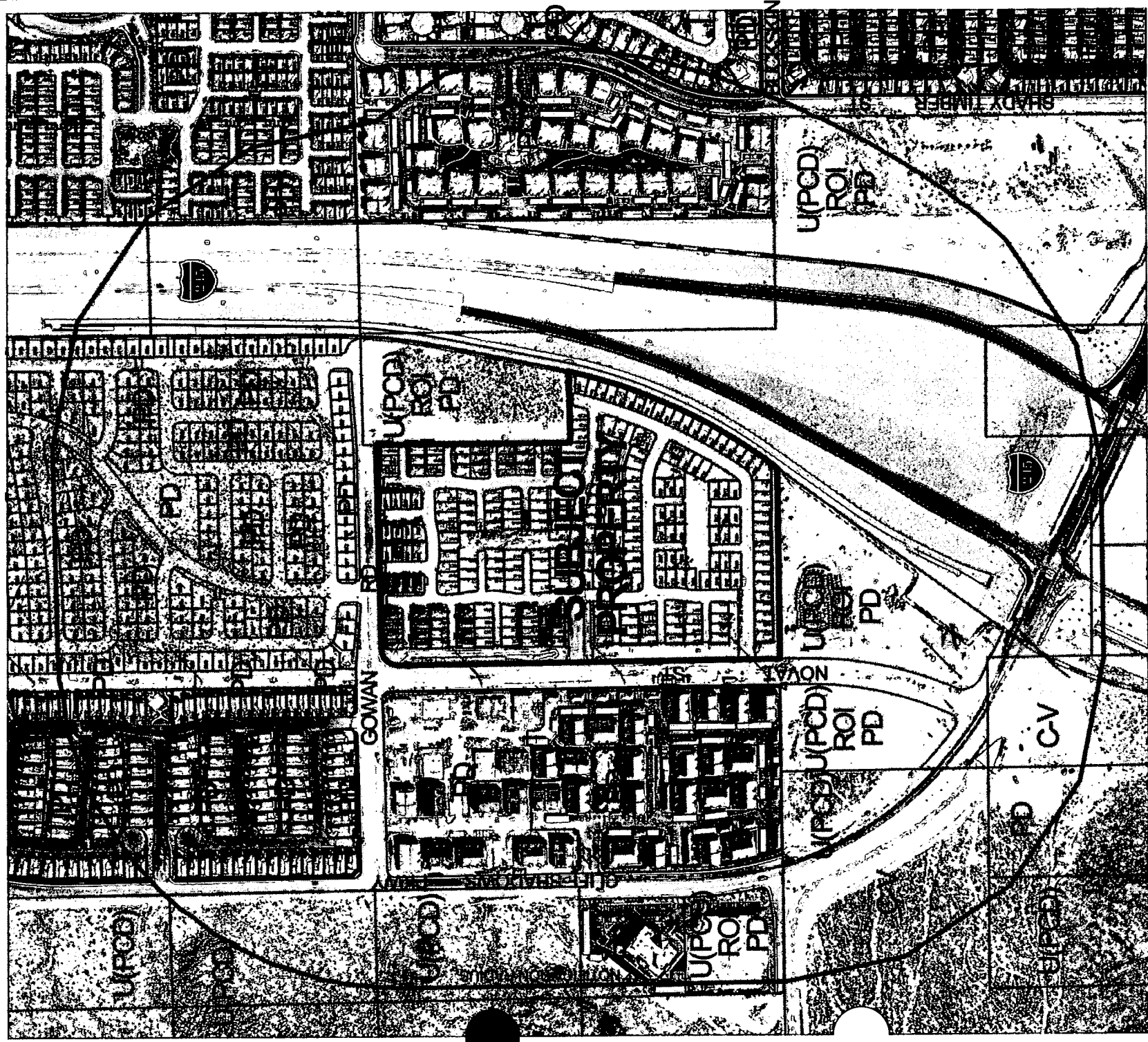
1. Condition of Approval Number 3 shall be amended to read: "All development shall be in conformance with the original site plan and building elevations date stamped October 22, 2004."
2. Condition Number 4 shall be amended to read: "The standards for this development shall include the following: the building height shall not exceed three stories or 35 feet, whichever is less. The setbacks for this development shall be a minimum of 5 feet to the house, 5 feet or less or 18 feet or greater from the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3.5 feet on the side, 7.5 feet on the corner side, and 6 feet in the rear."
3. Conformance to all applicable conditions of approval for Rezoning Z-0073-02, Site Development Plan Review Z-0073-02(1), Tentative Map TMP-1263 and Final Maps FMP-2271 and FMP-2272.



CASE: ROC-5520

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



CASE: ROC-5520

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 1, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ROC-5520 - APPLICANT/OWNER: RICHMOND AMERICAN HOMES

**** CONDITIONS ****

Staff recommends DENIAL. If Approved, subject to:

1. Condition of Approval Number 3 shall be amended to read: "All development shall be in conformance with the original site plan and building elevations date stamped October 22, 2004."
2. Condition Number 4 shall be amended to read: "The standards for this development shall include the following: the building height shall not exceed three stories or 35 feet, whichever is less. The setbacks for this development shall be a minimum of 5 feet to the house, 5 feet or less or 18 feet or greater from the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3.5 feet on the side, 7.5 feet on the corner side, and 6 feet in the rear."
3. Conformance to all applicable conditions of approval for Rezoning Z-0073-02, Site Development Plan Review Z-0073-02(1), Tentative Map TMP-1263 and Final Maps FMP-2271 and FMP-2272.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Review of Condition Numbers 3 and 4 of an approved Site Development Plan Review [Z-0073-02(1)] to allow three story single family dwellings where two stories was the maximum height allowed; and to change the setbacks to a minimum of 6 feet the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3.5 feet on the side, 7.5 feet on the corner side, and 10 feet in the rear where the setbacks were approved as a minimum of 10 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3.5 feet on the side, 7.5 feet on the corner side, and 6 feet in the rear for an approved 261 lot single family development on 21.5 acres adjacent to the south side of Gowan Road, approximately 700 east of Cliff Shadows Parkway.

B) Applicant's Justification

The applicant's justification letter indicates the changes are minor and will allow for a new product type in the existing development.

BACKGROUND INFORMATION

A) Previous Actions

11/20/02	The City Council approved a Rezoning (Z-0073-02) to PD (Planned Development) on this site. The Planning Commission and staff recommended approval on October 24, 2002.
12/18/02	The City Council approved a Site Development Plan Review [Z-0073-02(1)] for the 261 lot single family development on this site. The Planning Commission and staff recommended approval on November 7, 2002.
12/19/02	The Planning Commission approved a Tentative Map for Sierra II (TMP-1263) for the 261 lot single family subdivision on this site. The Planning and Development Department recommendation was for approval.
05/22/03	The Planning Development Department administratively approved a Final Map for Sierra II Unit 1 (FMP-2271) for a 145 lot single family subdivision on a portion of the overall site and a Final Map for Sierra II Unit 2 (FMP-2272) for a 115 lot single family subdivision on a portion of the overall site, both of which were subsequently recorded.

B) Pre-Application Meeting

10/22/04 The applicant was advised of the requirements for a Review of Condition application.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Review of Condition request.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 21.5

B) Existing Land Use

Subject Property: Undeveloped and Single Family Residences
North: Single Family Residences (Under Construction)
South: Undeveloped
East: Undeveloped and I-215 Beltway
West: Condominiums

C) Planned Land Use

Subject Property: PCD (Planned Community Development)
North: PCD (Planned Community Development)
South: PCD (Planned Community Development)
East: PCD (Planned Community Development) and ROW (Right-of-Way)
West: PCD (Planned Community Development)

D) Existing Zoning

Subject Property: PD (Planned Development)
North: PD (Planned Development)
South: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)
East: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development and I-215 Beltway
West: PD (Planned Development)

E) General Plan Compliance

This site is designated as PCD (Planned Community Development) on the Centennial Hills General Plan sector plan of the General Plan. The existing PD (Planned Development) zoning is in compliance with this land use designation.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan	X	
Lone Mountain West	X	
Special Overlay District		X
Trails	X	
Study Area		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

The subject site is located within the Lone Mountain West Master Plan area, which allows for setbacks to be established for each project on a case by case basis. Therefore, this request does not affect the development compliance with the Plan.

A multi-use transportation trail is required along the south, east and west sides of the site. The proposed changes to the development standards for the single family dwellings do not affect the required trail.

ANALYSIS

A) *Zoning Code Compliance*

Development Standards

Pursuant to Title 19.08, the following Development Standards were approved for the subject development:

Standards	Approved	Proposed	Acceptable
Min. Setbacks			
• Front	10 Feet to the house, 18 feet to the garage	6 feet to the front of the garage	N
• Side	3.5 Feet	3.5 Feet	Y
• Corner	7.5 Feet	7.5 Feet	Y
• Rear	6 Feet	10 Feet	Y
Max. Building Height	2 Stories / 35 Feet	3 Stories / 35 Feet	N

The applicant is proposing the standards for this development to establish a 6 foot front setback to the front of the garage where 18 feet to the garage and 10 feet to the house was originally established. The rear yard setback is proposed to be changed to 10 feet where 6 feet was approved. Additionally, the applicant is requesting to allow three story dwellings where two stories were approved.

B) General Analysis and Discussion

The previous approval allowed a maximum of two story structures and 35 feet for the single family dwellings. The proposed change would allow three story dwellings at a maximum height of 35 feet. Additionally, the applicant is proposing to change the setbacks to allow a 6 foot setback from the front of the garage where 18 feet was previously approved and 10 feet in the rear where 6 feet was the minimum setback.

FINDINGS

The proposed three story dwellings are not compatible with the existing two story dwellings approved for this development.

There is a concern with the proposed 6 foot setback to the garage because the new plans show tandem two car garages. A six foot setback to the front of the garage provides no driveway for vehicle parking, therefore adequate parking cannot be provided. The 18 foot front setback to the garage must be maintained in order to ensure that a minimum of two unimpeded onsite parking spaces are provided for each dwelling. Additionally, placing the dwellings this close to the private drives will create a tunnel effect that is not aesthetically pleasing.

The recommendation for this request is denial.

NOTICES MAILED 580 by Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ROC-5520 APN: _____

Name of Property Owner: Richmond American Homes

Name of Applicant: _____ " " "

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes

_____ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

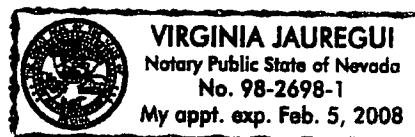
Signature of Property Owner/Authorized Agent: _____

Print Name: Mandy Patton

Subscribed and sworn before me

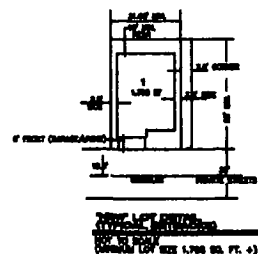
This 22 day of October, 2004

Virginia Jauregui
Notary Public in and for said County and State



ECHO CANYON II

A RESIDENTIAL
PLANNED DEVELOPMENT
BY
RICHMOND AMERICAN HOMES



 PROPOSED NEW PRODUCT IMPLEMENTED

 EXISTING HOLES BUILT OR UNDER CONSTRUCTION

[illegible]

STAFF

ROC-5520
12-1-04 CC

RICHMOND AMERICAN HOMES
2225 S. MAIN STREET, SUITE 22
LAS VEGAS, NEVADA 89102
(702) 380-0800

RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7025 Melrose Avenue, Las Vegas, NV 89129 Office: (702) 561-7788 Fax: (702) 561-7789

**SITE EXHIBIT TO ACCOMPANY
REVIEW OF CONDITIONS**

**ECHO CANYON II
CITY OF LAS VEGAS, NEVADA**

DATE
OCTOBER 26 1964

ISSUED BY
G. BAKER

RECEIVED BY
G. BAKER

CHECKED BY
G. BAKER

WELD
WELD

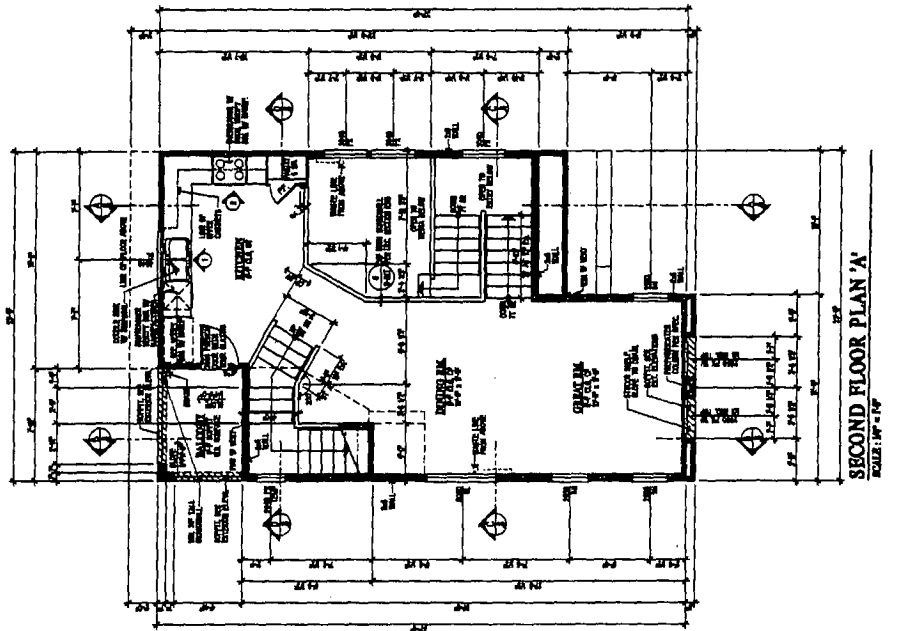
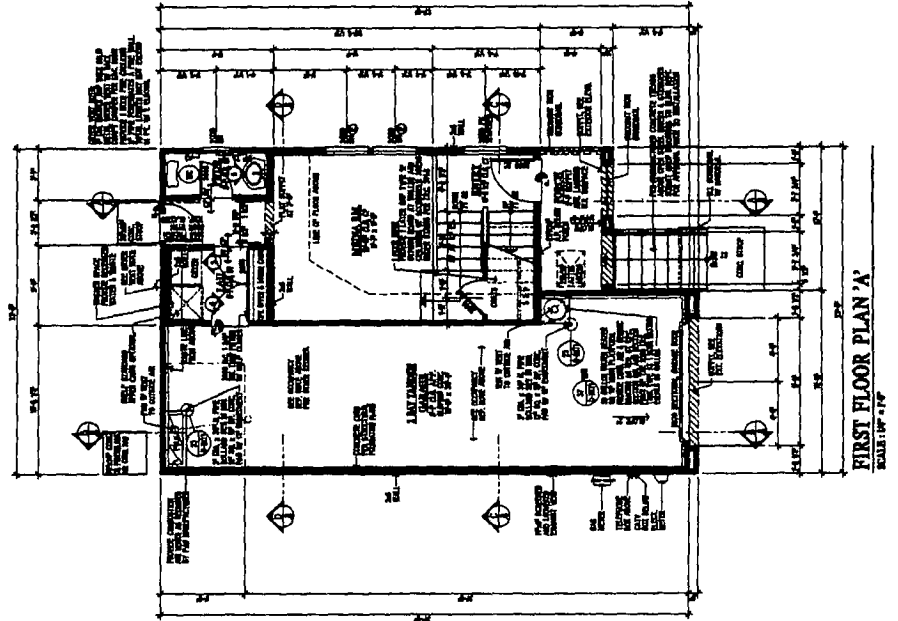
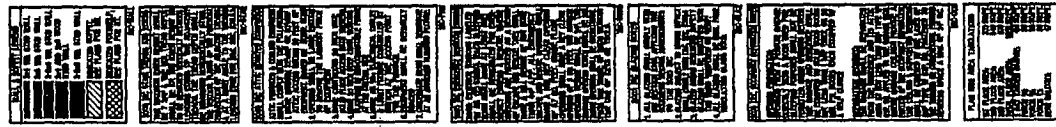
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PA-0006

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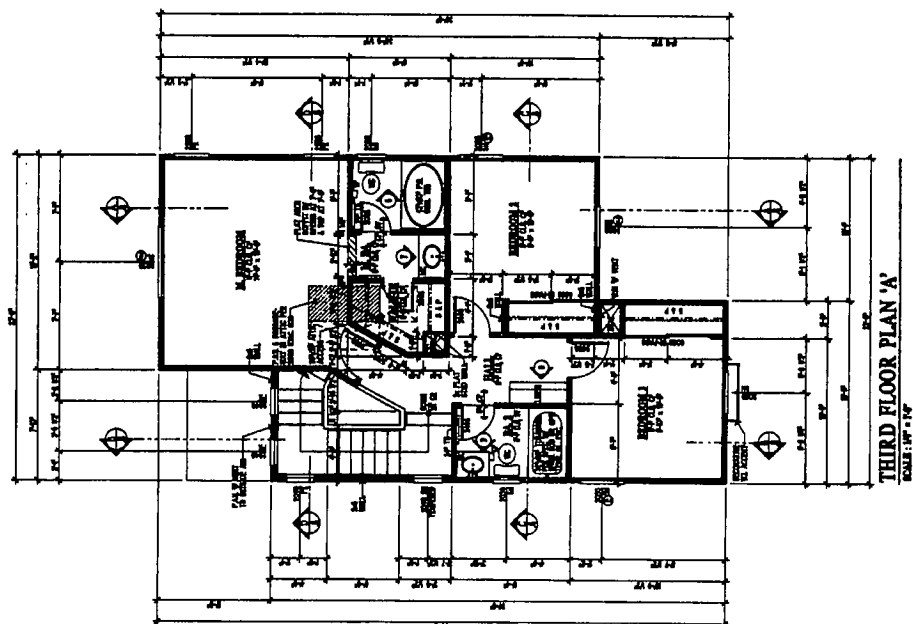
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UNITS
INCHES

CONTRACT NO. 62-1-2-2-2-2

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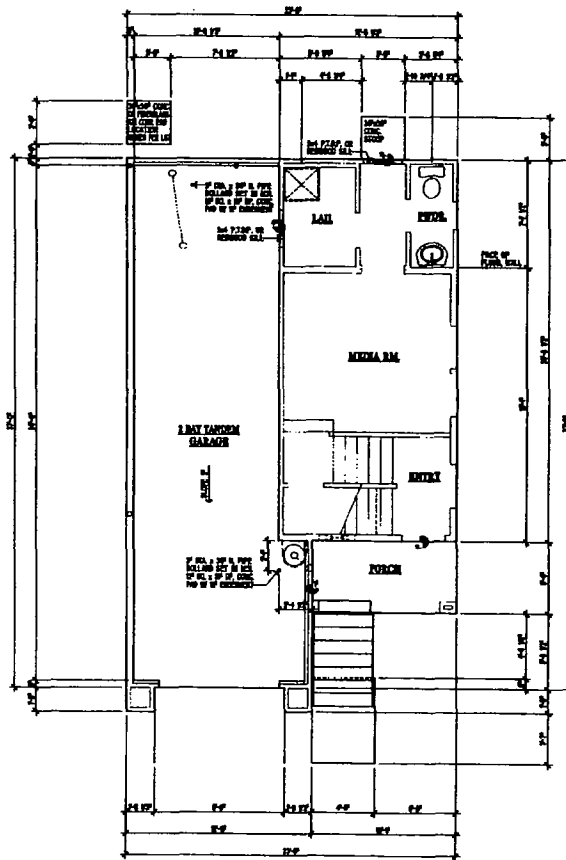
 RICHMOND AMERICAN HOMES		CRESCENT VALLEY	
14000 N. 14TH AVE. SUITE 200 PHOENIX, ARIZONA 85020 (602) 998-1234		14000 N. 14TH AVE. SUITE 200 PHOENIX, ARIZONA 85020 (602) 998-1234	



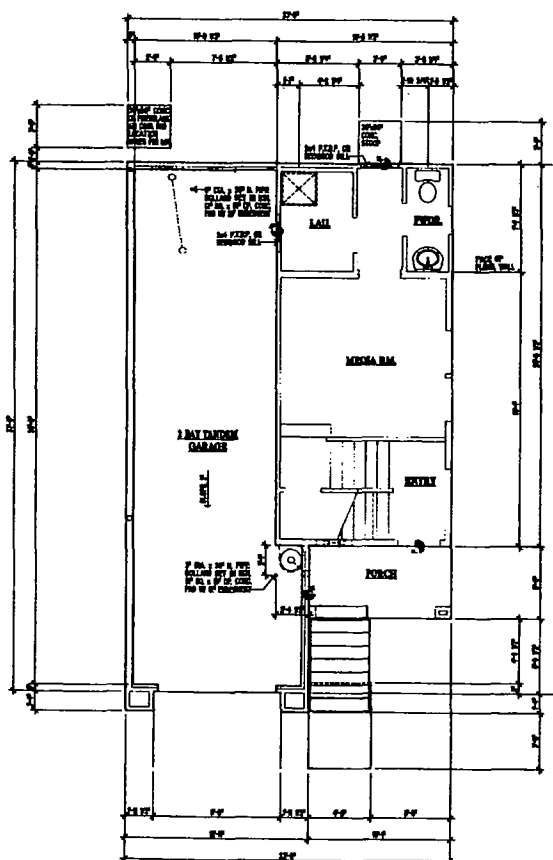
THIRD FLOOR PLAN 'A'
SCALE: 1/4" = 1'-0"

2010-2011: IT/COE

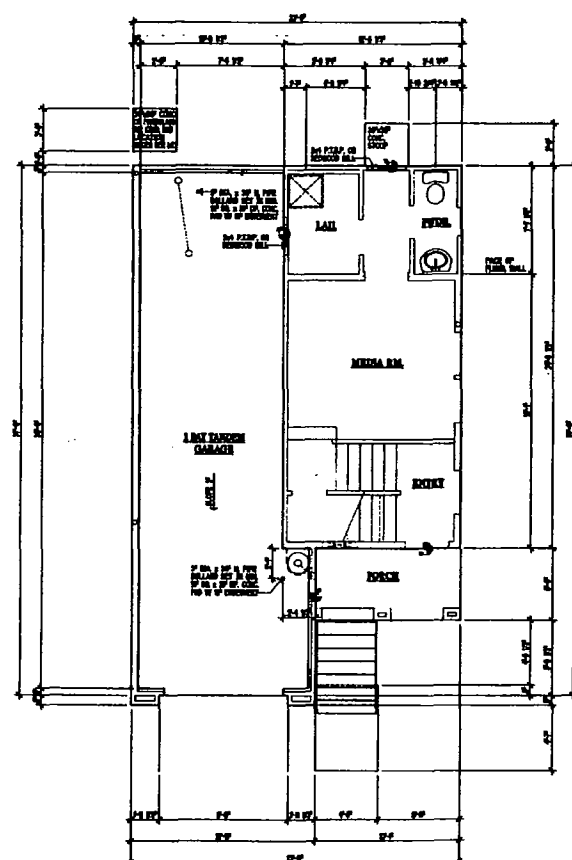
ROC-5520
12-1-04 CC



CONCRETE SLAB INTERFACE PLAN 'C'
SCALE: 1/4" = 1'-0"



CONCRETE SLAB INTERFACE PLAN 'B'
SCALE: 1/4" = 1'-0"



CONCRETE SLAB INTERFACE PLAN 'A'
SCALE: 1/4" = 1'-0"

W. RICHMOND
AMERICAN HOMES
CRESCENT VALLEY

PLAN 552

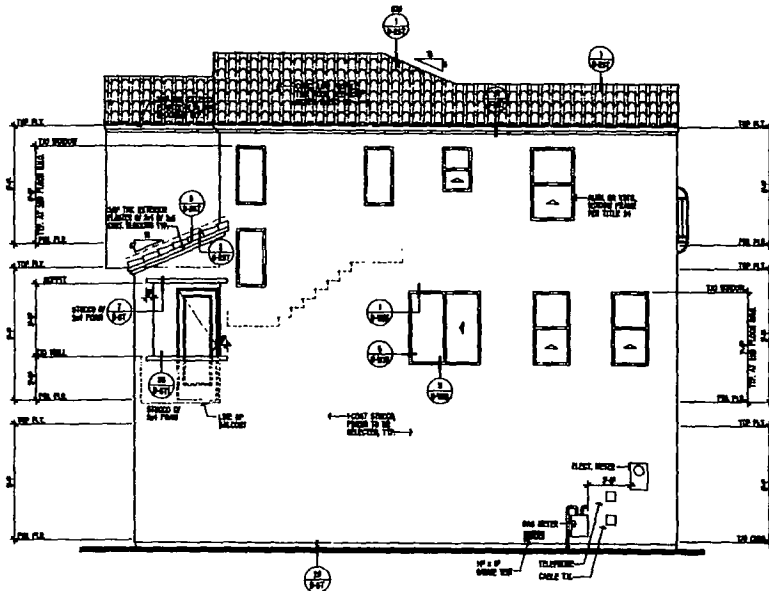
12

FOR
REVISION BY
ARCHITECTURAL
DIVISION

10. RICHMOND HOMES, LLC
10000 W. CRESCENT VALLEY, CA 94550
10000 W. CRESCENT VALLEY, CA 94550

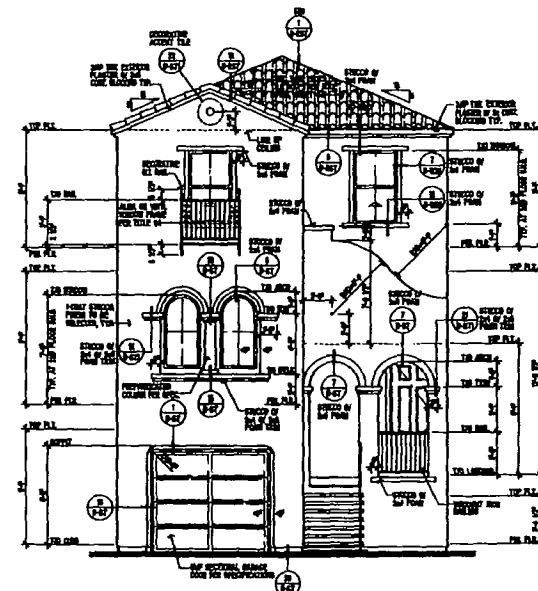
10. RICHMOND
10. RICHMOND

NOTE:
 MAILING LIST: THE FIRST CHECKED
 NAME IS GIVEN. IF A NAME IS NOT
 A 6-DIGIT FIVE COMPLETION CODE



LEFT ELEVATION 'A' **SPANISH**

SCALE: 1/4" = 1'-0"



FRONT ELEVATION 'A' **SPANISH**

PLAN	
PLAN 542	
	REMARKS

800-368-5868
401-863-1000





RICHMOND

AMERICAN HOMES

CRESCENT VALLEY

THE
UNIQUEST
ARCHITECTURAL
CONCEPT

IN A HOME. VISIT www.rhahomes.com
 4000A 16TH, CALIFORNIA 94024
 707.260.7800 FAX 707.260.7801

RECEIVED

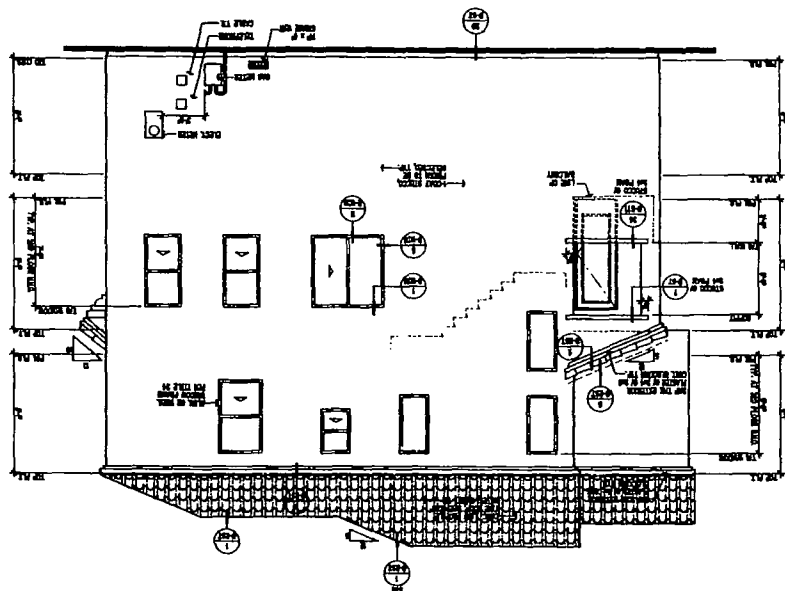
DELIVERED:

DATE:

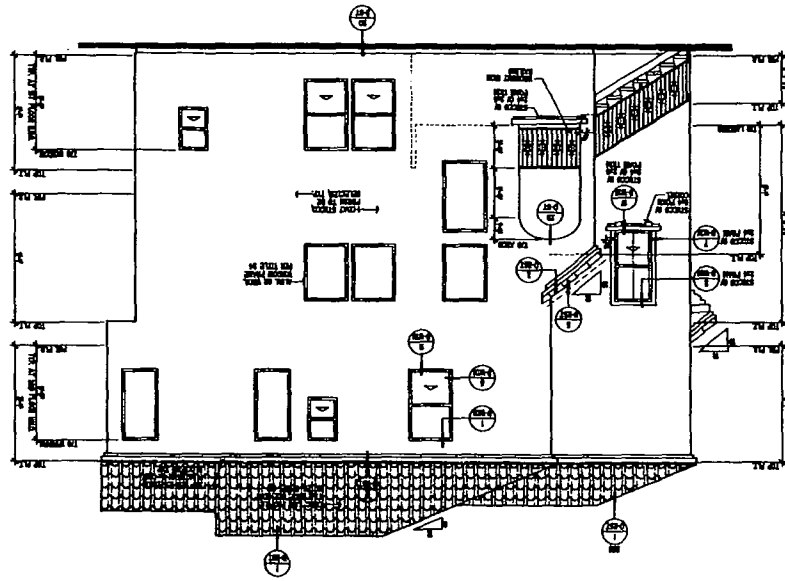
BY:

PLAN PLAN 1552 SHEET	

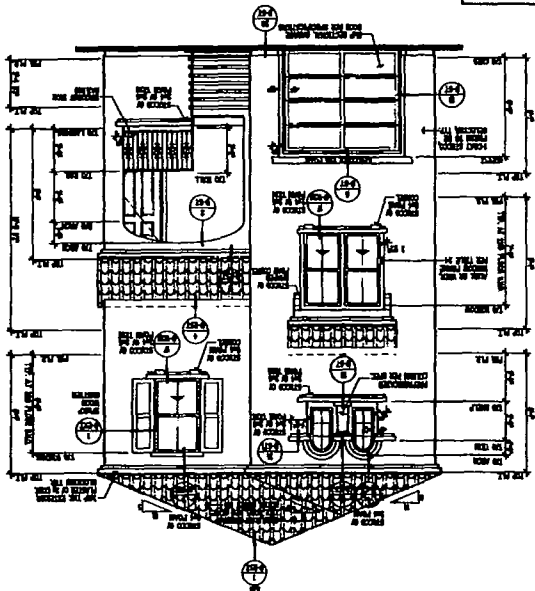
LEFT ELEVATION "B" ITALIAN



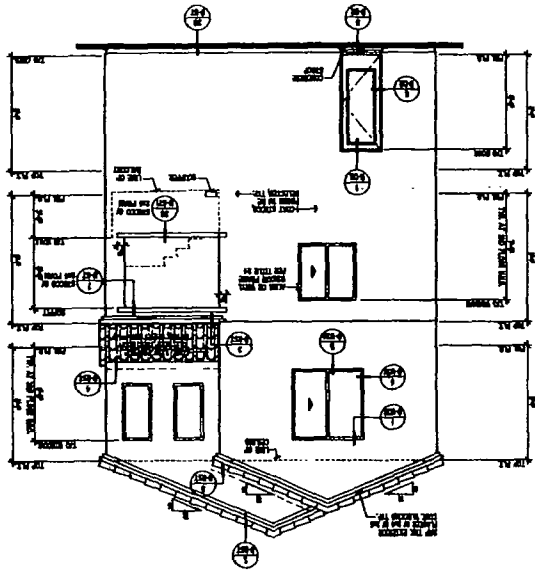
RIGHT ELEVATION "B" ITALIAN



FRONT ELEVATION "B" ITALIAN

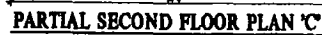


REAR ELEVATION "B" ITALIAN



RICHMOND
AMERICAN HOMES
CRESCENT
VALLEY

NOJ-0613-0099013259]-1982) 00 day Tue Aug 15 09:41:27 2004

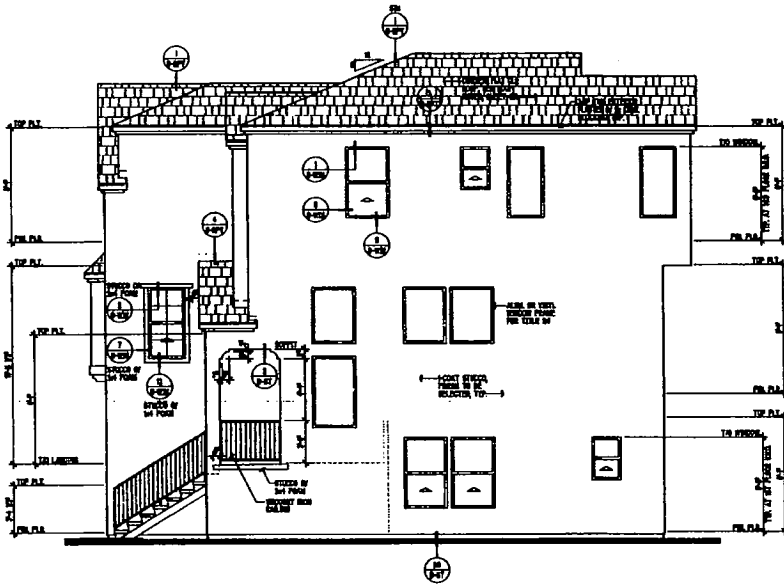
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WV RICHMOND
AN AMERICAN HOMES
CRESCENT
VALLEY

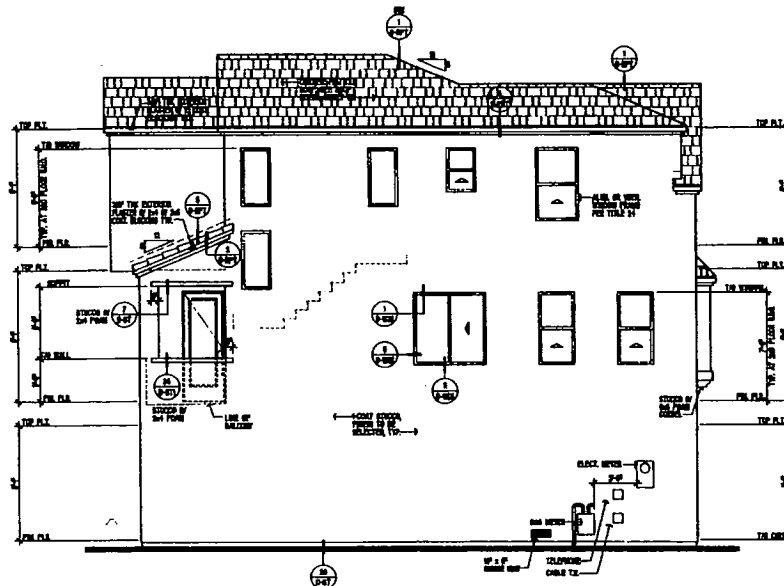
PLAN
PLAN 1542

CRESCENT VALLEY

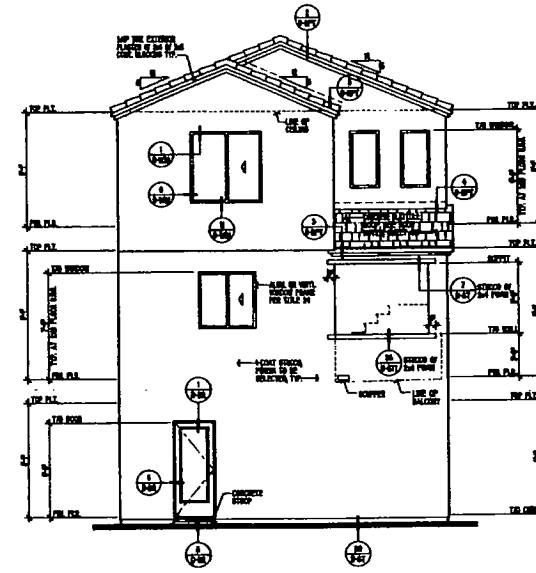
ROC-5520
12-1-04 CC



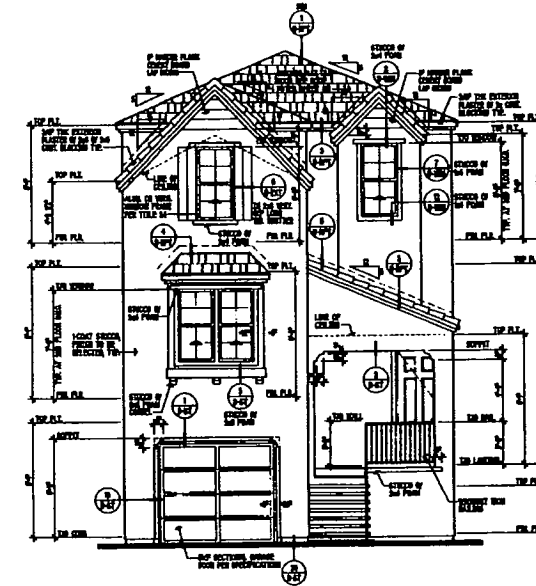
RIGHT ELEVATION 'C' COTTAGE
SCALE: 1/4" = 1'-0"



LEFT ELEVATION 'C' COTTAGE
SCALE: 1/4" = 1'-0"



REAR ELEVATION 'C' COTTAGE
SCALE: 1/4" = 1'-0"



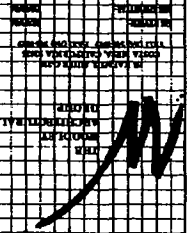
FRONT ELEVATION 'C' COTTAGE
SCALE: 1/4" = 1'-0"

RICHMOND
AMERICAN HOMES
CRESCENT VALLEY

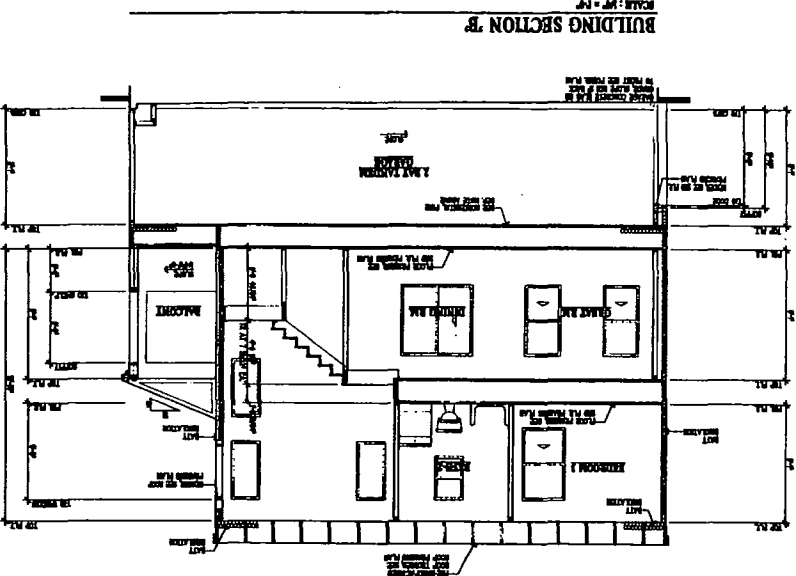
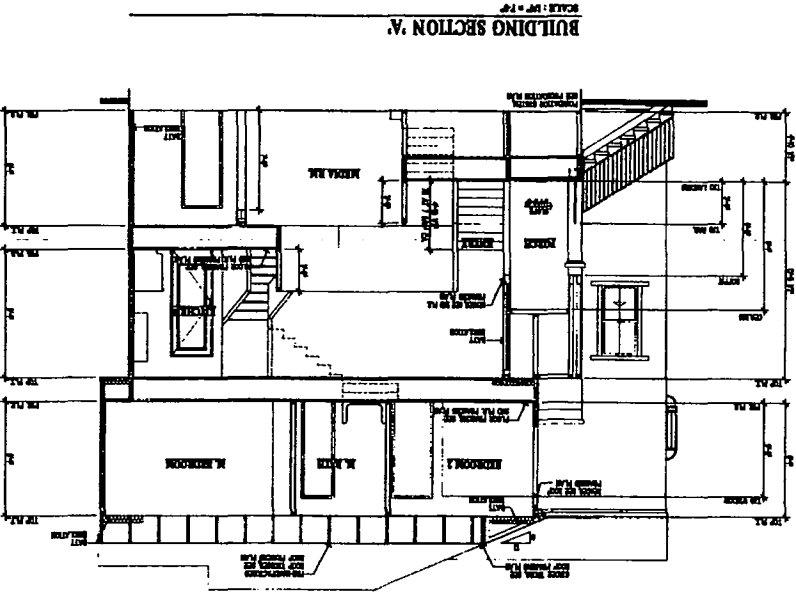
PLAN 552

1/4" = 1'-0"

RICHMOND AMERICAN HOMES CRESCENT VALLEY

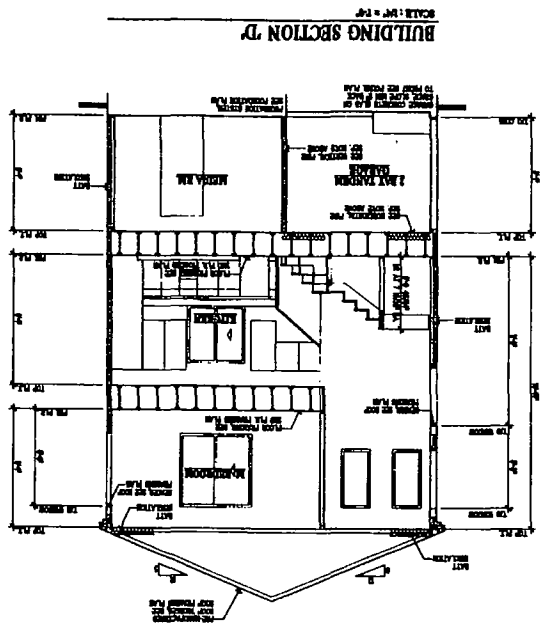
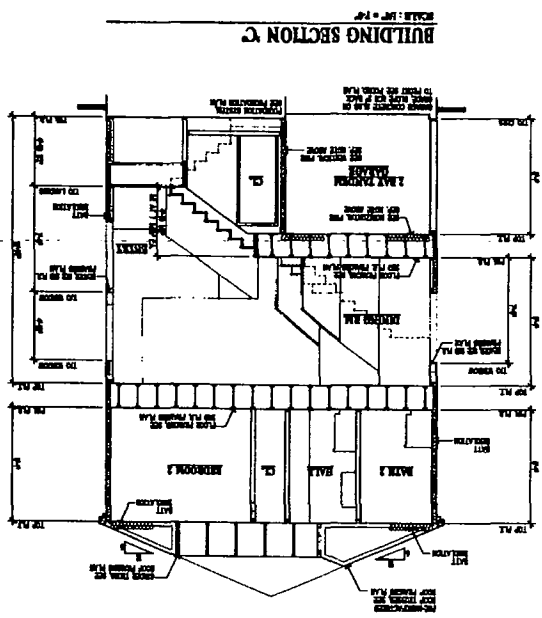


ROC-5520
12-1-04 CC

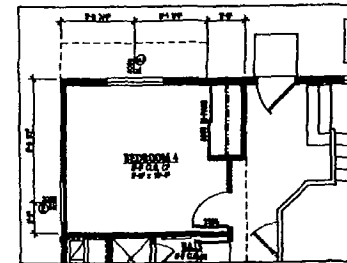


SECTION NOTES

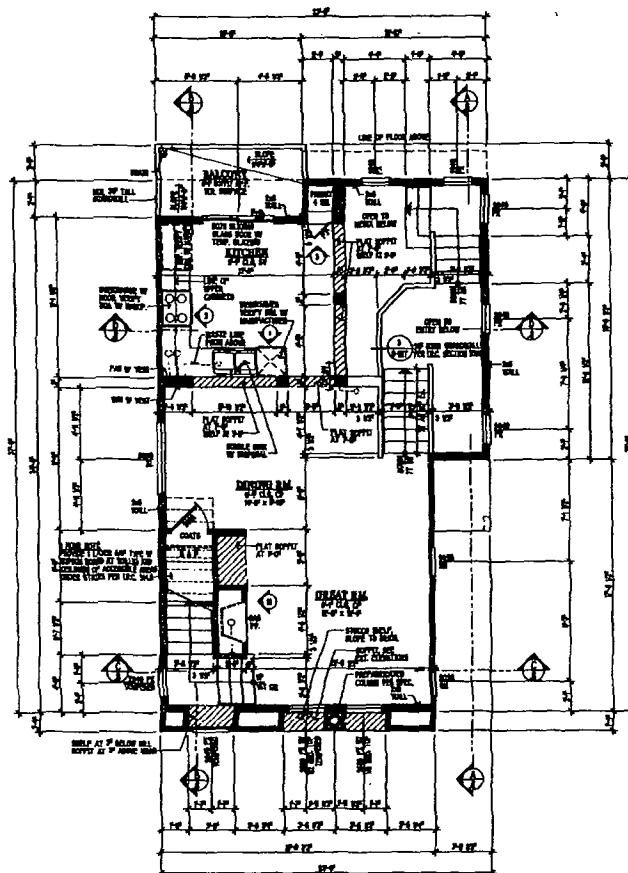
1. ALL WALLS AND CEILING SHALL BE FINISHED WITH DRYWALL.
2. FLOORING SHALL BE LAMINATE OR CARPET AS NOTED.
3. KITCHEN CABBINETS SHALL BE STOCK CABINETS.
4. BATHS SHALL BE STOCK BATHS.
5. ALL WINDOWS SHALL BE DOUBLE HUNG.
6. ALL DOORS SHALL BE 1 3/4" THICK.
7. ALL STAIRS SHALL BE 36" WIDE.
8. ALL HALLWAYS SHALL BE 4' WIDE.
9. ALL CLOSETS SHALL BE 4' WIDE.
10. ALL ROOFS SHALL BE ASPH/FLT.
11. ALL FOUNDATIONS SHALL BE CONCRETE.
12. ALL EXTERIOR WALLS SHALL BE BRICK.
13. ALL EXTERIOR DOORS SHALL BE 1 3/4" THICK.
14. ALL EXTERIOR WINDOWS SHALL BE DOUBLE HUNG.
15. ALL EXTERIOR STAIRS SHALL BE 36" WIDE.
16. ALL EXTERIOR HALLWAYS SHALL BE 4' WIDE.
17. ALL EXTERIOR CLOSETS SHALL BE 4' WIDE.
18. ALL EXTERIOR ROOFS SHALL BE ASPH/FLT.
19. ALL EXTERIOR FOUNDATIONS SHALL BE CONCRETE.
20. ALL EXTERIOR WALLS SHALL BE BRICK.



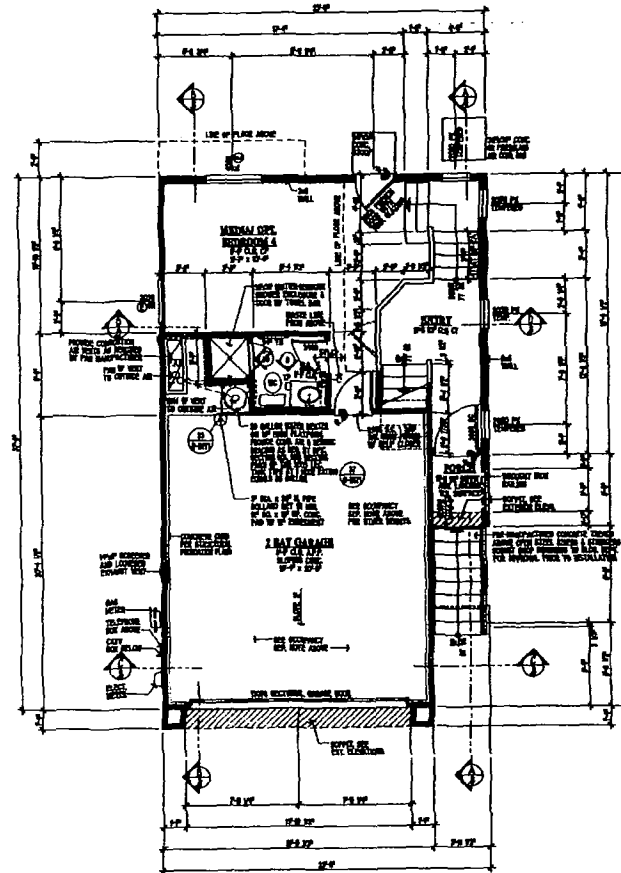
[http://online.law.com//lcs202-mpoc-rms2-018.cfm](#) Thu Aug 19 06:41:00 2004



**OPTIONAL BEDROOM 4,
PARTIAL FIRST FLOOR PLAN 'A'**
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN 'A'
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN 'A'
SCALE: 1/4" = 1'-0"

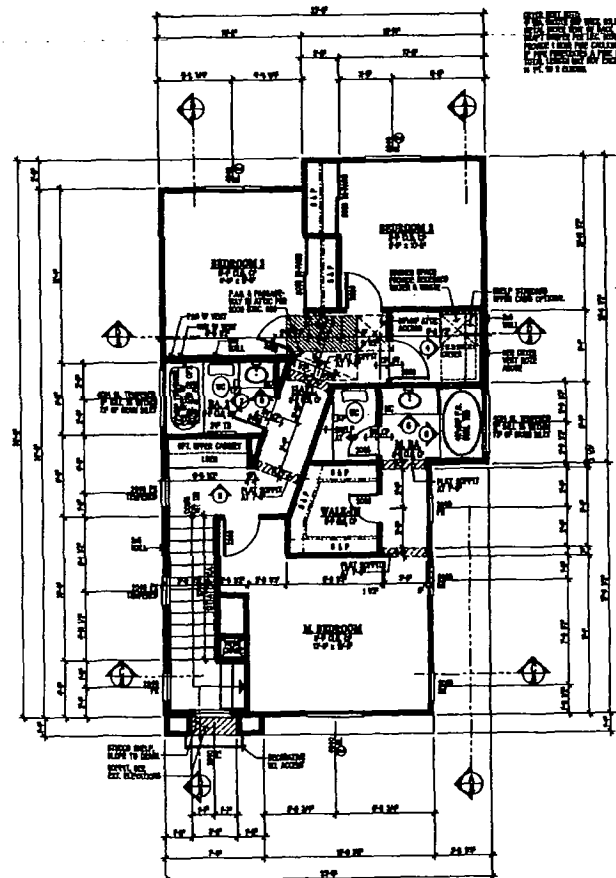
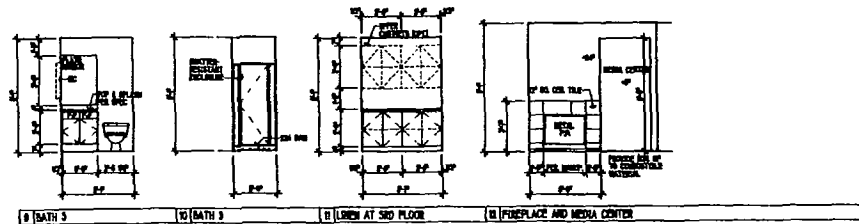
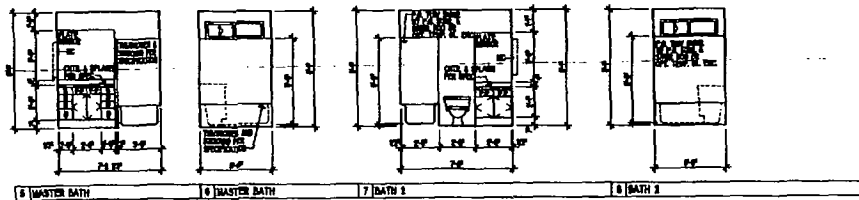
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33-33rd REGT, 10th DIV, 1st AF 34-34th REGT, 10th DIV, 1st AF 35-35th REGT, 10th DIV, 1st AF 36-36th REGT, 10th DIV, 1st AF 37-37th REGT, 10th DIV, 1st AF 38-38th REGT, 10th DIV, 1st AF 39-39th REGT, 10th DIV, 1st AF 40-40th REGT, 10th DIV, 1st AF 41-41st REGT, 10th DIV, 1st AF 42-42nd REGT, 10th DIV, 1st AF 43-43rd REGT, 10th DIV, 1st AF 44-44th REGT, 10th DIV, 1st AF 45-45th REGT, 10th DIV, 1st AF 46-46th REGT, 10th DIV, 1st AF 47-47th REGT, 10th DIV, 1st AF 48-48th REGT, 10th DIV, 1st AF 49-49th REGT, 10th DIV, 1st AF 50-50th REGT, 10th DIV, 1st AF 51-51st REGT, 10th DIV, 1st AF 52-52nd REGT, 10th DIV, 1st AF 53-53rd REGT, 10th DIV, 1st AF 54-54th REGT, 10th DIV, 1st AF 55-55th REGT, 10th DIV, 1st AF 56-56th REGT, 10th DIV, 1st AF 57-57th REGT, 10th DIV, 1st AF 58-58th REGT, 10th DIV, 1st AF 59-59th REGT, 10th DIV, 1st AF 60-60th REGT, 10th DIV, 1st AF 61-61st REGT, 10th DIV, 1st AF 62-62nd REGT, 10th DIV, 1st AF 63-63rd REGT, 10th DIV, 1st AF 64-64th REGT, 10th DIV, 1st AF 65-65th 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RICHMOND
AFRICAN HOMES
CRESCENT
VALLEY

PLAN 1695

2:2:1.6

THIRD FLOOR PLAN 'A'
SCALE: 1/4" = 1'-0"



THIRD FLOOR PLAN 'A'
SCALE: 1/4" = 1'-0"

WALL & RUFFLE LINING	
	2nd Wd. STD WALL
	2nd Wd. STD WALL
	2nd Wd. STD WALL
	2nd and 3rd Wd. STD WALL
	2nd Wd. STD WALL
	2nd Wd. STD WALL
	BENCAIN RUFFLE SEE PLANS FOR DET.
	WENCAIN RUFFLE SEE PLANS FOR DET.

DATE	NO.	NAME	AGE	SEX	REL.	RES.	REMARKS
1944	1	JOHN	18	M	S	100	...
1944	2	MARY	16	F	D	100	...
1944	3	JOHN	14	M	S	100	...
1944	4	MARY	12	F	D	100	...
1944	5	JOHN	10	M	S	100	...
1944	6	MARY	8	F	D	100	...
1944	7	JOHN	6	M	S	100	...
1944	8	MARY	4	F	D	100	...
1944	9	JOHN	2	M	S	100	...
1944	10	MARY	0	F	D	100	...

ARTS PERSONNEL & RELATED MATTERS
WILL CONSIDER THE FOLLOWING
ARTS PERSONNEL & RELATED MATTERS
WILL CONSIDER THE FOLLOWING
ARTS PERSONNEL & RELATED MATTERS
WILL CONSIDER THE FOLLOWING

LAST OF MR. JACKSON, CHIEF
OF THE BUREAU OF INDIAN AFFAIRS
AT THE BUREAU OF INDIAN AFFAIRS
WASHINGTON, D. C.
JACKSON WILL BE REMOVED
FROM HIS POSITION
AT THE BUREAU OF INDIAN AFFAIRS
WASHINGTON, D. C.

...the

[illegible]

ALL GLASS SHALL BE FULLY
INSULATING GLASS UNITS

[illegible]

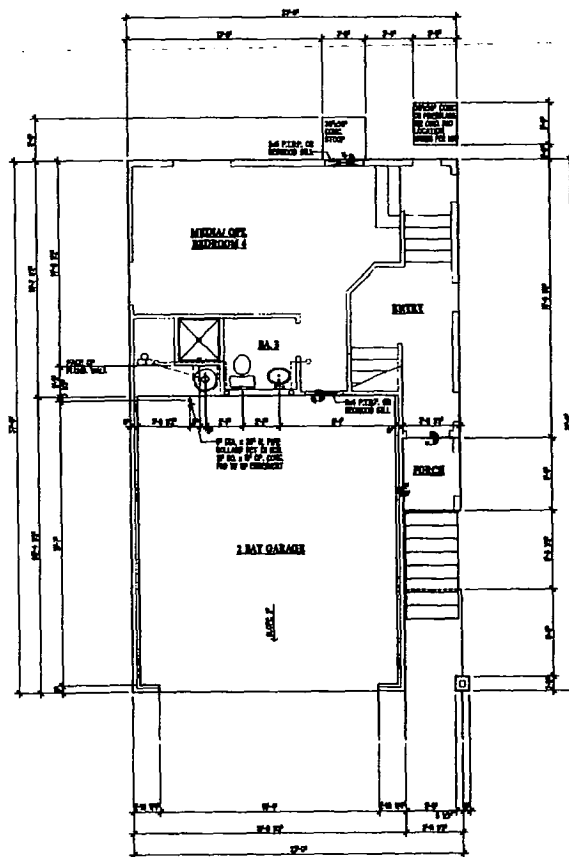
PLAN 1980 AREA INDICATION	
1ST FLOOR AREA	1200
2ND FLOOR AREA	1200
3RD FLOOR AREA	1200
4TH FLOOR AREA	1200
5TH FLOOR AREA	1200
6TH FLOOR AREA	1200
7TH FLOOR AREA	1200
8TH FLOOR AREA	1200
9TH FLOOR AREA	1200
10TH FLOOR AREA	1200
11TH FLOOR AREA	1200
12TH FLOOR AREA	1200
13TH FLOOR AREA	1200
14TH FLOOR AREA	1200
15TH FLOOR AREA	1200
16TH FLOOR AREA	1200
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20TH FLOOR AREA	1200
21ST FLOOR AREA	1200
22ND FLOOR AREA	1200
23RD FLOOR AREA	1200
24TH FLOOR AREA	1200
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26TH FLOOR AREA	1200
27TH FLOOR AREA	1200
28TH FLOOR AREA	1200
29TH FLOOR AREA	1200
30TH FLOOR AREA	1200
31ST FLOOR AREA	1200
32ND FLOOR AREA	1200
33RD FLOOR AREA	1200
34TH FLOOR AREA	1200
35TH FLOOR AREA	1200
36TH FLOOR AREA	1200
37TH FLOOR AREA	1200
38TH FLOOR AREA	1200
39TH FLOOR AREA	1200
40TH FLOOR AREA	1200
41ST FLOOR AREA	1200
42ND FLOOR AREA	1200
43RD FLOOR AREA	1200
44TH FLOOR AREA	1200
45TH FLOOR AREA	1200
46TH FLOOR AREA	1200
47TH FLOOR AREA	1200
48TH FLOOR AREA	1200
49TH FLOOR AREA	1200
50TH FLOOR AREA	1200
51ST FLOOR AREA	1200
52ND FLOOR AREA	1200
53RD FLOOR AREA	1200
54TH FLOOR AREA	1200
55TH FLOOR AREA	1200
56TH FLOOR AREA	1200
57TH FLOOR AREA	1200
58TH FLOOR AREA	1200
59TH FLOOR AREA	1200
60TH FLOOR AREA	1200
61ST FLOOR AREA	1200
62ND FLOOR AREA	1200
63RD FLOOR AREA	1200
64TH FLOOR AREA	1200
65TH FLOOR AREA	1200
66TH FLOOR AREA	1200
67TH FLOOR AREA	1200
68TH FLOOR AREA	1200
69TH FLOOR AREA	1200
70TH FLOOR AREA	1200
71ST FLOOR AREA	1200
72ND FLOOR AREA	1200
73RD FLOOR AREA	1200
74TH FLOOR AREA	1200
75TH FLOOR AREA	1200
76TH FLOOR AREA	1200
77TH FLOOR AREA	1200
78TH FLOOR AREA	1200
79TH FLOOR AREA	1200
80TH FLOOR AREA	1200
81ST FLOOR AREA	1200
82ND FLOOR AREA	1200
83RD FLOOR AREA	1200
84TH FLOOR AREA	1200
85TH FLOOR AREA	1200
86TH FLOOR AREA	1200
87TH FLOOR AREA	1200
88TH FLOOR AREA	1200
89TH FLOOR AREA	1200
90TH FLOOR AREA	1200
91ST FLOOR AREA	1200
92ND FLOOR AREA	1200
93RD FLOOR AREA	1200
94TH FLOOR AREA	1200
95TH FLOOR AREA	1200
96TH FLOOR AREA	1200
97TH FLOOR AREA	1200
98TH FLOOR AREA	1200
99TH FLOOR AREA	1200
100TH FLOOR AREA	1200

TABLE 2

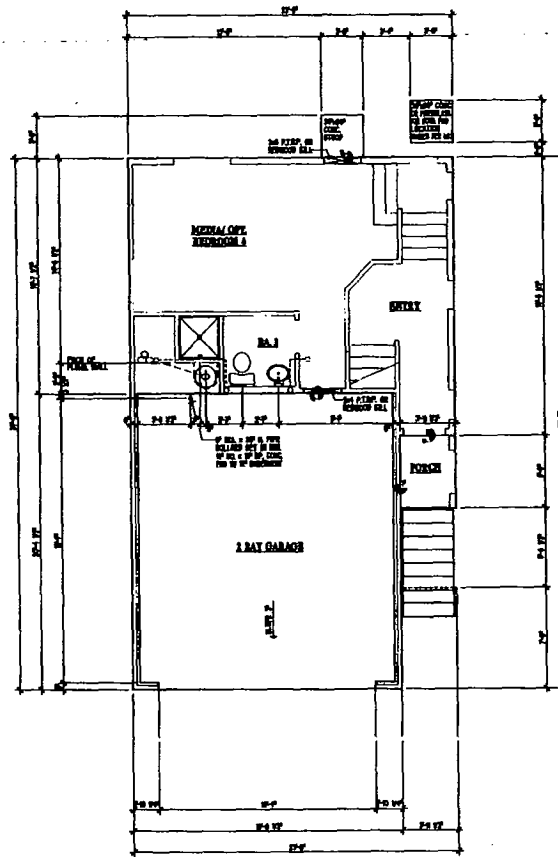
RICHMOND
AMERICAN HOMES
CRESCENT VALLEY

PLAN 1695

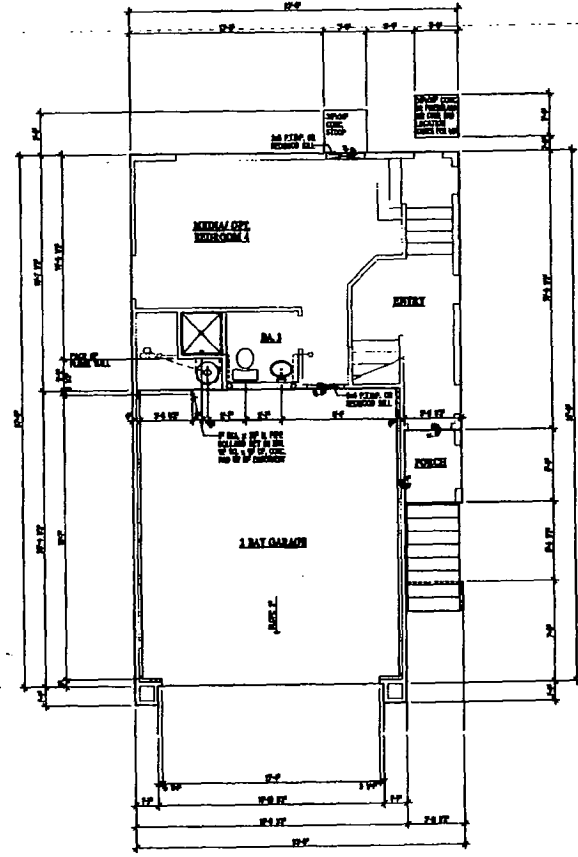
ROC-5520
12-1-04 CC



CONCRETE SLAB INTERFACE PLAN 'C'
SCALE: 1/4" = 1'-0"



CONCRETE SLAB INTERFACE PLAN 'B'
SCALE: 1/4" = 1'-0"



CONCRETE SLAB INTERFACE PLAN 'A'
SCALE: 1/4" = 1'-0"

W

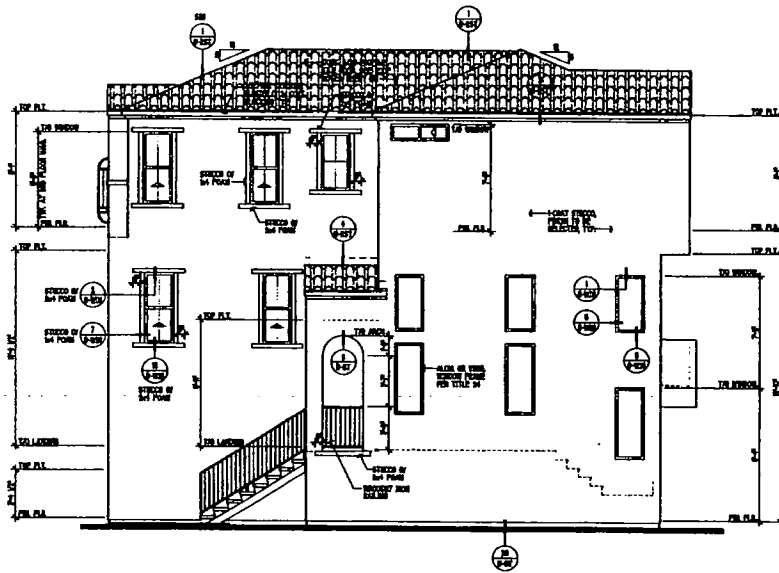
THE
WOODLEY
ARCHITECTURAL
FIRM

10000 WOODLEY AVE
SUITE 100
DALLAS, TEXAS 75243
TEL: 972-444-1111
FAX: 972-444-1112

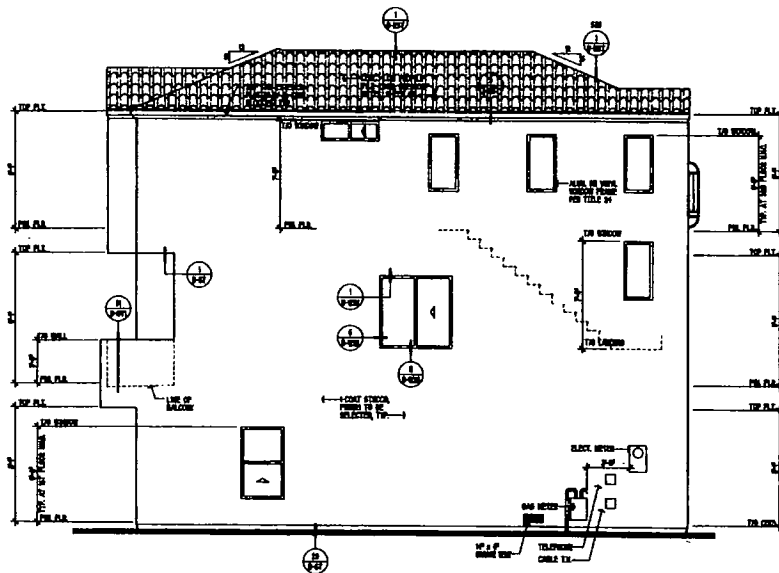
RICHMOND
AMERICAN HIGHWAYS
CRESCENT VALLEY

PLAN 105
1/2"

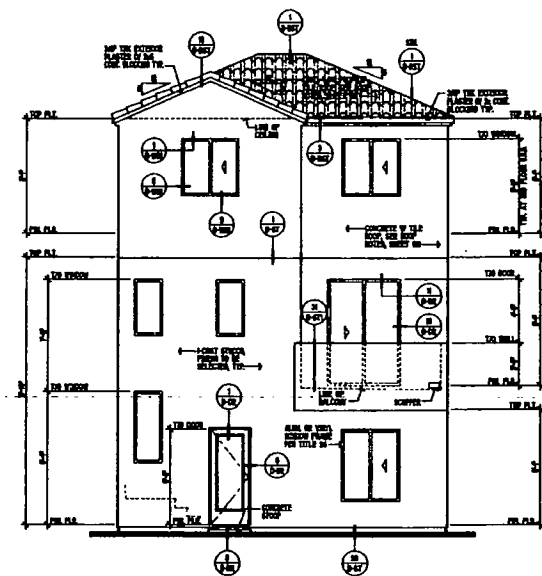
ROC-5520
12-1-04 CC



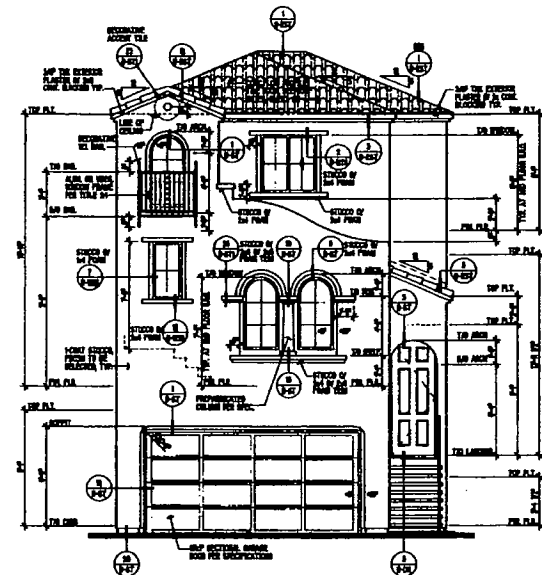
RIGHT ELEVATION 'A' SPANISH
SCALE: 1/4" = 1'-0"



LEFT ELEVATION 'A' SPANISH
SCALE: 1/4" = 1'-0"



REAR ELEVATION 'A' SPANISH
SCALE: 1/4" = 1'-0"



FRONT ELEVATION 'A' SPANISH
SCALE: 1/4" = 1'-0"

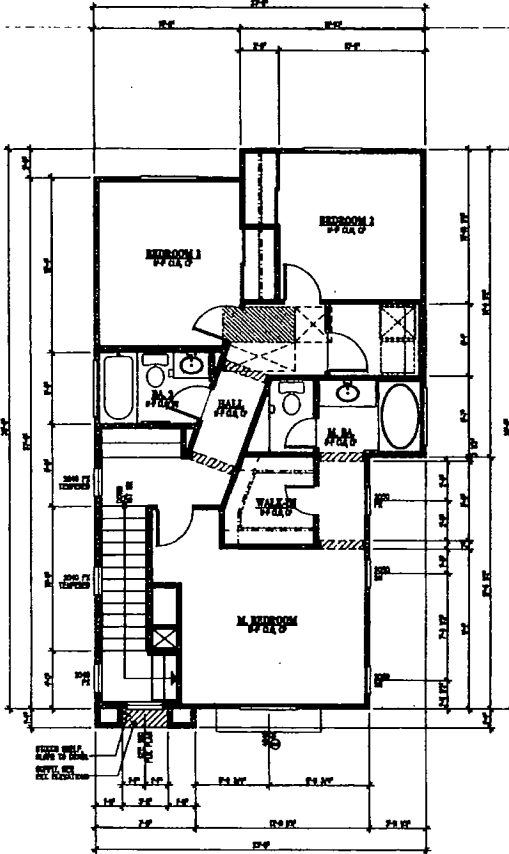
✓

THE RICHMOND ARCHITECTURAL FIRM
1000 RICHMOND AVENUE, SUITE 100
RICHMOND, CALIFORNIA 94804
TEL: (415) 771-1111 FAX: (415) 771-1112
WWW.RICHMONDARCHITECT.COM

RICHMOND
AMERICAN HOME
CRESCENT VALLEY

PLAN 605

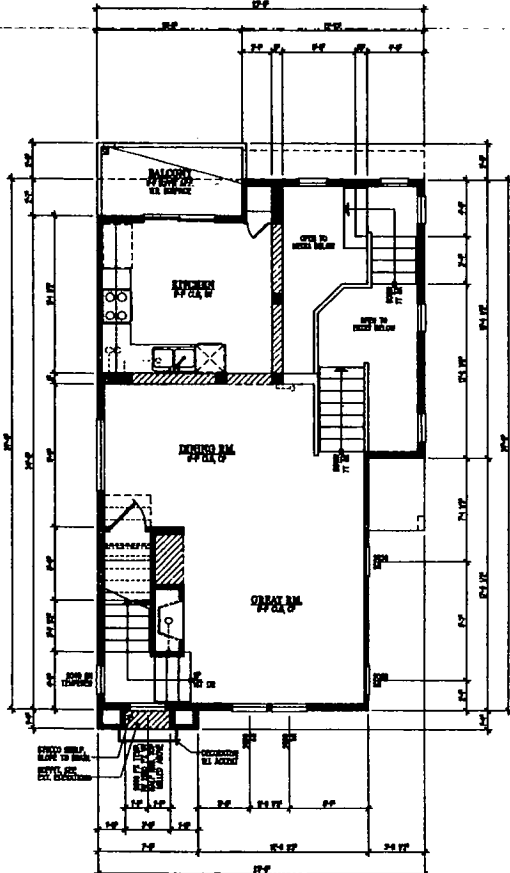
12-1-04 CC



PARTIAL THIRD FLOOR PLAN 'B'

SCALE : 1" = 1'4"

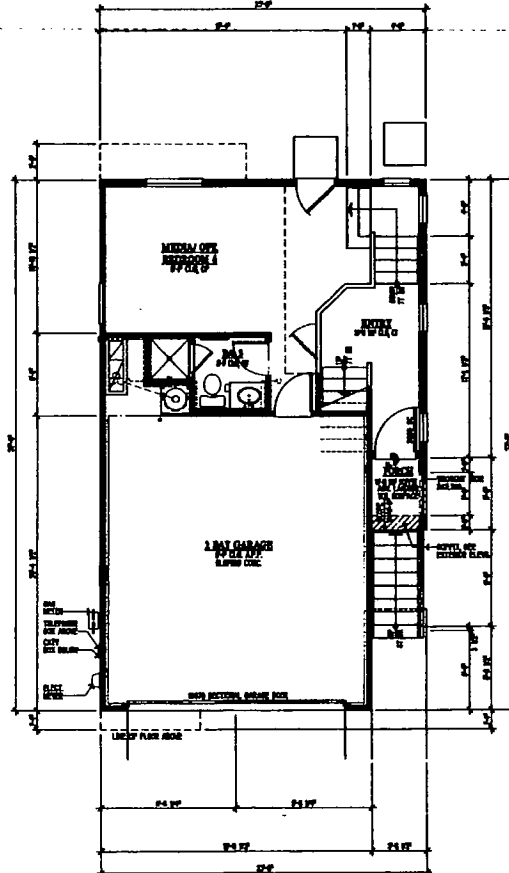
REFER TO CORRESPONDING FLOOR PLAN
FOR LOCATION OF THIS EXISTING STRUCTURE



PARTIAL SECOND FLOOR PLAN 'B'

SCALE: MF = MF

REFER TO CORRESPONDING FLOOR PLAN



PARTIAL FIRST FLOOR PLAN 'B'

SCALE: ME = 1.00

REFER TO CORRESPONDENCE PAGE 94

WALL & PARTY LEADS	
	2nd WIL. STED WALL
	2nd WIL. STED WALL
	2nd WIL. STED WALL
	2nd WIL. STED WALL
	2nd WIL. STED WALL
	2nd WIL. STED WALL
	REINFORCED PARTY SEE PLANS FOR DET.
	REINFORCED PARTIAL SEE PLANS FOR DET.

THE JOURNAL OF THE
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FOUNDED 1871
VOLUME 100, PART 1, 2000
ISSN 0022-278X

STRENGTHENING & COASTAL PROTECTION
SHELL OYSTERS AND THE BAY
CITY WATER TREATMENT PLANT

[illegible]

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DOES THE BOMBING MATTER?

1. **IS THE BOMBING OF THE AMERICAN LEGATION IN BEIRUT A SIGN OF THE GROWING POWER OF THE PLO?**

2. **DOES THE BOMBING OF THE AMERICAN LEGATION IN BEIRUT INDICATE THAT THE PLO IS BECOMING MORE AND MORE ACTIVE IN THE MIDDLE EAST?**

3. **DOES THE BOMBING OF THE AMERICAN LEGATION IN BEIRUT INDICATE THAT THE PLO IS BECOMING MORE AND MORE ACTIVE IN THE MIDDLE EAST?**

4. **DOES THE BOMBING OF THE AMERICAN LEGATION IN BEIRUT INDICATE THAT THE PLO IS BECOMING MORE AND MORE ACTIVE IN THE MIDDLE EAST?**

THE **NEW** **YORK** **PUBLIC** **LIBRARY**

ASTOR LENOX TILDEN FOUNDATIONS

100 N. YERGES ST.

NEW YORK 17, N.Y.

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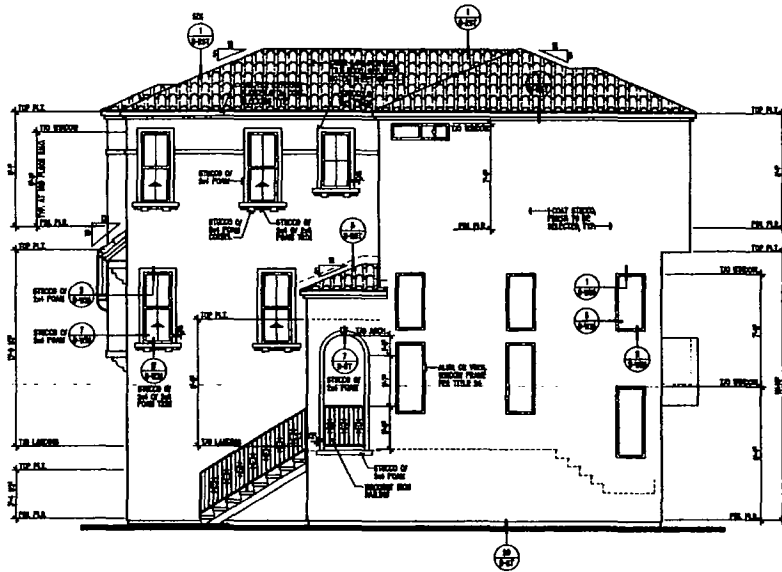
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RICHMOND
AMERICAN HOMES

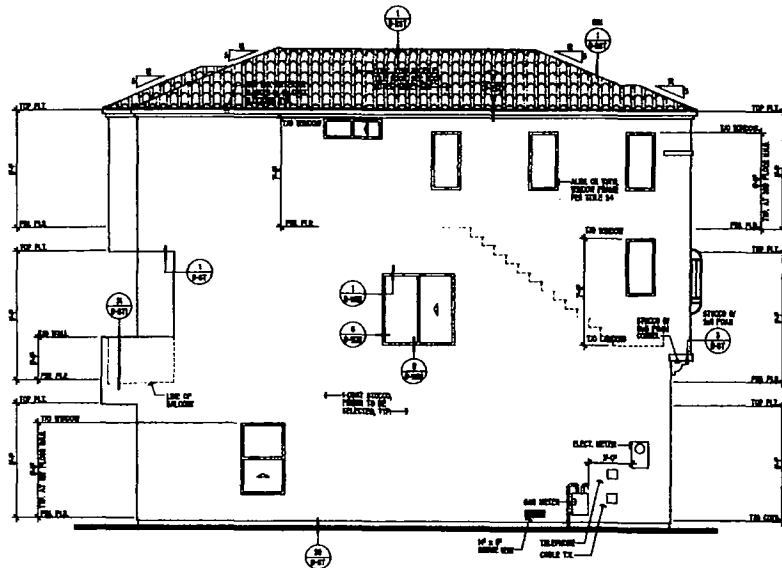
CRESCENT VALLEY

PLAN 1695

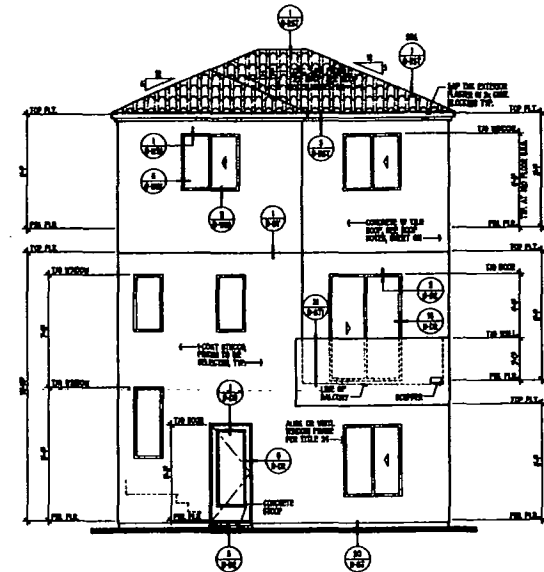
ROC-5520
12-1-04 CC



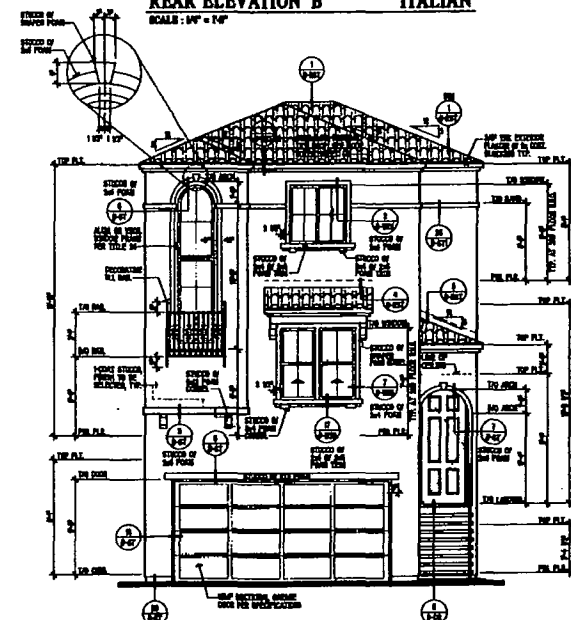
RIGHT ELEVATION 'B' ITALIAN
SCALE: 1/4" = 1'-0"



LEFT ELEVATION 'B' ITALIAN
SCALE: 1/4" = 1'-0"



REAR ELEVATION 'B' ITALIAN
SCALE: 1/4" = 1'-0"



FRONT ELEVATION 'B' ITALIAN
SCALE: 1/4" = 1'-0"

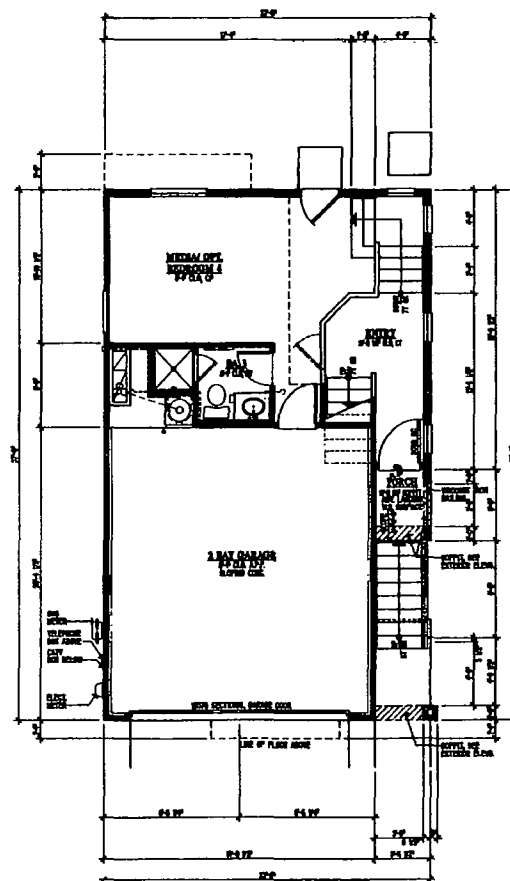
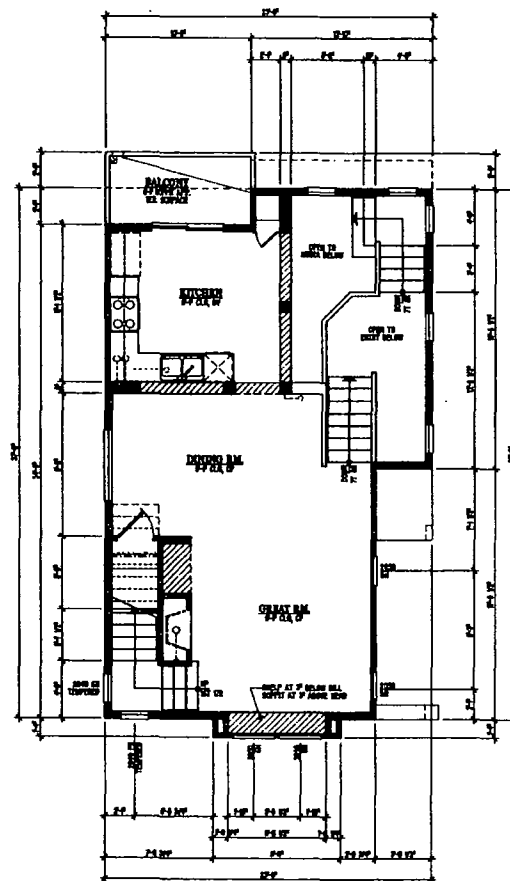
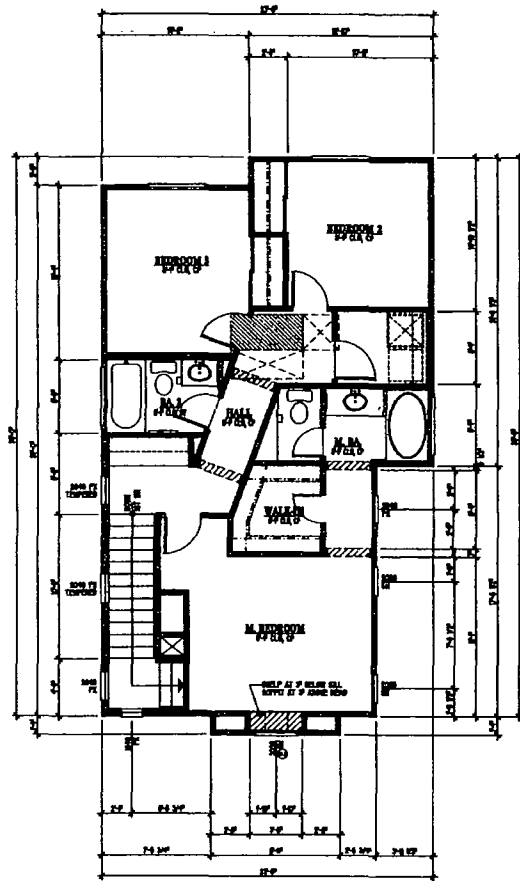
THE
RICHMOND
AMERICAN HOME

CRESCENT
VALLEY

PLAN 605

1/4" = 1'-0"

ROC-5520
12-1-04 CC

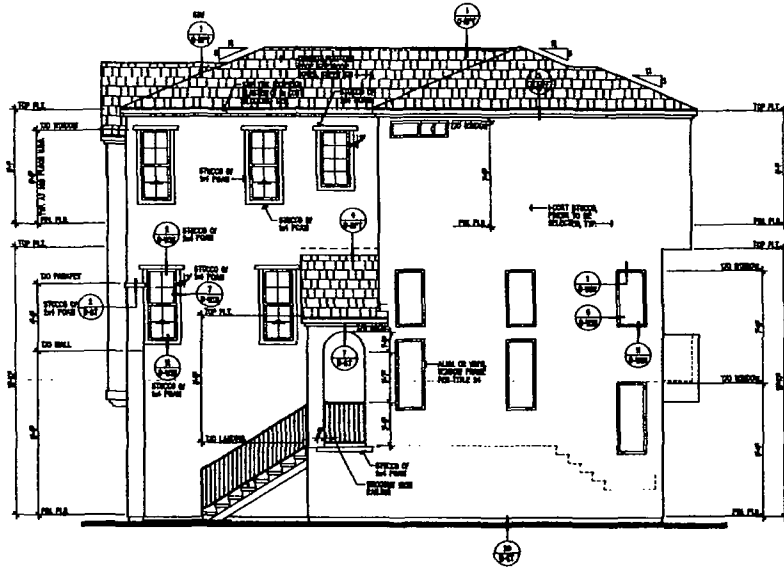


WALL & PARTITION	1/2" THICK CONCRETE WALL	1/2" THICK BRICK WALL	1/2" THICK CMU WALL	1/2" THICK GIPSOUM BOARD	1/2" THICK GIPSOUM BOARD	1/2" THICK GIPSOUM BOARD	1/2" THICK GIPSOUM BOARD	1/2" THICK GIPSOUM BOARD	1/2" THICK GIPSOUM BOARD
FLOOR	1/2" THICK CONCRETE FLOOR	1/2" THICK BRICK FLOOR	1/2" THICK CMU FLOOR	1/2" THICK GIPSOUM BOARD	1/2" THICK GIPSOUM BOARD	1/2" THICK GIPSOUM BOARD	1/2" THICK GIPSOUM BOARD	1/2" THICK GIPSOUM BOARD	1/2" THICK GIPSOUM BOARD
CEILING	1/2" THICK CONCRETE CEILING	1/2" THICK BRICK CEILING	1/2" THICK CMU CEILING	1/2" THICK GIPSOUM BOARD	1/2" THICK GIPSOUM BOARD	1/2" THICK GIPSOUM BOARD	1/2" THICK GIPSOUM BOARD	1/2" THICK GIPSOUM BOARD	1/2" THICK GIPSOUM BOARD
DOOR	1/2" THICK CONCRETE DOOR	1/2" THICK BRICK DOOR	1/2" THICK CMU DOOR	1/2" THICK GIPSOUM BOARD	1/2" THICK GIPSOUM BOARD	1/2" THICK GIPSOUM BOARD	1/2" THICK GIPSOUM BOARD	1/2" THICK GIPSOUM BOARD	1/2" THICK GIPSOUM BOARD
WINDOW	1/2" THICK CONCRETE WINDOW	1/2" THICK BRICK WINDOW	1/2" THICK CMU WINDOW	1/2" THICK GIPSOUM BOARD	1/2" THICK GIPSOUM BOARD	1/2" THICK GIPSOUM BOARD	1/2" THICK GIPSOUM BOARD	1/2" THICK GIPSOUM BOARD	1/2" THICK GIPSOUM BOARD

RICHMOND
AMERICAN HOMES
CRESCENT VALLEY

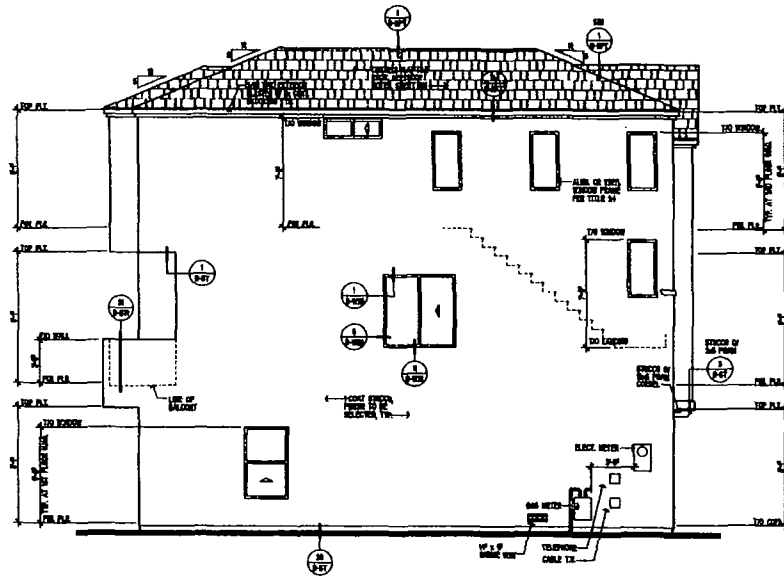
PLAN 1005

ROC-5520
12-1-04 CC



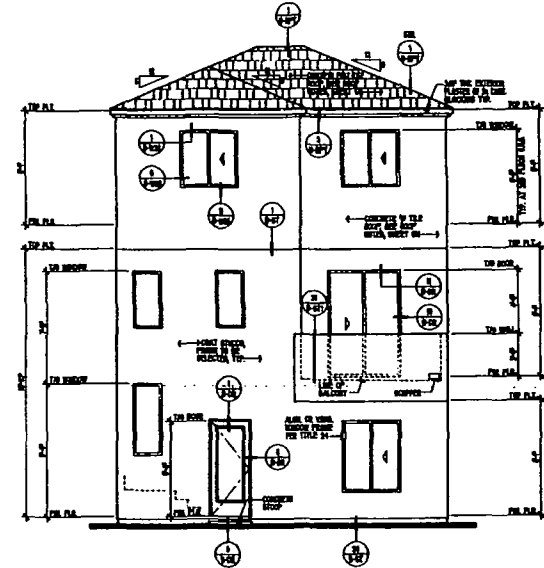
RIGHT ELEVATION 'C'
SCALE: 1/4" = 1'-0"

COTTAGE



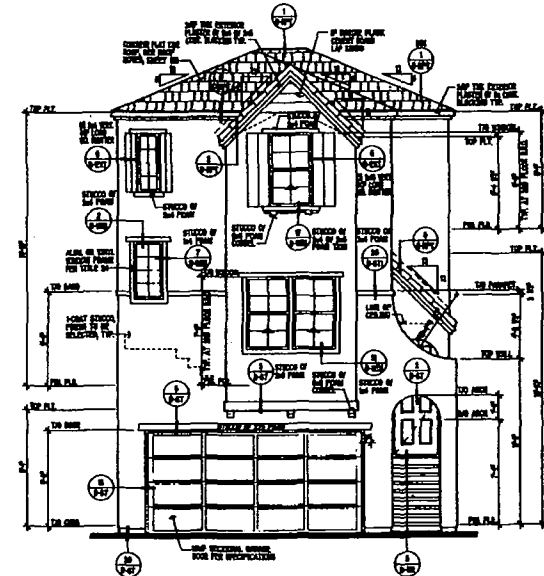
LEFT ELEVATION 'C'
SCALE: WP = 1"=1'

COTTAGE



REAR ELEVATION 'C' COTTAGE

SCALE: 1/4" = 1'-0"



FRONT ELEVATION 'C' COTTAGE

07-0118 • **IMPACT OF FISHING ON THE REPRODUCTION OF THE COMMON CARP (*Cyprinus carpio*) IN THE TIBETAN PLAIN, CHINA** / ZHANG, J. & ZHANG, Y. 2007. *Journal of Fish Biology* 70: 1011-1018.



RICHMOND

AMERICAN HOMES

CRESCENT VALLEY

PLAN
PLAN 1605



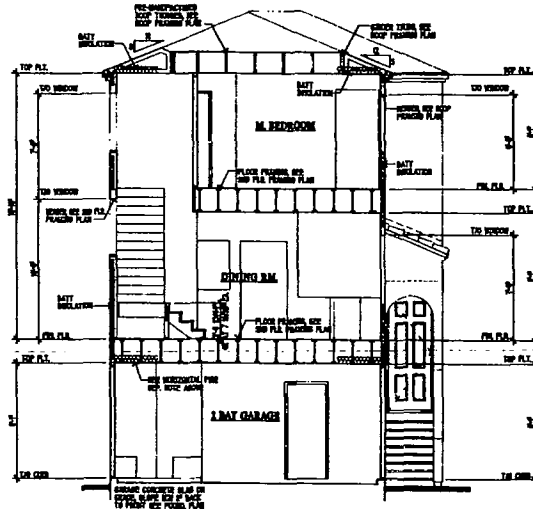
KITCHEN

THE
MODERN
ARCHITECTURAL
OFFICE

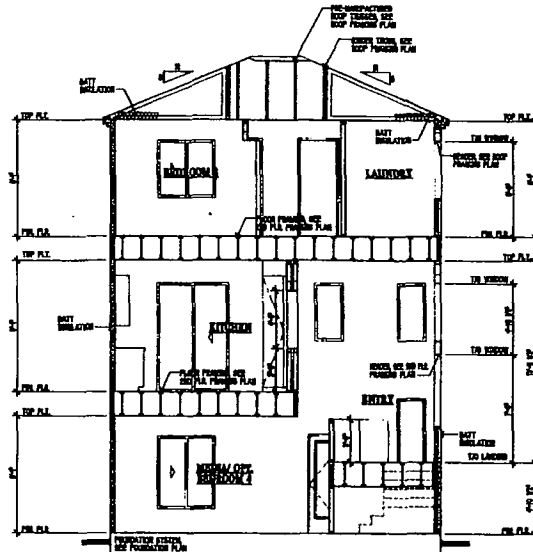
10 SACHS BLVD. SUITE 200
COSTA MESA, CALIFORNIA 92626
TEL: (714) 965-7000 FAX: (714) 965-7001

PROJECT: 	DATE:
PREPARED BY: 	CHECKED BY:

ROC-5520
12-1-04 CC

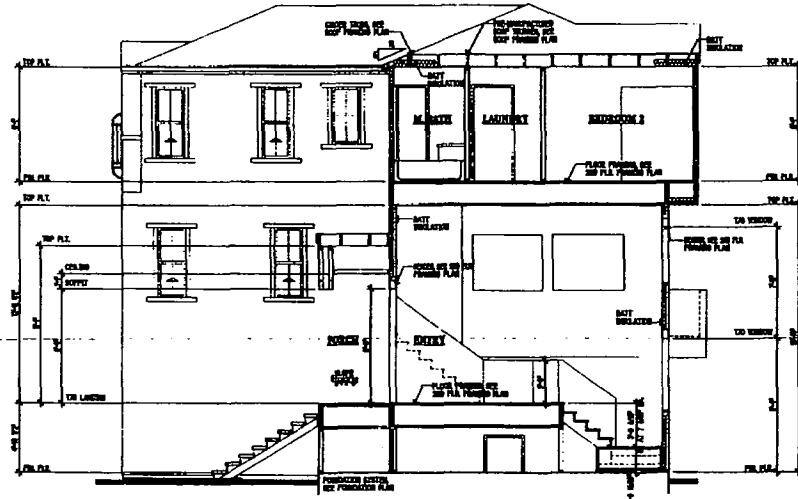


BUILDING SECTION 'C'
SCALE: 1/8" = 1'-0"

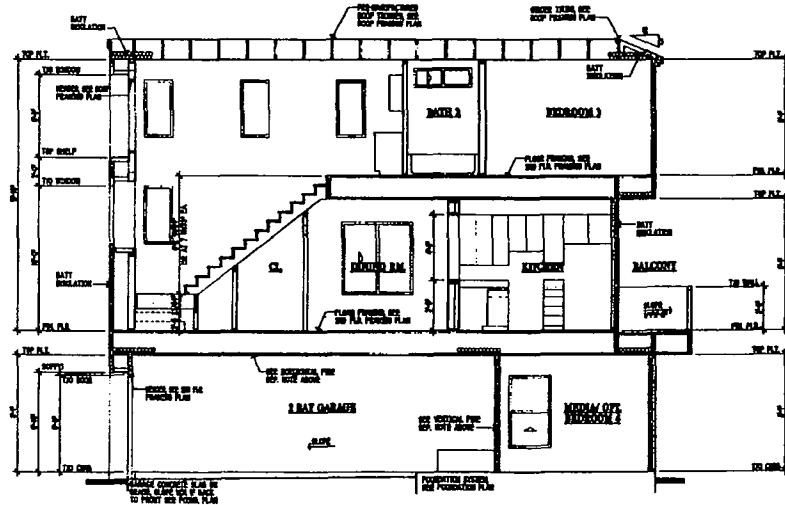


BUILDING SECTION 'D'
SCALE: 1/8" = 1'-0"

SECTION NOTES	
1. ROOFING: 2" MIN. INSULATION, 1/2" MIN. GYPSUM BOARD, 1/2" MIN. ASPHALT/FLY ASH SHINGLES, 1/2" MIN. GYPSUM BOARD, 1/2" MIN. ASPHALT/FLY ASH SHINGLES, 1/2" MIN. GYPSUM BOARD, 1/2" MIN. ASPHALT/FLY ASH SHINGLES.	2. FLOORING: 3/4" MIN. GYPSUM BOARD, 1/2" MIN. ASPHALT/FLY ASH SHINGLES, 1/2" MIN. GYPSUM BOARD, 1/2" MIN. ASPHALT/FLY ASH SHINGLES, 1/2" MIN. GYPSUM BOARD, 1/2" MIN. ASPHALT/FLY ASH SHINGLES.
3. WALLS: 2" MIN. GYPSUM BOARD, 1/2" MIN. ASPHALT/FLY ASH SHINGLES, 1/2" MIN. GYPSUM BOARD, 1/2" MIN. ASPHALT/FLY ASH SHINGLES, 1/2" MIN. GYPSUM BOARD, 1/2" MIN. ASPHALT/FLY ASH SHINGLES.	4. CEILING: 2" MIN. GYPSUM BOARD, 1/2" MIN. ASPHALT/FLY ASH SHINGLES, 1/2" MIN. GYPSUM BOARD, 1/2" MIN. ASPHALT/FLY ASH SHINGLES, 1/2" MIN. GYPSUM BOARD, 1/2" MIN. ASPHALT/FLY ASH SHINGLES.
5. ROOF: 2" MIN. GYPSUM BOARD, 1/2" MIN. ASPHALT/FLY ASH SHINGLES, 1/2" MIN. GYPSUM BOARD, 1/2" MIN. ASPHALT/FLY ASH SHINGLES, 1/2" MIN. GYPSUM BOARD, 1/2" MIN. ASPHALT/FLY ASH SHINGLES.	6. FLOOR: 3/4" MIN. GYPSUM BOARD, 1/2" MIN. ASPHALT/FLY ASH SHINGLES, 1/2" MIN. GYPSUM BOARD, 1/2" MIN. ASPHALT/FLY ASH SHINGLES, 1/2" MIN. GYPSUM BOARD, 1/2" MIN. ASPHALT/FLY ASH SHINGLES.
7. WALLS: 2" MIN. GYPSUM BOARD, 1/2" MIN. ASPHALT/FLY ASH SHINGLES, 1/2" MIN. GYPSUM BOARD, 1/2" MIN. ASPHALT/FLY ASH SHINGLES, 1/2" MIN. GYPSUM BOARD, 1/2" MIN. ASPHALT/FLY ASH SHINGLES.	8. CEILING: 2" MIN. GYPSUM BOARD, 1/2" MIN. ASPHALT/FLY ASH SHINGLES, 1/2" MIN. GYPSUM BOARD, 1/2" MIN. ASPHALT/FLY ASH SHINGLES, 1/2" MIN. GYPSUM BOARD, 1/2" MIN. ASPHALT/FLY ASH SHINGLES.
9. ROOF: 2" MIN. GYPSUM BOARD, 1/2" MIN. ASPHALT/FLY ASH SHINGLES, 1/2" MIN. GYPSUM BOARD, 1/2" MIN. ASPHALT/FLY ASH SHINGLES, 1/2" MIN. GYPSUM BOARD, 1/2" MIN. ASPHALT/FLY ASH SHINGLES.	10. FLOOR: 3/4" MIN. GYPSUM BOARD, 1/2" MIN. ASPHALT/FLY ASH SHINGLES, 1/2" MIN. GYPSUM BOARD, 1/2" MIN. ASPHALT/FLY ASH SHINGLES, 1/2" MIN. GYPSUM BOARD, 1/2" MIN. ASPHALT/FLY ASH SHINGLES.



BUILDING SECTION 'A'
SCALE: 1/8" = 1'-0"

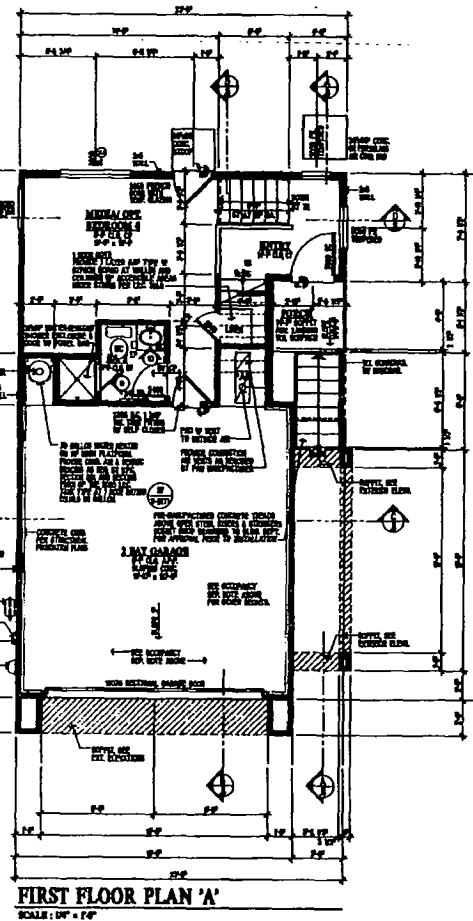


BUILDING SECTION 'B'
SCALE: 1/8" = 1'-0"

RICHMOND
AMERICAN HOMES
CRESCENT VALLEY

PLAN 605

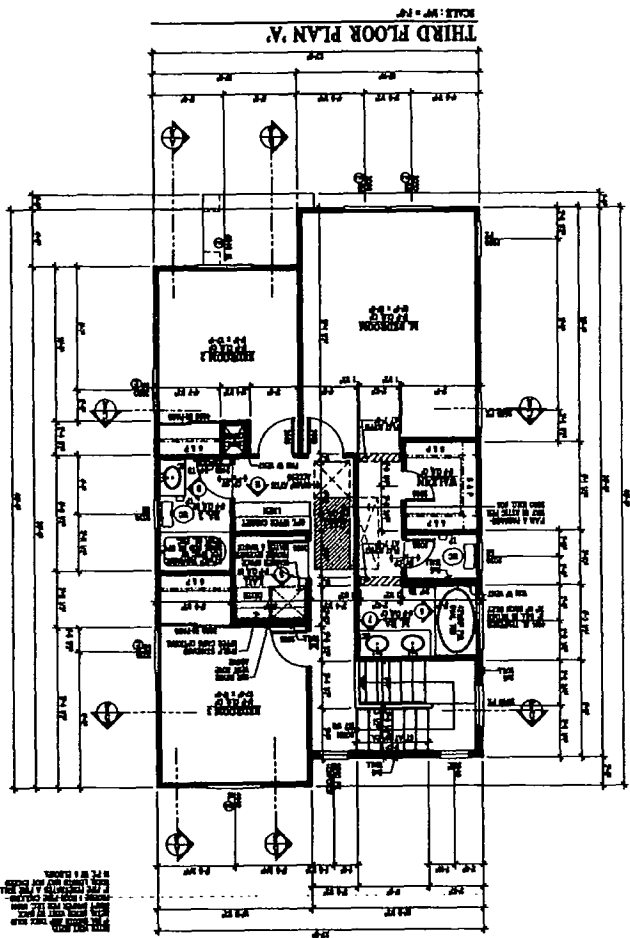
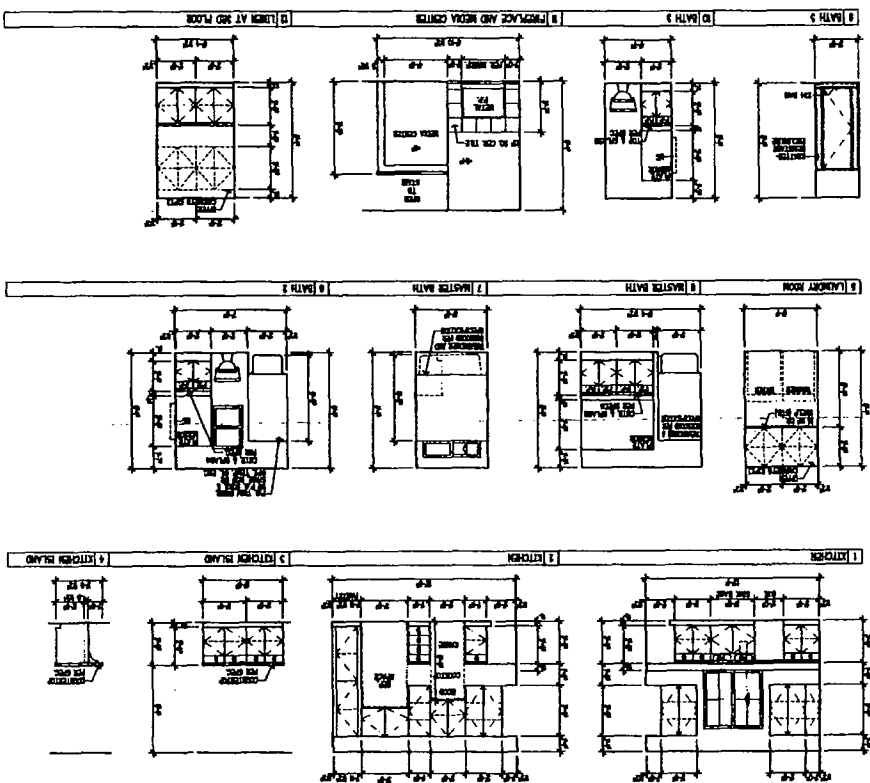
BU-06-00987-2783-1714 , -06 aug Thu Aug 19 16:37 2004



FLAME SPRAY ANALYSIS			
DATE	TIME	ANALYST	TEST NO.
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10/10/77	10:15	J. L. HARRIS	1004
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10/10/77	10:40	J. L. HARRIS	1009
10/10/77	10:45	J. L. HARRIS	1010
10/10/77	10:50	J. L. HARRIS	1011
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W. RICHMOND
A FINE AMERICAN FIRMNESS
CRESCENT VALLEY

PLAN			
FLAN 1814			

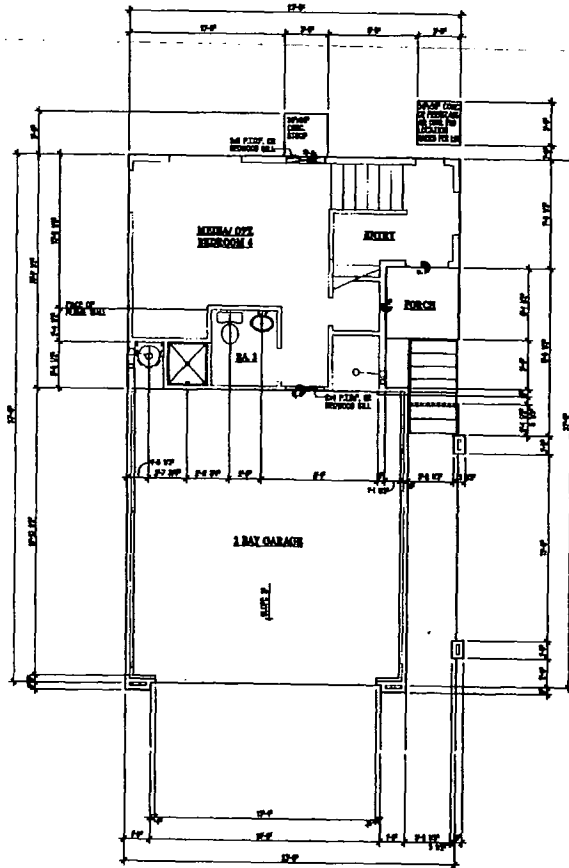


12-1-04 CC
ROC-5520

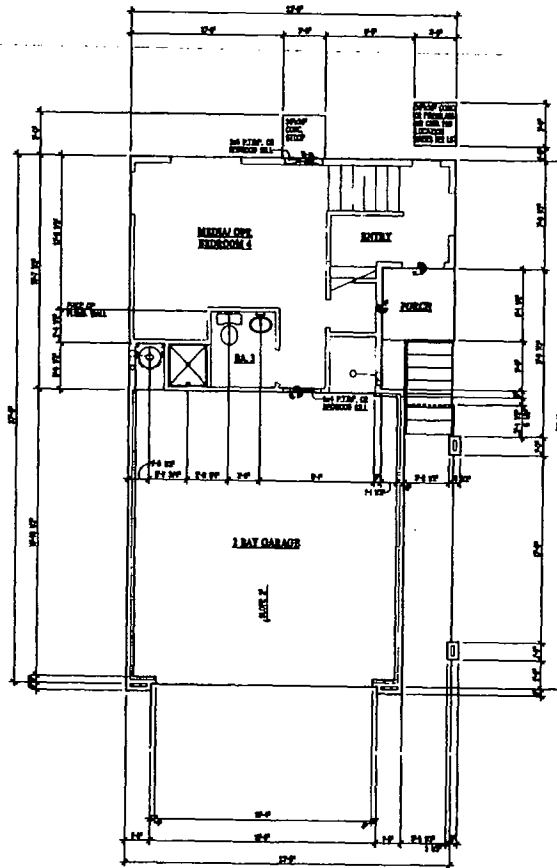
RICHMOND
AMERICAN HOMES
CRESCENT
VALLEY

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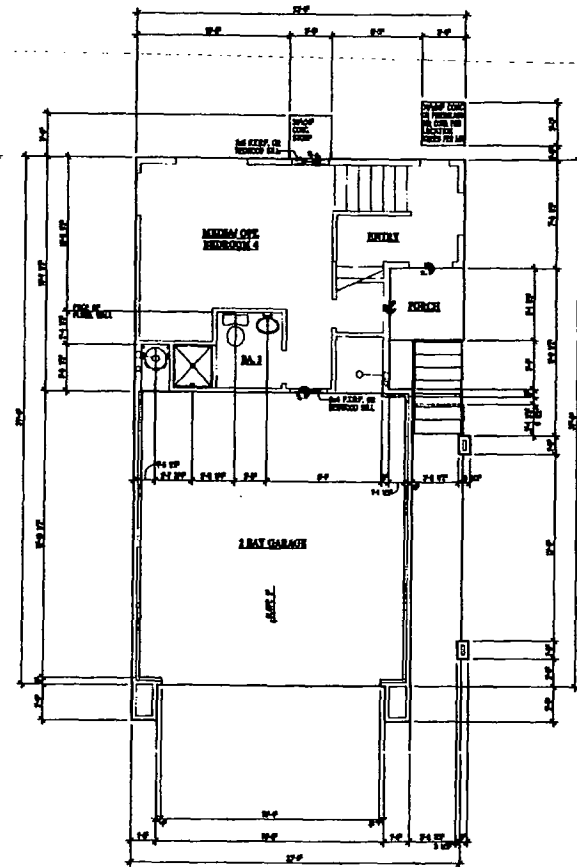
ROC-5520
12-1-04 CC



CONCRETE SLAB INTERFACE PLAN 'C'
SCALE: 1/4" = 1'-0"



CONCRETE SLAB INTERFACE PLAN 'B'
SCALE: 1/4" = 1'-0"



CONCRETE SLAB INTERFACE PLAN 'A'
SCALE: 1/4" = 1'-0"

THE RICHMOND ARCHITECTURAL GROUP
10000 RICHMOND AVENUE
SUITE 100
RICHMOND, CALIFORNIA 94804
TEL: (925) 781-1111
FAX: (925) 781-1112
WWW: WWW.RICHMONDARCH.COM

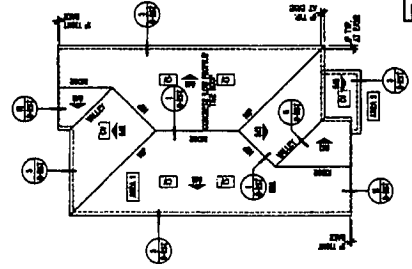
RICHMOND AMERICAN HOMES
CRESCENT VALLEY

PLAN 104
1/2"

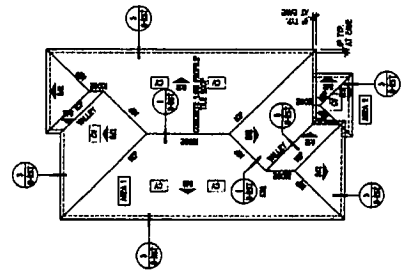
AMERICAN HOMES RICHMOND		CRESCENT VALLEY	
			
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[illegible][illegible][illegible][illegible]

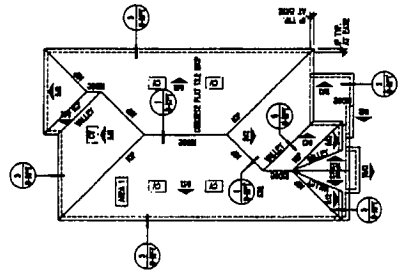
PLAN BRING ATTIC VENT CALCULATIONS



ROOF PLAN 'A'
SCALE: 1/8" = 1'-0"



ROOF PLAN 'B'
SCALE: 1/8" = 1'-0"



ROOF PLAN °C
SCALE: 1/8" = 1'-0"

FBI - CHICAGO



PLAN			
PLAN 1814			

0444-6470/04/0000-0000\$10.00/0



PLANING AREA TRANSLATIONS	
1ST PLACE AREA	2ND PLACE
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35TH PLACE AREA	36TH PLACE
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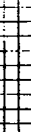


RICHMOND

AMERICAN HOMES

CRESCENT VALLEY

PLAN
PLAN 894



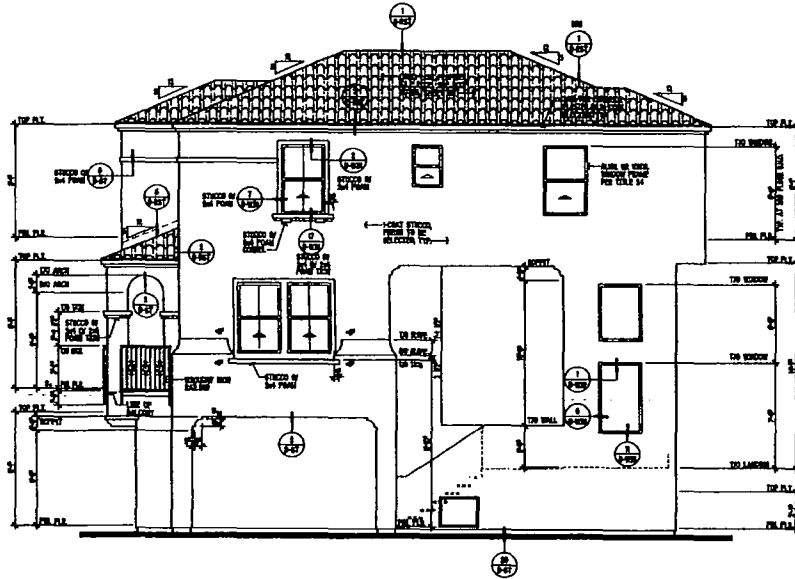
FINISHES

WALLS CEILING FLOOR	WALLS CEILING FLOOR

FINISHES

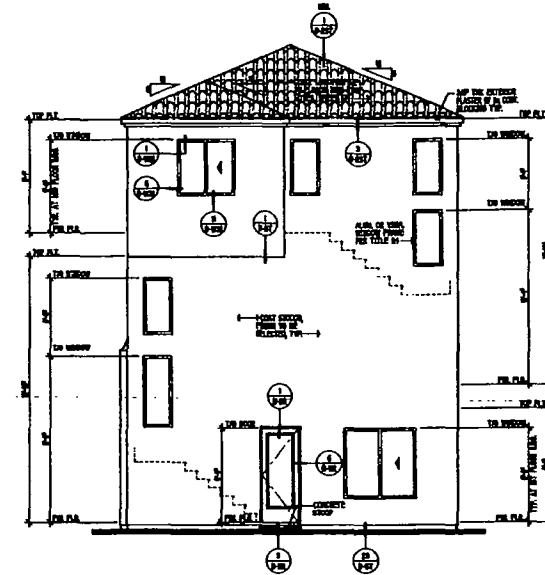
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ROC-5520
12-1-04 CC



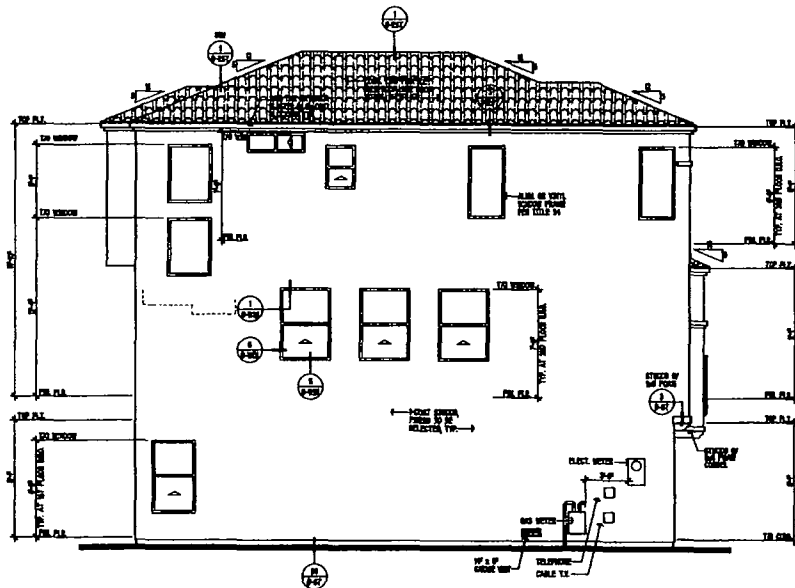
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SCALE: 1/4" = 1'-0"

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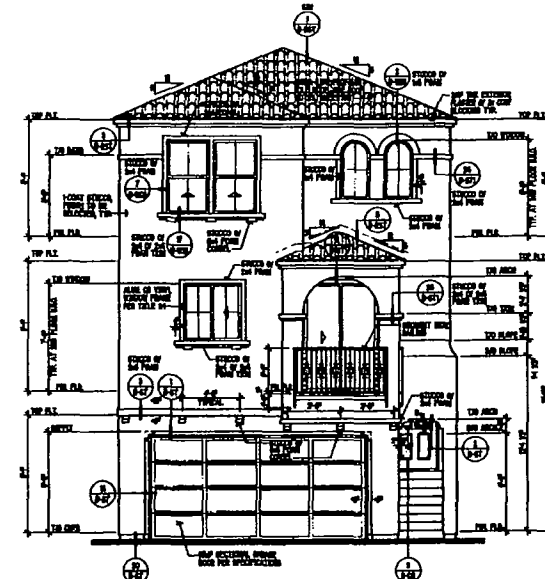
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ITALIAN



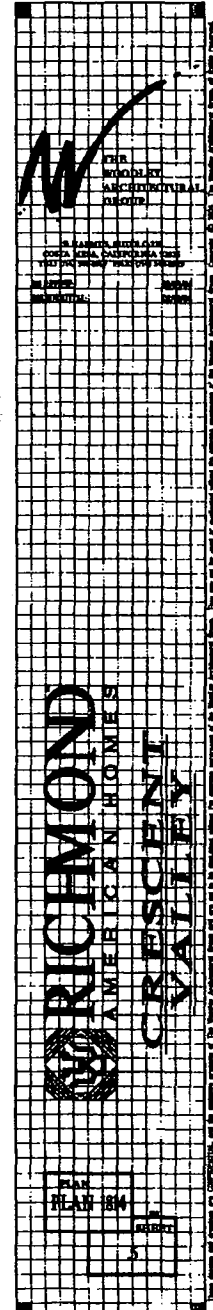
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ITALIAN

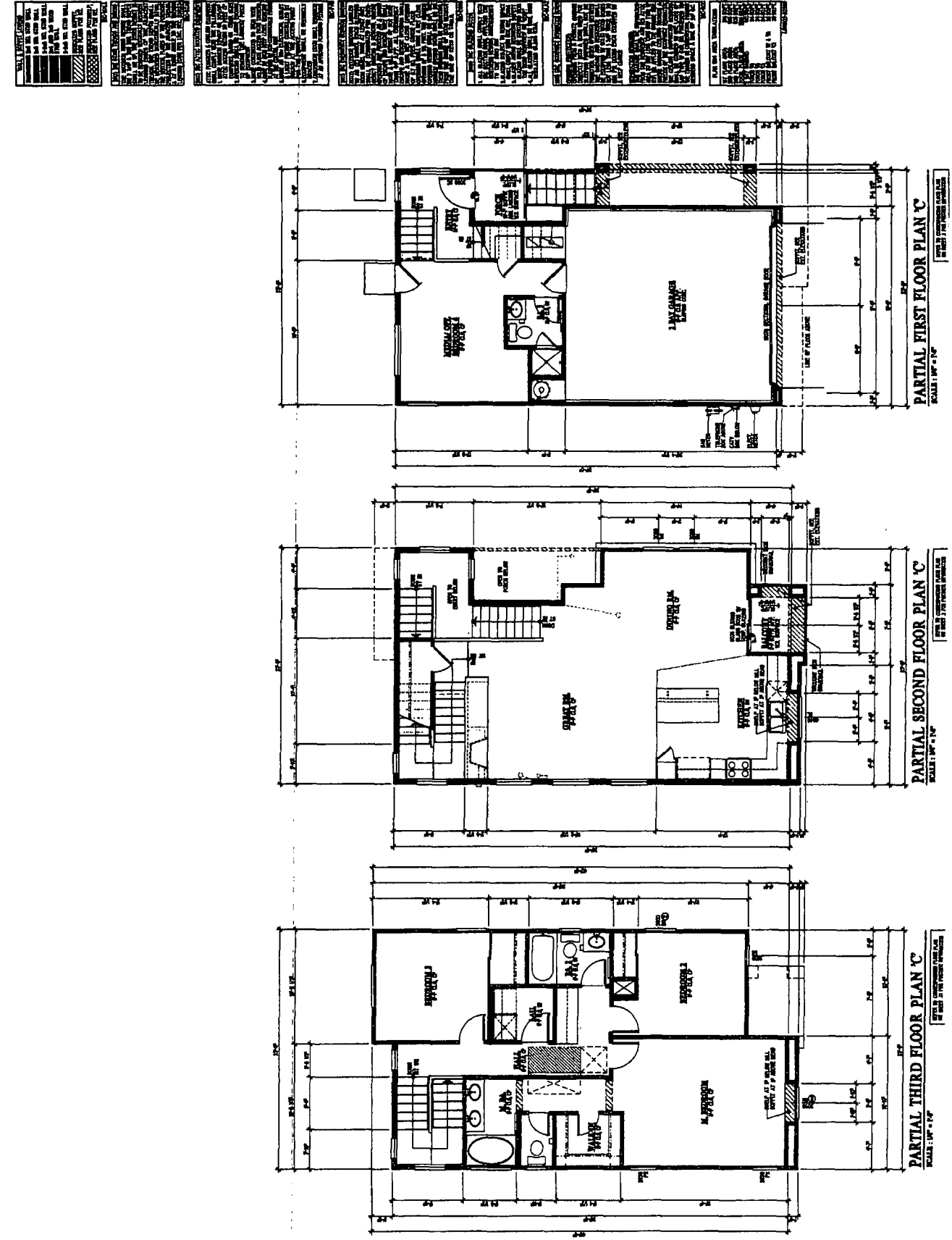


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SCALE: 1/4" = 1'-0"

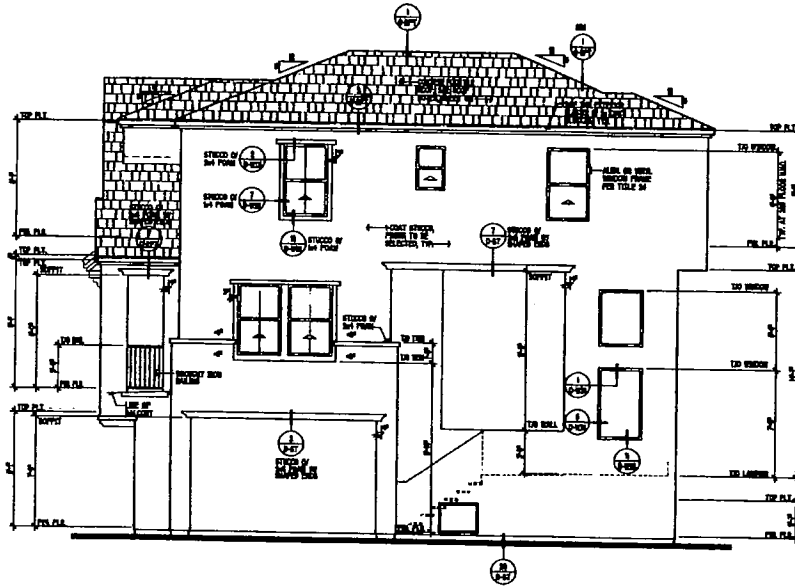
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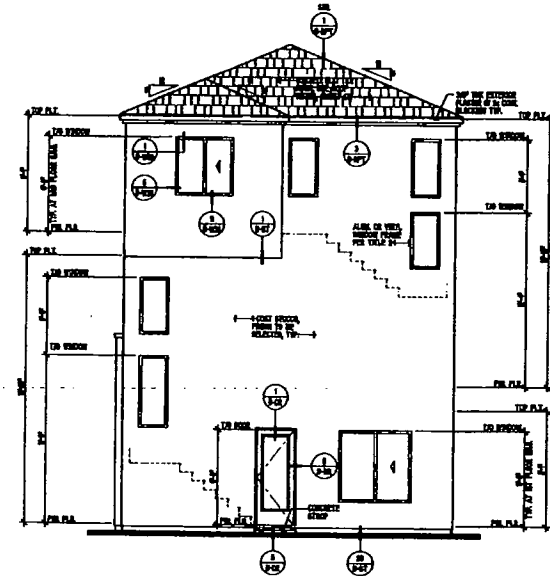


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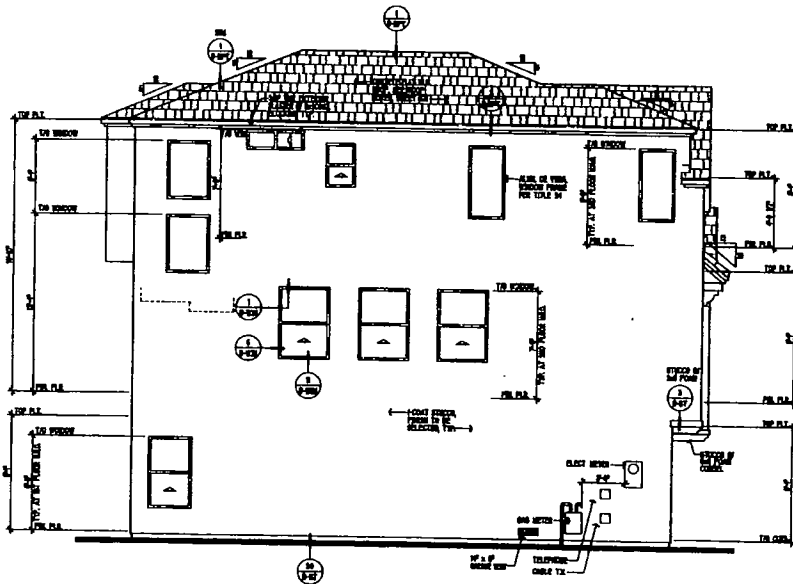
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COTTAGE



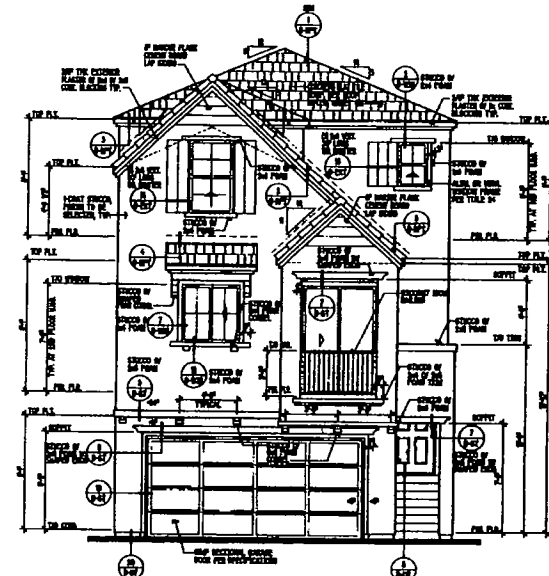
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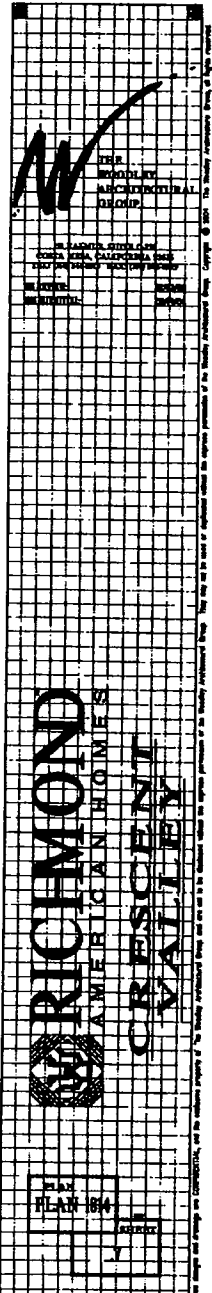
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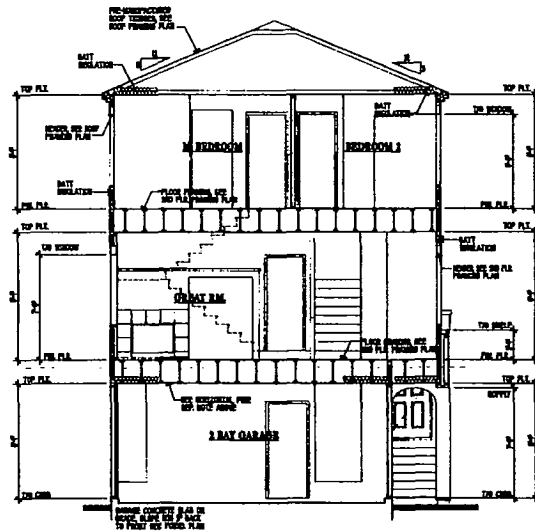


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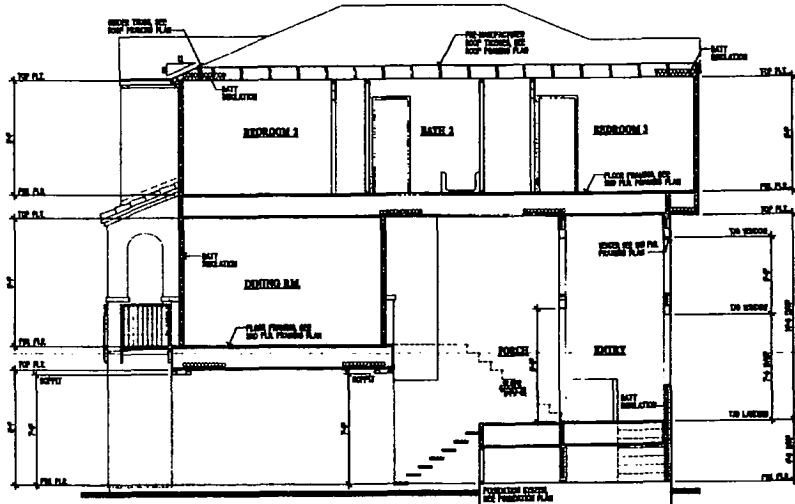


ROC-5520
12-1-04 CC

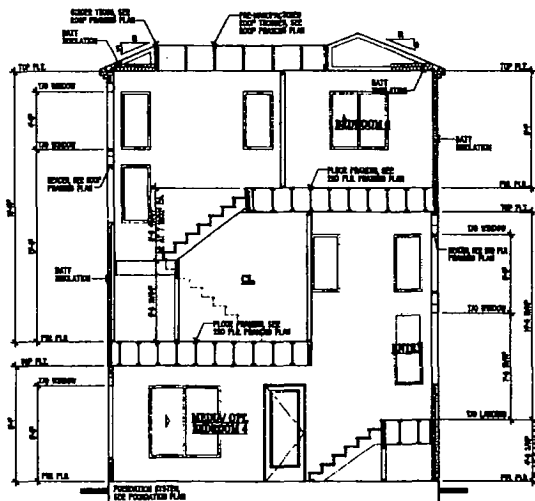


BUILDING SECTION 'C'
SCALE: 1/4" = 1'-0"

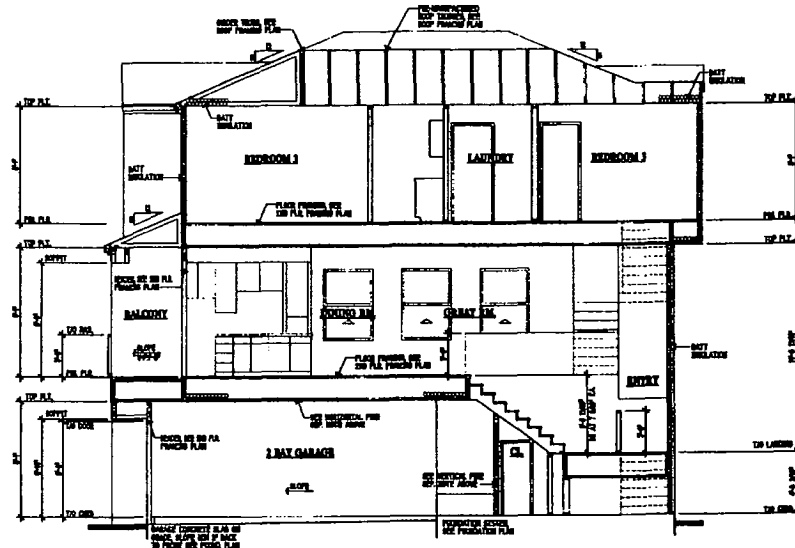
SECTION NOTES	
1. ROOF: 12/12 GABLE ROOF WITH 1/2" OSB SHEATHING. RAFTERS 16" O.C. INSULATED WITH 1" POLYURETHANE FOAM. GUTTERS 5" WIDE.	2. FLOORING: 3/4" OSB FLOORING OVER 2" INSULATED CONCRETE SLAB ON GRADE. CARPETING IN LIVING, DINING, & BEDROOMS. HARDWOOD IN KITCHEN & BATHS.
3. WALLS: EXTERIOR WALLS 8" CMU WITH 1" POLYURETHANE FOAM INSULATION. INTERIOR WALLS 5/8" GYP BOARD. CEILING 5/8" GYP BOARD.	4. ROOFING: 1/2" OSB SHEATHING OVER 12/12 GABLE ROOF. RAFTERS 16" O.C. INSULATED WITH 1" POLYURETHANE FOAM. GUTTERS 5" WIDE.
5. FLOORING: 3/4" OSB FLOORING OVER 2" INSULATED CONCRETE SLAB ON GRADE. CARPETING IN LIVING, DINING, & BEDROOMS. HARDWOOD IN KITCHEN & BATHS.	6. WALLS: EXTERIOR WALLS 8" CMU WITH 1" POLYURETHANE FOAM INSULATION. INTERIOR WALLS 5/8" GYP BOARD. CEILING 5/8" GYP BOARD.
7. ROOFING: 1/2" OSB SHEATHING OVER 12/12 GABLE ROOF. RAFTERS 16" O.C. INSULATED WITH 1" POLYURETHANE FOAM. GUTTERS 5" WIDE.	8. FLOORING: 3/4" OSB FLOORING OVER 2" INSULATED CONCRETE SLAB ON GRADE. CARPETING IN LIVING, DINING, & BEDROOMS. HARDWOOD IN KITCHEN & BATHS.
9. WALLS: EXTERIOR WALLS 8" CMU WITH 1" POLYURETHANE FOAM INSULATION. INTERIOR WALLS 5/8" GYP BOARD. CEILING 5/8" GYP BOARD.	10. ROOFING: 1/2" OSB SHEATHING OVER 12/12 GABLE ROOF. RAFTERS 16" O.C. INSULATED WITH 1" POLYURETHANE FOAM. GUTTERS 5" WIDE.



BUILDING SECTION 'A'
SCALE: 1/4" = 1'-0"



BUILDING SECTION 'D'
SCALE: 1/4" = 1'-0"



BUILDING SECTION 'B'
SCALE: 1/4" = 1'-0"

RICHMOND
AMERICAN HOMES
CRESCENT VALLEY

PLAN 804

12-1-04 CC

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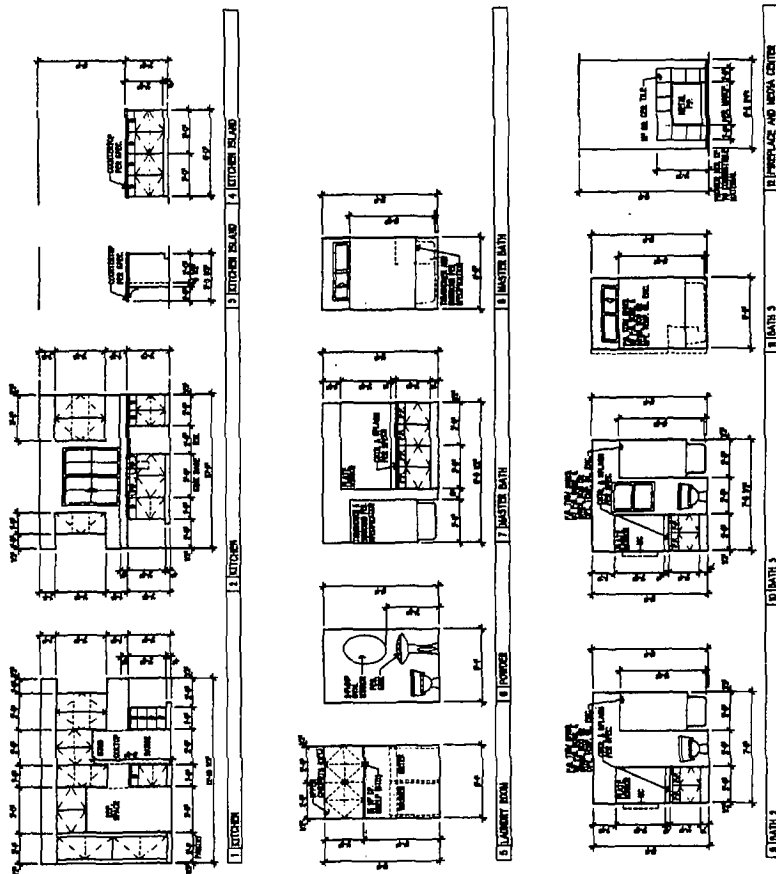
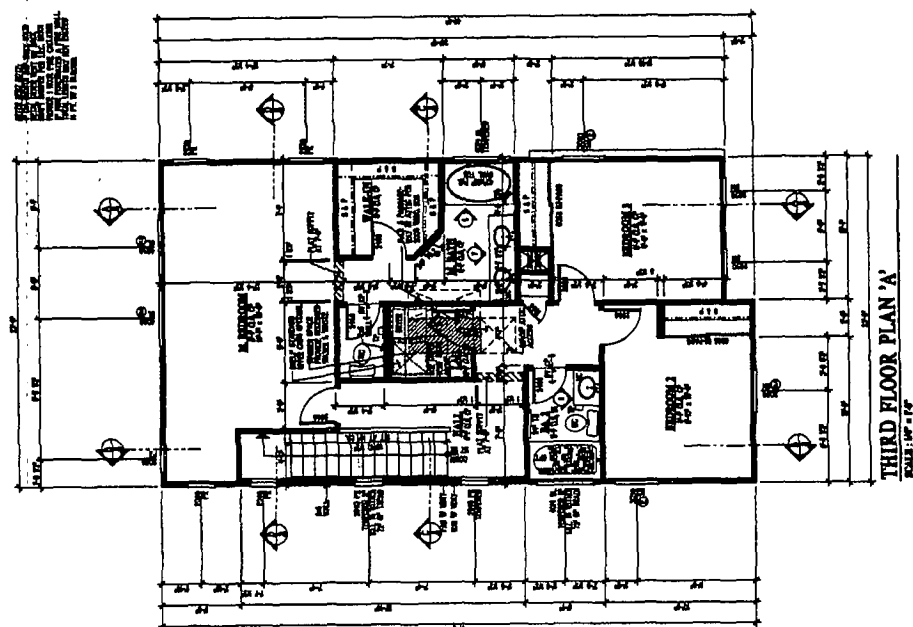
PLAN
PLAN 1938

CRISOPHY VALLEY

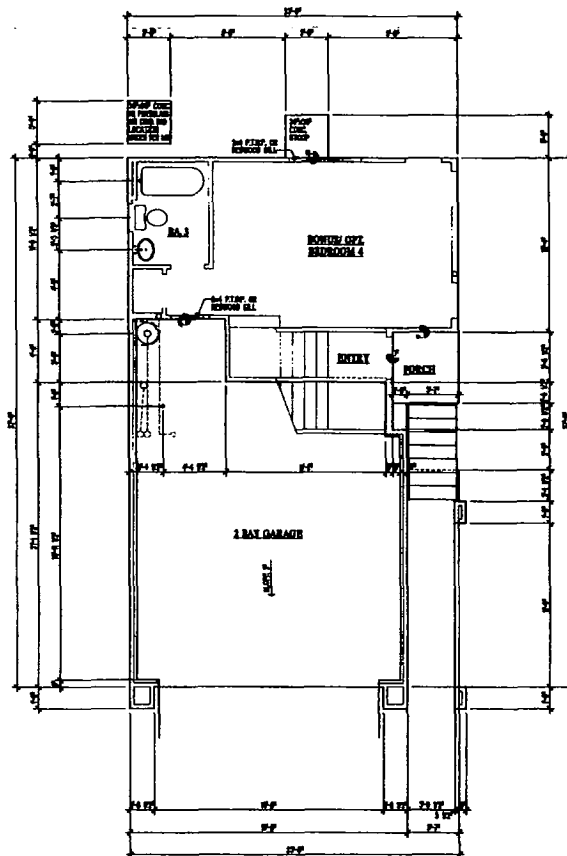
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RICHMOND
CHAMBER OF COMMERCE
CRESCENT
VALLEY

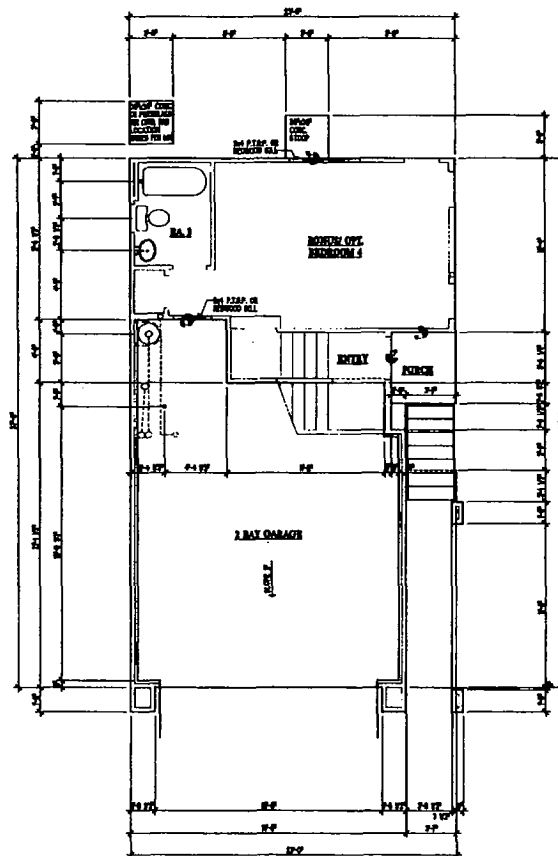
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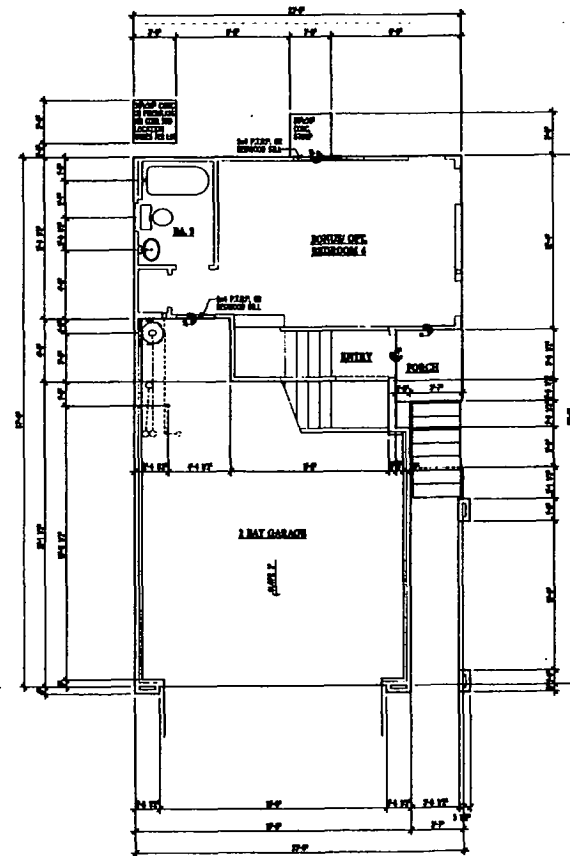
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CONCRETE SLAB INTERFACE PLAN 'C'
SCALE: 1/4" = 1'-0"



CONCRETE SLAB INTERFACE PLAN 'B'
SCALE: 1/4" = 1'-0"



CONCRETE SLAB INTERFACE PLAN 'A'
SCALE: 1/4" = 1'-0"

W

WILLIAM WOODLEY ARCHITECTURAL DESIGN

100 SAVINGS CENTER
COLUMBIA, MISSISSIPPI 39201
TEL: 228-333-7777 FAX: 228-333-7777

PLAN NO. _____ **SHEET NO.** _____
DATE: _____ **DRAWN BY:** _____

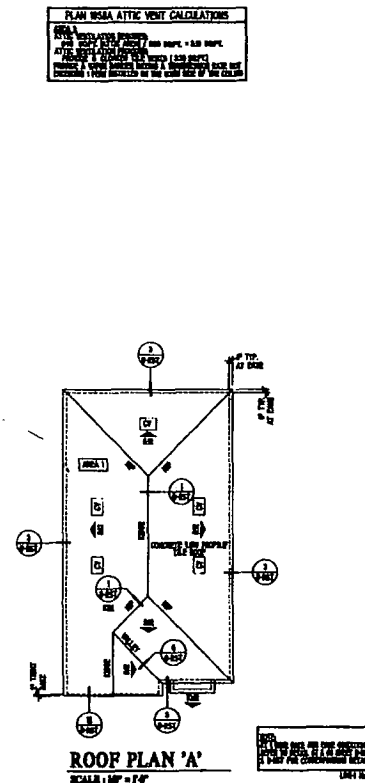
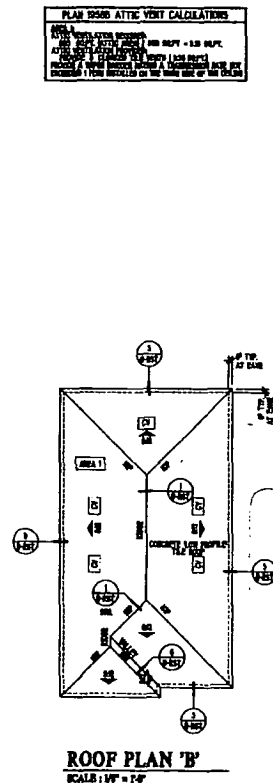
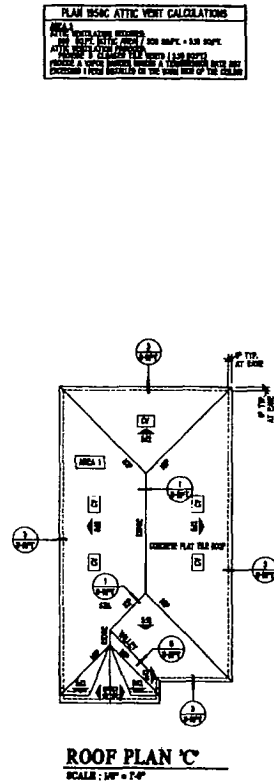
RICHMOND

AN AMERICAN HOME

CRESCENT VALLEY

PLAN PLAN 1938	SHEET 172

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RICHMOND
HOME BUILDERS

CRESCENT VALLEY

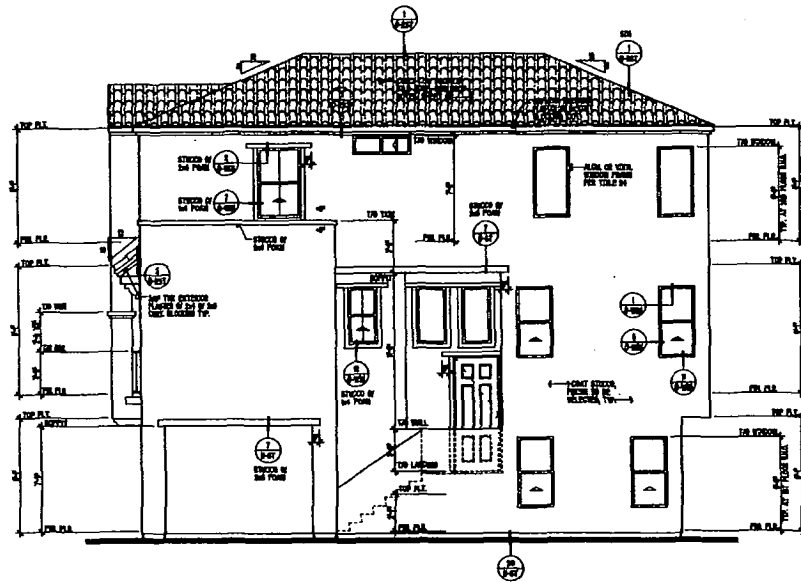
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PLAN 1930

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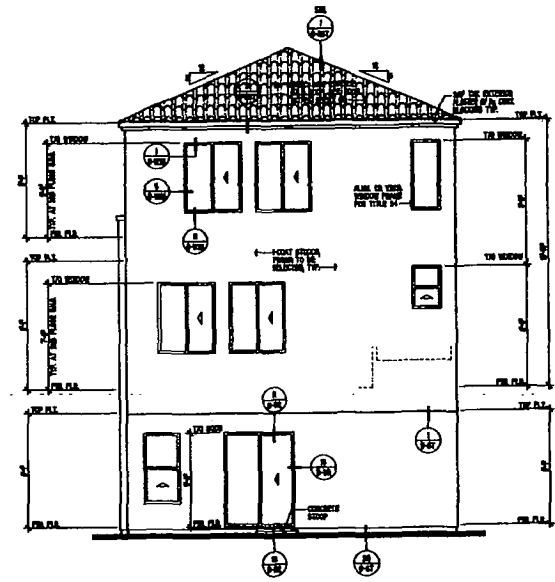
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FLOOR

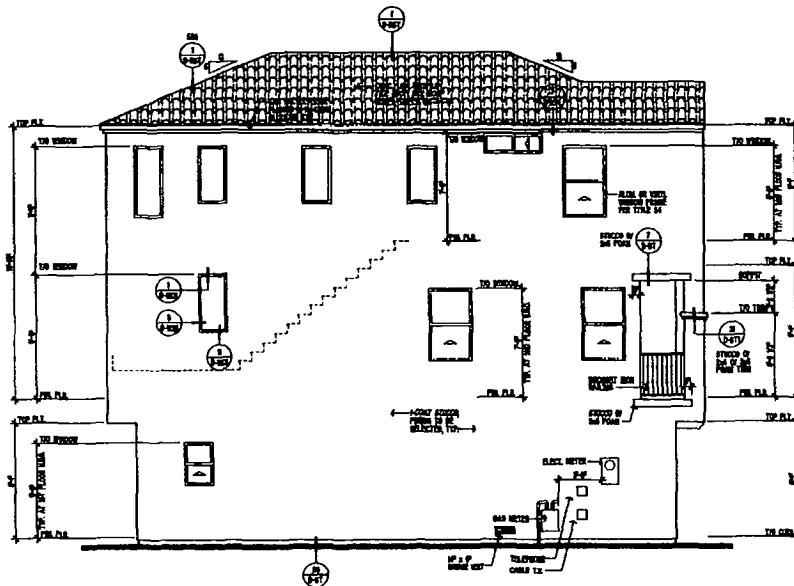
ROC-5520
12-1-04 CC



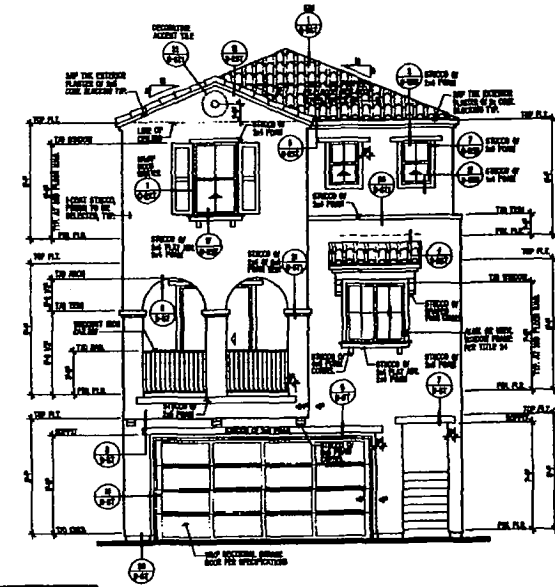
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SCALE: 1/4" = 1'-0"



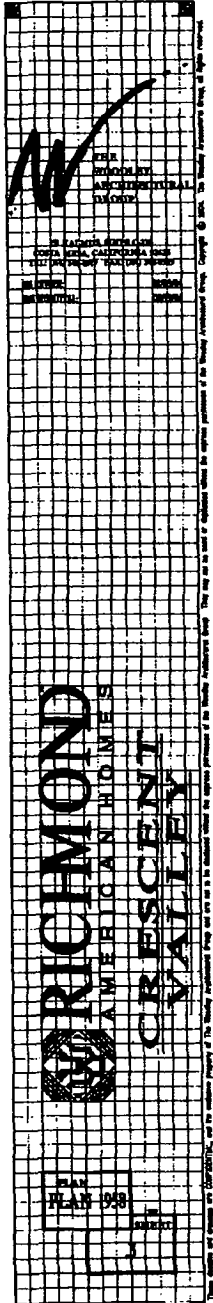
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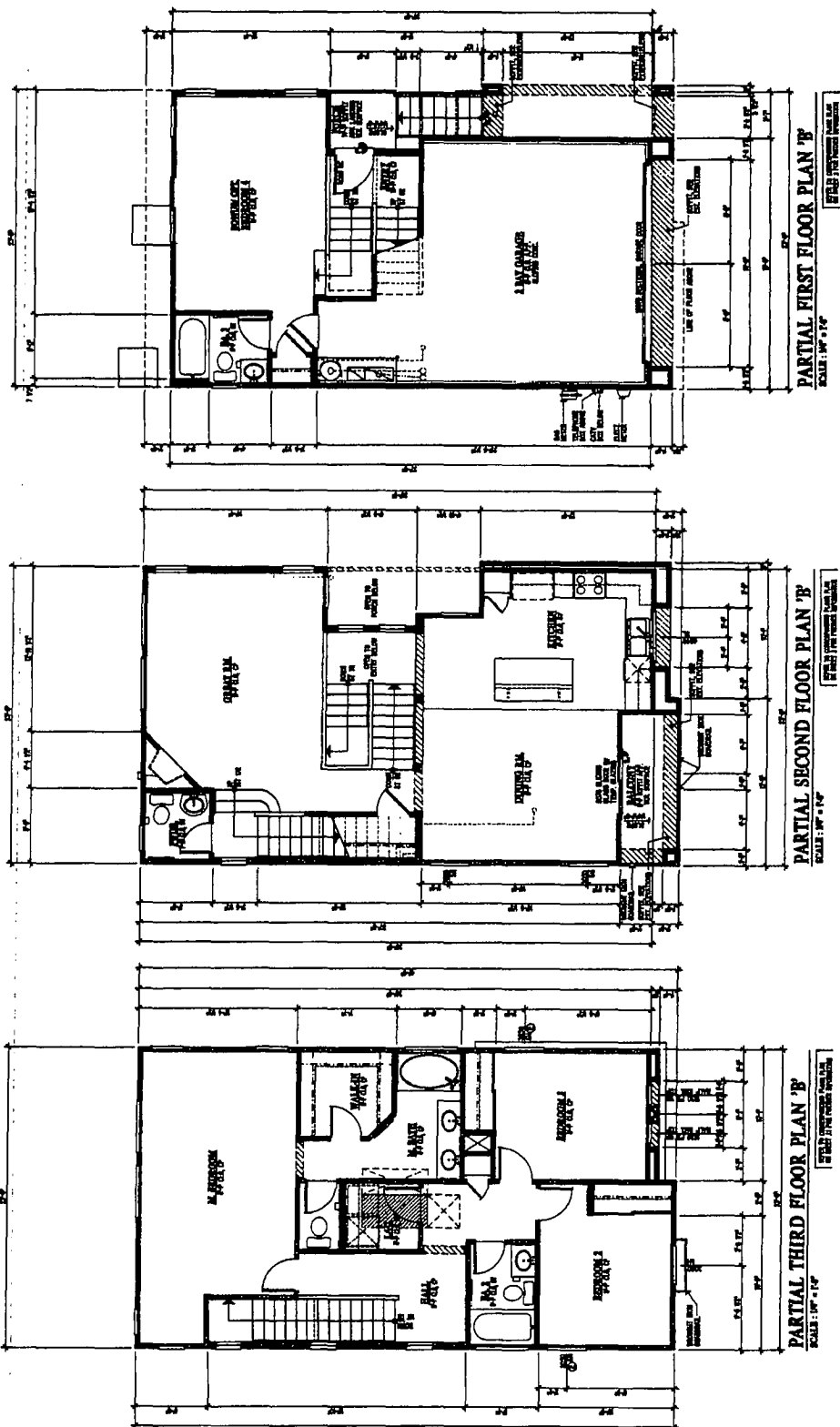


LEFT ELEVATION 'A' SPANISH
SCALE: 1/4" = 1'-0"

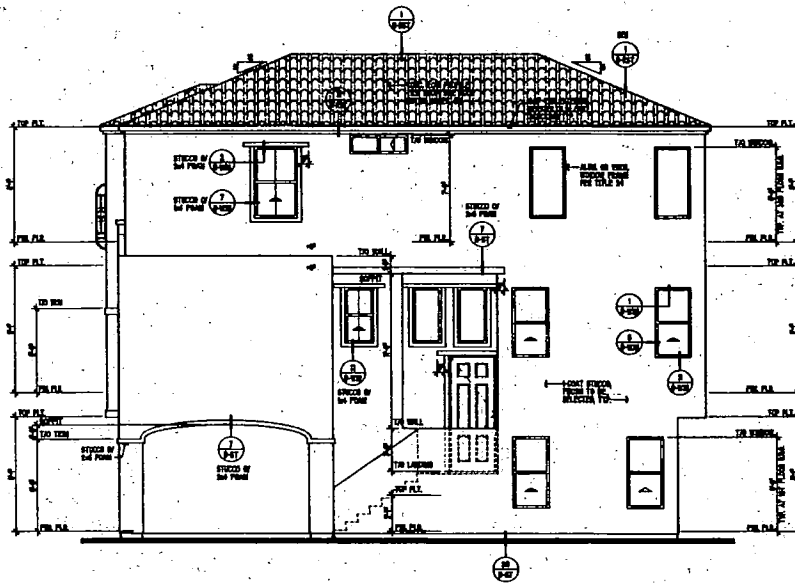


FRONT ELEVATION 'A' SPANISH
SCALE: 1/4" = 1'-0"



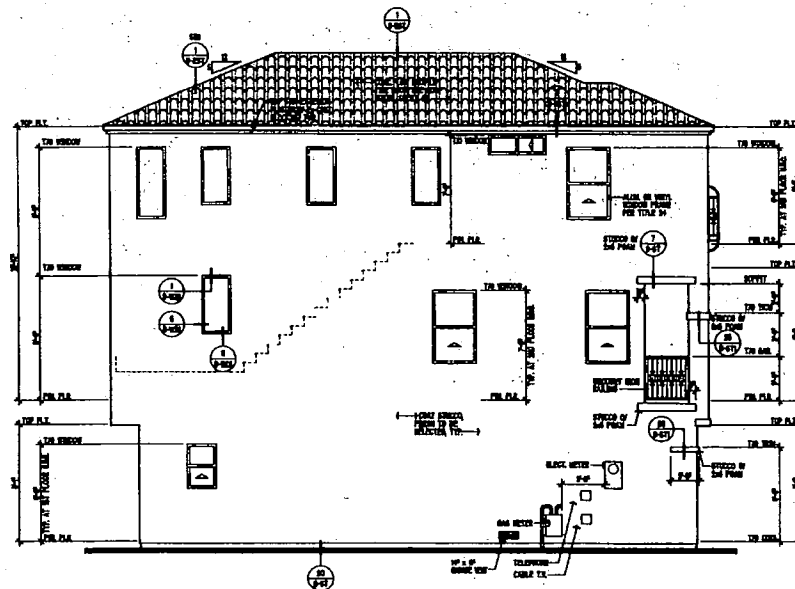


ROC-5520
12-1-04 CC



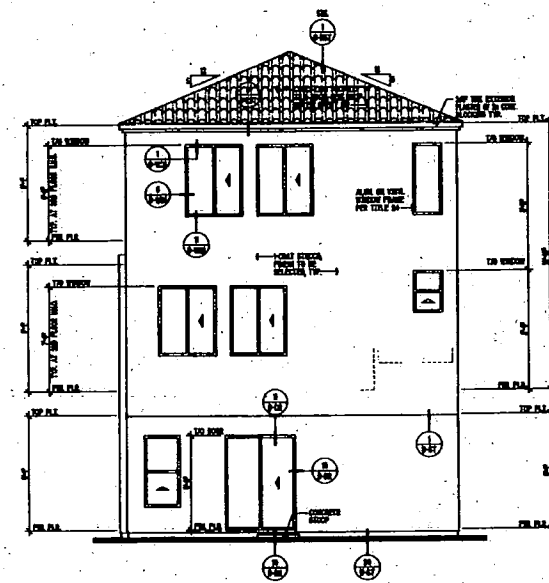
RIGHT ELEVATION 'B'
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ITALIAN



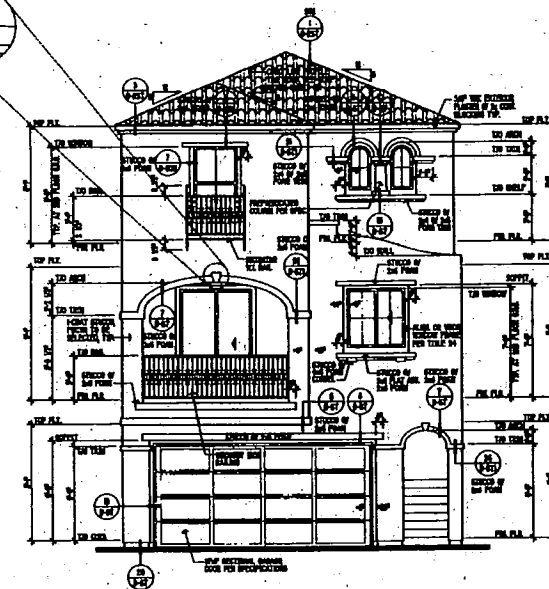
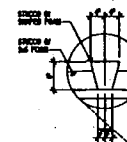
LEFT ELEVATION 'B'

ITALIAN



REAR ELEVATION 'B'

ITALIAN



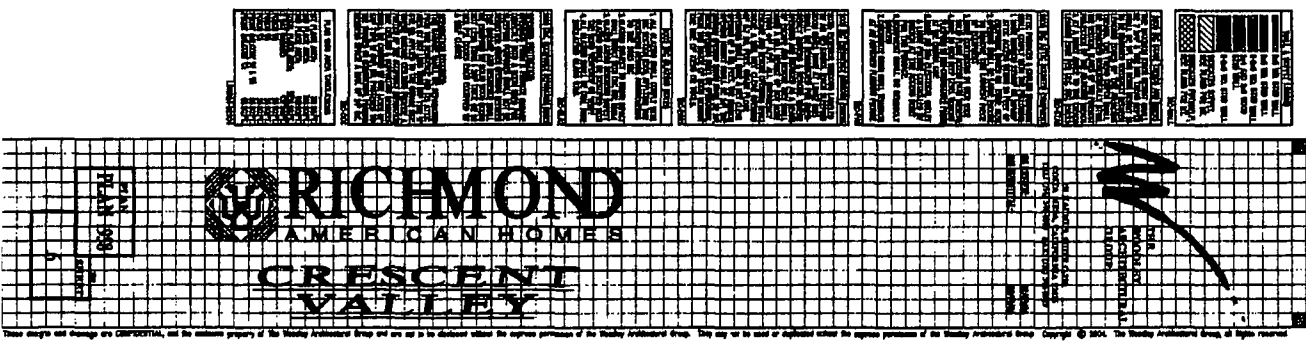
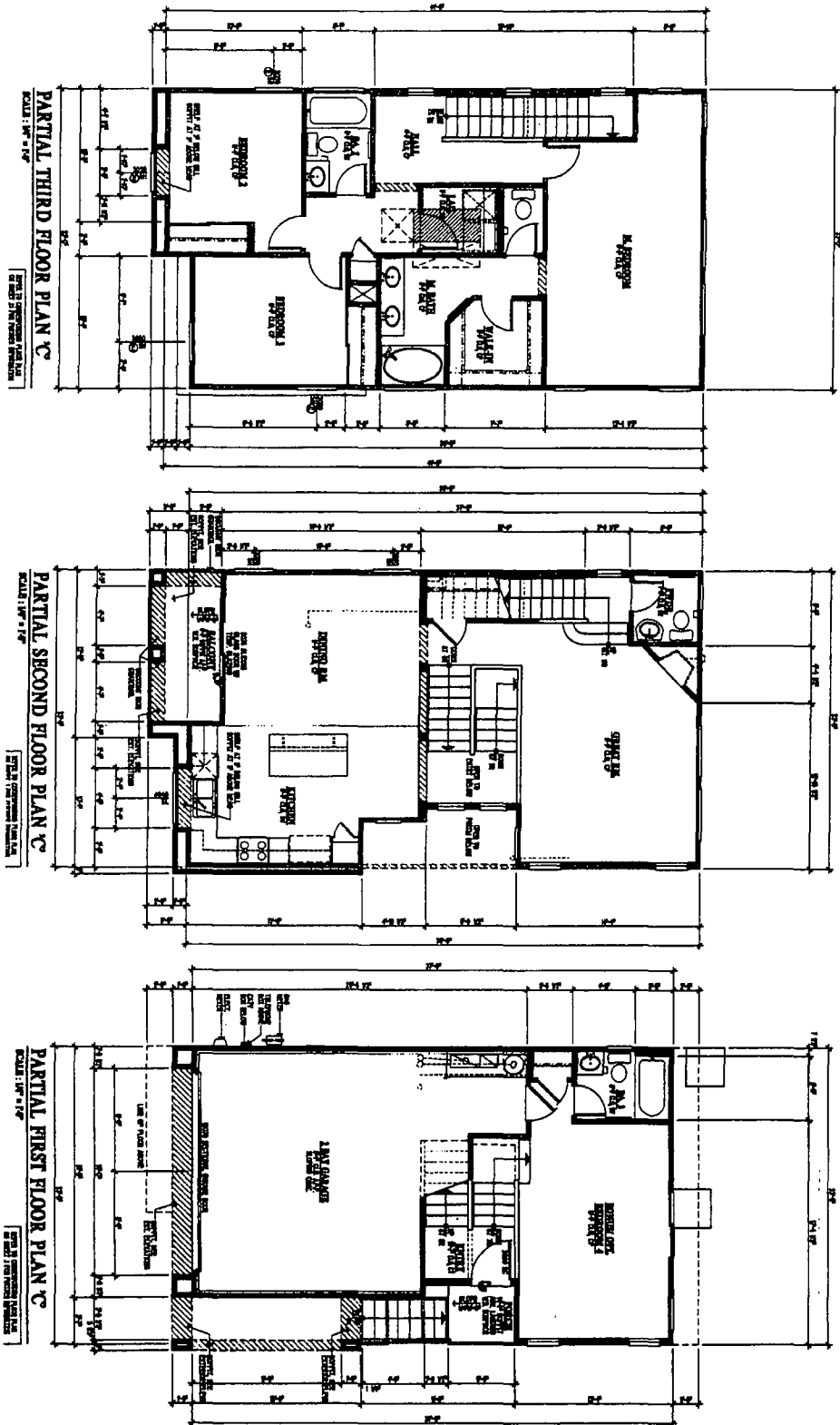
FRONT ELEVATION 'B'

ITALIAN

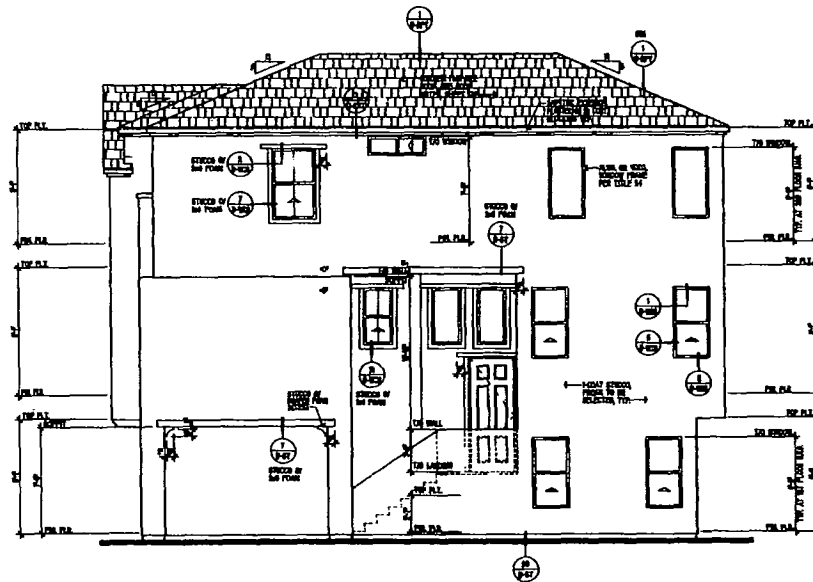
RICHMOND
AMERICAN HOMES
CRESCENT VALLEY

PLAN 1948

ROC-5520
12-1-04 CC

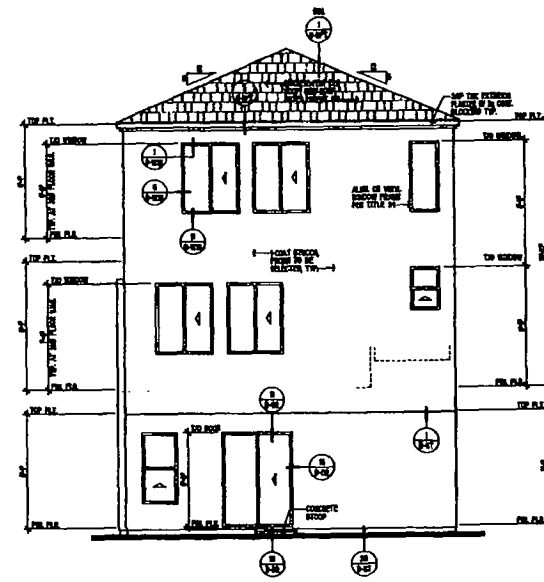


ROC-5520
12-1-04 CC



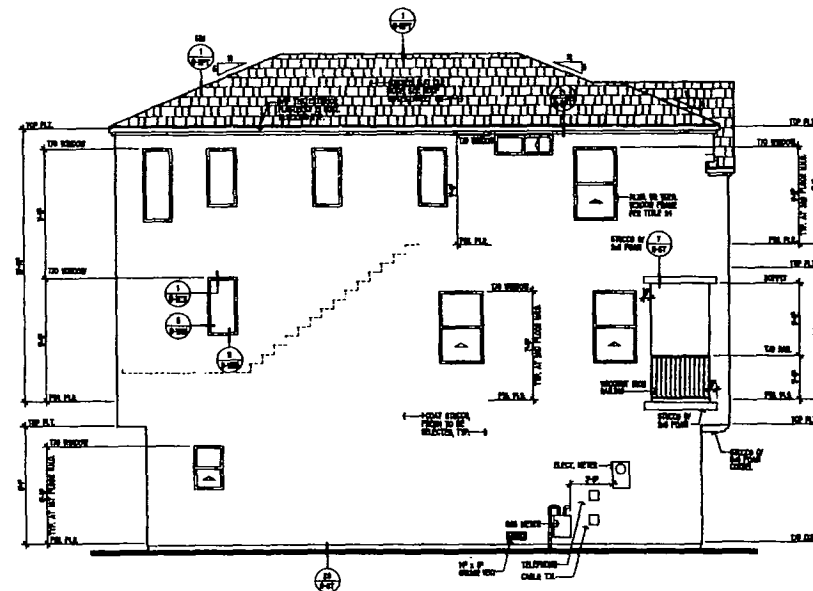
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COTTAGE



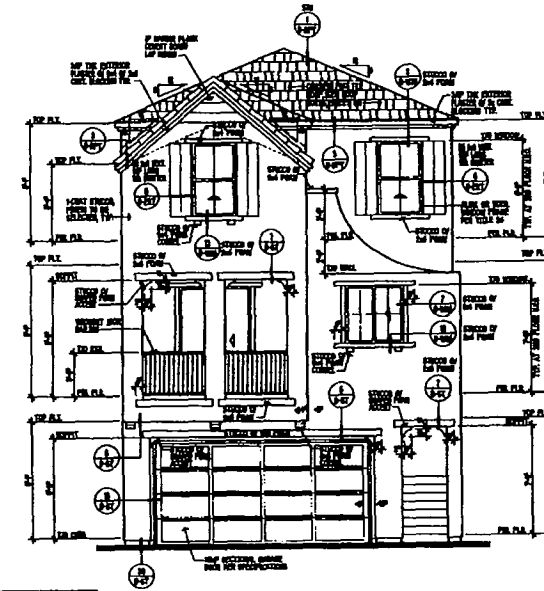
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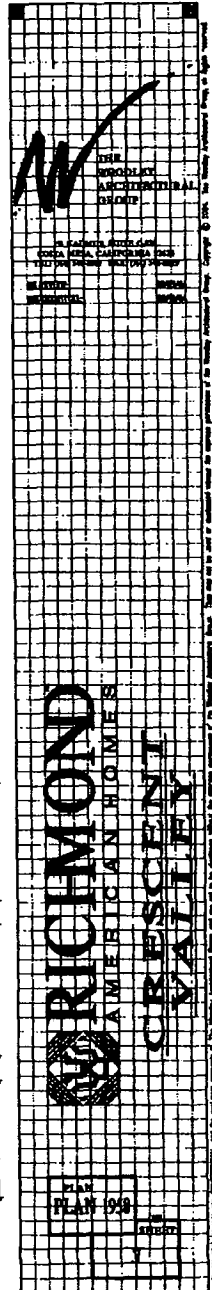
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FRONT ELEVATION 'C'
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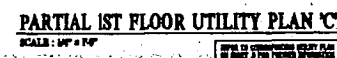
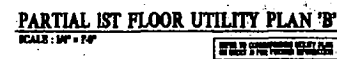
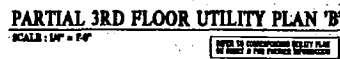


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Wanted to know how to get the most out of your money?

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ROC-5520
12-1-04 CC



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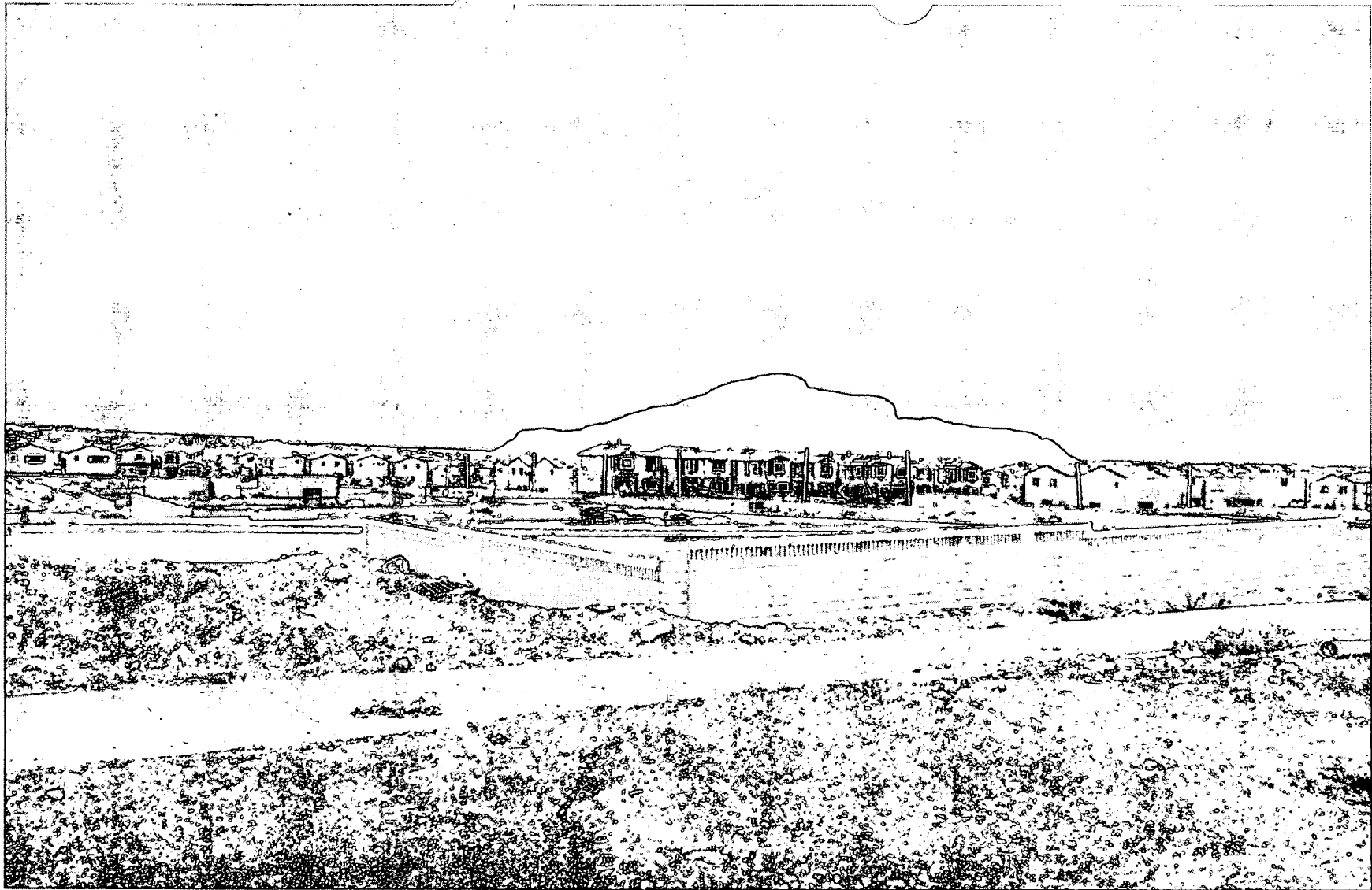
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RICHMOND
AMERICAN HOMES
CRESCENT VALLEY

PLAN 1938

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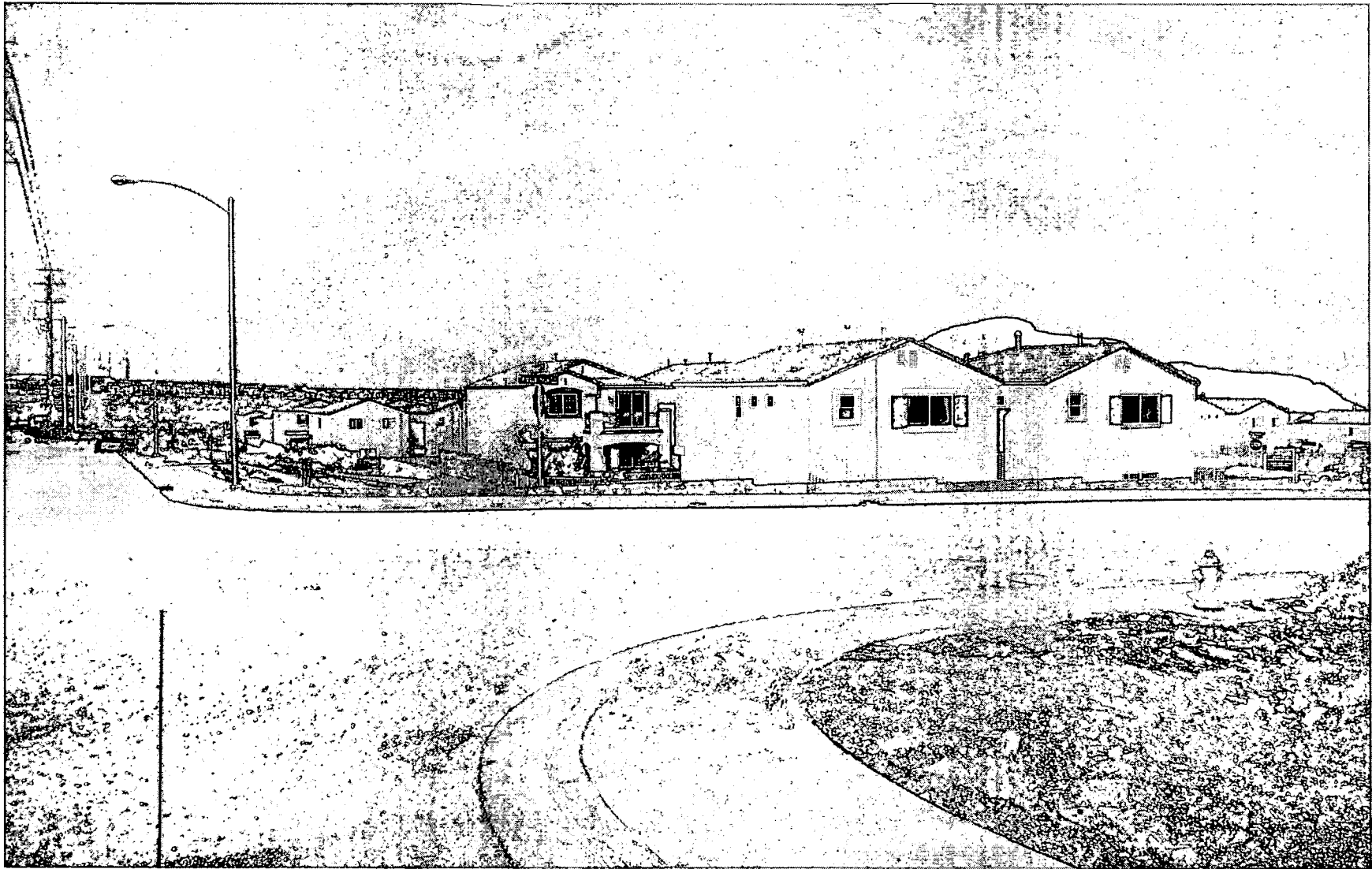


ROC-5520 - APPLICANT/OWNER: RICHMOND AMERICAN HOMES

Adjacent to the south side of Gowan Road, approximately 700 east of Cliff Shadows Parkway

DECEMBER 1, 2004 CITY COUNCIL MEETING

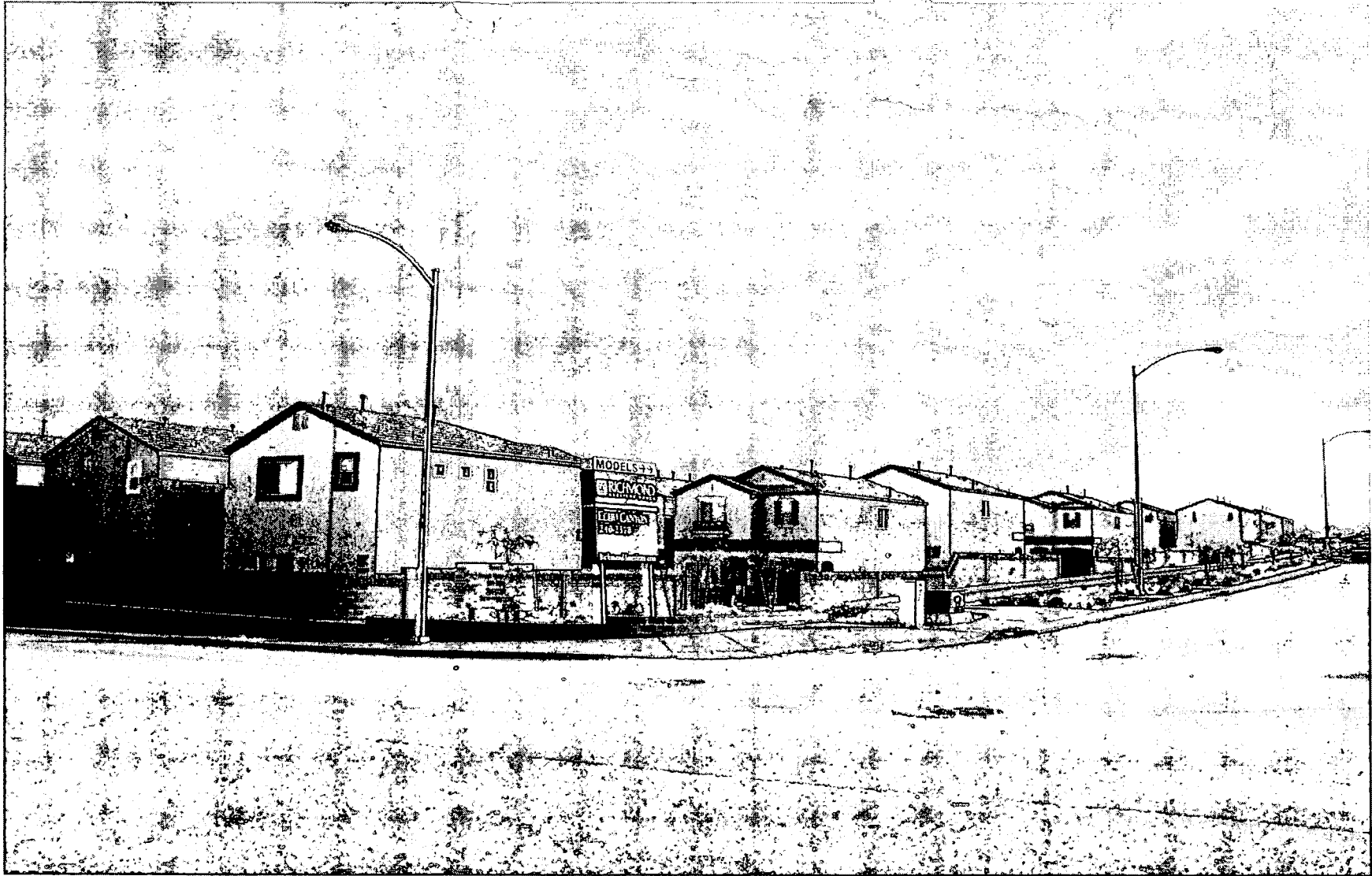
Picture taken 11/10/04



ROC-5520 - APPLICANT/OWNER: RICHMOND AMERICAN HOMES

**Adjacent to the south side of Gowan Road, approximately 700 east of Cliff Shadows Parkway
DECEMBER 1, 2004 CITY COUNCIL MEETING**

Picture taken 11/10/04



ROC-5520 - APPLICANT/OWNER: RICHMOND AMERICAN HOMES

**Adjacent to the south side of Gowan Road, approximately 700 east of Cliff Shadows Parkway
DECEMBER 1, 2004 CITY COUNCIL MEETING**

Picture taken 11/10/04



January 28, 2003

Mr. John Ritter
Falling Rock, Limited Liability Company
3320 North Buffalo Drive, Suite #204
Las Vegas, Nevada 89129

RE: Z-0073-02(1) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF DECEMBER 18, 2002

Dear Mr. Ritter:

The City Council at a regular meeting held December 18, 2002 APPROVED the request for a Site Development Plan Review FOR A 261-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on approximately 21.5 acres adjacent to the south side of Gowan Road, approximately 700 feet east of Cliff Shadows Parkway (APN: 137-12-301-005, 006, 013, 014, and a portion of 008), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)]. The Notice of Final Action was filed with the Las Vegas City Clerk on December 19, 2002. This approval is subject to:

Planning and Development

1. A Rezoning (Z-0073-02) to a PD (Planned Development) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The standards for this development shall include the following: the building height shall not exceed two stories or 35 feet, whichever is less. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3.5 feet on the side, 7.5 feet on the corner side, and 6 feet in the rear.

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

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

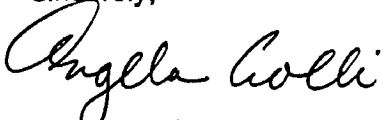
5. The developer shall redesign the site plan to the satisfaction of the Planning and Development Department, to address the following concerns:
 - Extend the southern open space area to reach the street; and
 - Ensure that no lot perimeter walls are located in the front yard setback of an adjacent lot.
6. The applicant shall work with the master developer to determine the proportionate share of the cost of provision of infrastructure and services.
7. The applicant shall contribute \$150,000 toward the cost of park 2 within the Lone Mountain West Master Plan Area, prior to the issuance of any building permits.
8. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
9. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
10. A detailed landscaping plan depicting the multi-use trails along Novat Street and Buckskin Avenue alignment must be submitted prior to or at the same time application is made for a building permit.
11. Air conditioning units shall not be mounted on rooftops.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
13. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the wall with the least vertical exposure above the finished grade, unless otherwise stipulated.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
15. All City Code requirements and design standards of all City departments must be satisfied.

Mr. John Ritter
Z-0073-02(1) – Page Three
January 28, 2003

Public Works

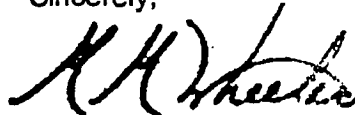
16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed access drives and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All active gated access drives shall be designed, located and constructed in accordance with Standard Drawing #222a.
17. A Master Streetlight Plan for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
18. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
19. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
20. Site development to comply with all applicable conditions of approval for Z-0073-02 and any other subsequent site-related actions.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

Sincerely,



M. Margo Wheeler, AICP
Planning Manager, Current Planning Division
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Ms. Terri Pastorelli
Tetra Tech, Inc.
401 North Buffalo Drive, Suite #100
Las Vegas, Nevada 89145

Mr. and Mrs. Donald Sylvester
3473 Misty Court
Las Vegas, Nevada 89120

Mr. Manoj Pattni
Richmond American Homes
7250 West Peak Drive, Suite #212
Las Vegas, Nevada 89128

Gale & Gayleene Ballenger
513 Maple Drive
Spearfish, SD 5778
Owner/residents of
3314 Indian Shadows
Cliff Shadows Condominiums
Las Vegas, NV 89129

RECEIVED
CITY CLERK

2004 NOV 30 A 11:09

November 24, 2004

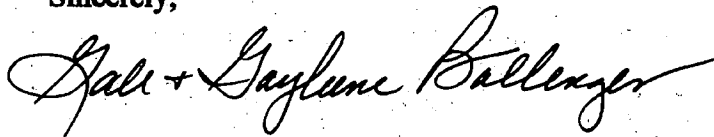
City Council
400 Stewart Avenue
Las Vegas Nevada 89101

Dear Sirs and Madams:

Please record our formal protest and objection to Richmond American Homes request to change site development plans re: ROC-5520. As owners of the above named residence, we purchased said property with knowledge of housing development as stated at present time. It was with that understanding that we selected our particular home. If planning commissions are continually asked to concede to arbitrary changes in zoning ordinances at the whim of developers "new" intentions, what good are such commissions or such ordinances? Homebuyers and investors such as ourselves do so with the prescribed ordinances in place at that time, and in good faith believe those ordinances should be upheld in the same good faith by the commission that enacted them in the first place. We believe any action to alter or amend present boundaries on the part of the commission is inappropriate in this matter.

Thank you for your consideration of our concerns and diligence in service to our community.

Sincerely,



Gale and Gayleene Ballenger

Protest

Submitted after final agenda

Date 11/30/04 Item # 74

Garwin Johnson
3314 Indian Shadow Unit #203
North Las Vegas, NV 89129

City Clerk
1st Floor, City Hall
400 Stewart Ave
Las Vegas, NV 89101
Attn: Barbara Jo Ronemus, City Clerk

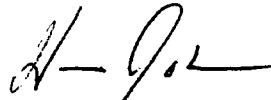
RE: Public Hearing, ROC-5520

Dear Barbara Jo Ronemus,

In reference to the City Council meeting on December 1st, I am sending this letter in objection to Richmond American Homes request to change approved site development plans from the maximum height allowed **two stories** to a proposed **three stories** homes/condominium.

When I purchased my home in Cliff Shadows Condominiums located west of the Richmond American Homes development site, I paid an extra \$11,000 for a view of the Las Vegas Strip skyline. Richmond American Home three story homes/condominium would impede my view.

If I am needed for additional information, please contact me as (619) 316-1127. Thank you for this opportunity to be heard.



Garwin Johnson
Homeowner

RECEIVED
CITY CLERK
2004 NOV 30 A 11:00

Protest

Submitted after final agenda

Date 11/30/04 Item # 74

RECEIVED
CITY CLERK

2004 NOV 29 A 11:29

November 23, 2004

Att: City Clerk
re: case ROC-5520

I do not wish to see described developement expanded
to three stories.

Sincerely,

Daniel A. Lievanos

Daniel A. Lievanos
3451 Desert Cliff St. #101
Las Vegas 89129

Protest

Submitted after final agenda

Date 11/29/04 Item #74

November 24, 2004

City Clerk
1st Floor City Hall
400 Stewart Avenue
Las Vegas, NV 89101

Protest

To Whom It May Concern:

We are responding to your request for Review of Condition numbered ROC-5520 [to be heard December 1, 2004 @ 1 pm] from 'Richmond American Homes'. My understanding is as follows: 'Richmond American Homes' would like a variance from current building codes and practices, in regards to allowing multiple three-story structures to be built where only two-story family dwellings currently are allowed. Also, they are requesting a variance regarding existing setback restrictions as stated in your 'ROC-5520'.

Please be advised that as current homeowners bordering the proposed building site at Cliff Shadows, we object to Richmond's request for both variances. I am not clear as to why they would propose a plan that does not fit the existing building site. The City of Las Vegas's existing building codes and practices already address this and have established a desirable family community. I am clear that if their variance were allowed it would affect my property value and my neighbors as well. Views would be restricted and allowing the setback change would cause excessive congestion on the proposed building site. For this reason, we ask that you do not approve the changes. We hope that you vote in our favor.

We are unable to attend the December 1, 2004 meeting, as we will be out of town. Please feel free to read our objection to the City Council on our behalf.

Sincerely,

Fred Lapko *Roylyn Lapko*

Fred & Roylyn Lapko
3474 Desert Cliff Street #104
Las Vegas, NV 89129

2004 NOV 24 P 3: 01

RECEIVED
CITY CLERK

Submitted after final agenda

Date 11/24/04 Item # 74

**SOUTHWEST REGIONAL COUNCIL OF CARPENTERS
RESEARCH AND DEVELOPMENT DEPARTMENT**



RECEIVED
CITY CLERK

NOV 30 A 11:40

This fax and/or any attachment(s) thereto may be confidential, legally privileged, and/or exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any review, use, disclosure, dissemination, forwarding or copying of this fax and/or attachments or taking any action in reliance on the contents therein is strictly prohibited. If you received this fax in error, please notify the sender immediately and destroy the fax and all attachments.

TO: **CURRENT PLANNING**

FROM: **POLLY STROOT**

COMPANY: **CITY OF LAS VEGAS**

DATE: **11/29/04**

FAX NUMBER: **385-7268**

TOTAL NO. OF PAGES INCLUDING COVER: **2**

PHONE NUMBER:

SENDER'S REFERENCE NUMBER:

RE: **DEC 1, 2004 MTG (ROC-5520)**

YOUR REFERENCE NUMBER:

☒ URGENT ☒ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ AS REQUESTED

Attached is a copy of the mailed Notice of Public Hearing to be held on December 1, 2004 at 1:00 pm.

I am a co-owner of the property located at: Parcel # 137-12-211-014
3600 Starlight Evening Street
Las Vegas, NV 89129

Protest

As stated in the Notice of Public Hearing, please consider this my written OBJECTION with the City Clerk in regard to ROC-5520 which will be presented on December 1, 2004 at 1:00 pm.

Please document this memo as a PROTEST on my behalf at the above-stated meeting and have it reflected in the meeting's minutes. Thank you for your time and consideration.

501 N LAMB BOULEVARD, SUITE 1
LAS VEGAS, NEVADA 89110
[P] (702) 531-1821
[F] (702) 531-1844
pstroot@swrc@earthlink.net

Submitted after final agenda

Date 11/30/04 Item #74

Page 1 of 1

Wasak, Veronica M - Las Vegas, NV

From: ronzo16@cox.net [ronzo16@cox.net]
To: Wasak, Veronica M - Las Vegas, NV
Cc:
Subject: Re:
Attachments:

Sent: Wed 12/1/2004 12:04 PM

Protest

City Clerk's Office
City Hall
Las Vegas, NV 89101

I was planning to attend today's City Council Chambers meeting relative to the request by Richmond American Homes for zoning changes to site development plan review (Z0073-02(1)) to allow three stories where two story maximum height is allowed, etc. However, due to an emergency I will not be able to attend and am therefore submitting my protest to the petition by Richmond American Homes request.

The entire surrounding area adjacent to this plot is made of two story structures and this small building plot area would change the entire aesthetic nature of this neighborhood. This company knew before hand the zoning laws and are now trying to "cram" as many buildings and people into this area for their own greed. The original zoning was proposed and passed to protect this exact over building from taking place. Further, if this is allowed it will open the door for future builders from requesting even more zoning changes to satisfy their greed and maximizing their profits at the expense of the community. Thank you for your time.

Ronald and Veronica Wasak
3460 Cactus Shadow, #202
Las Vegas, NV 89129

RECEIVED
CITY CLERK
2004 DEC - 1 A 10:39

Submitted after final agenda

Date 12/1/04 Item # 74

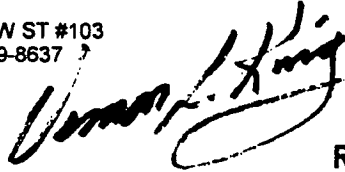
NOTICE OF PUBLIC HEARING

REVIEW OF CONDITION

TOTALLY OPPOSED!

13712310115
KING VERNON C
3364 INDIAN SHADOW ST #103
LAS VEGAS NV 89129-8637

Case: ROC-5520



ROC-5520

MEETING: CITY COUNCIL
DATE: DECEMBER 1, 2004
TIME: 1:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

APPLICANT/OWNER: RICHMOND AMERICAN HOMES - REQUEST FOR A REVIEW OF CONDITION NUMBERS 3 AND 4 OF AN APPROVED SITE DEVELOPMENT PLAN REVIEW [Z-0073-02(1)] TO ALLOW THREE STORIES WHERE TWO STORIES WAS THE MAXIMUM HEIGHT ALLOWED; AND TO CHANGE THE SETBACKS TO A MINIMUM OF 6 FEET IN FRONT OF THE GARAGE, AND 10 FEET IN THE REAR WHERE THE SETBACKS WERE APPROVED AS A MINIMUM OF 10 FEET TO THE FRONT OF THE HOUSE, 18 FEET TO THE FRONT OF THE GARAGE, AND 6 FEET IN THE REAR FOR AN APPROVED 261 LOT SINGLE FAMILY DEVELOPMENT ON 21.5 ACRES ADJACENT TO THE SOUTH SIDE OF GOWAN ROAD, APPROXIMATELY 700 EAST OF CLIFF SHADOWS PARKWAY (APN 137-12-311-001 THROUGH 145; AND 137-12-313-001 THROUGH 115), PD (PLANNED DEVELOPMENT) ZONE, WARD 4 (BROWN):

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M.

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall, 400 Stewart Avenue, Las Vegas, Nevada 89101. For further information, please call 229-6301 (TDD 386-9108), <http://www.lasvegasnevada.gov>.



BARBARA JO RONEMUS
CITY CLERK

SEE LOCATION MAP ON REVERSE SIDE

RECEIVED
CITY CLERK
2004 DEC - 2 A 10:30

Submitted after final agenda

Date 12/2/04 Item #74

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT GENZER**☐ CONSENT ☒ DISCUSSION**SUBJECT:****SITE DEVELOPMENT PLAN REVIEW**

SDR-5184 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: INFELD DEVELOPMENT II, LLC AND JOHN D. FIELD - Request for a Site Development Plan Review FOR A 14,000 SQUARE FOOT OFFICE BUILDING AND A 17,250 SQUARE FOOT COMMERCIAL BUILDING AND A WAIVER OF THE COMMERCIAL DEVELOPMENT STANDARDS TO ALLOW A 10 FOOT REAR SETBACK WHERE 20 FEET IS REQUIRED on 2.49 acres adjacent to the southwest corner of Alexander Road and Leon Avenue (APN 138-12-110-021 and 022), O (Office) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend DENIAL. (NOTE: The applicant requests to withdraw the portion of this application for APN 138-12-110-021)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Letter from Aptus Architecture requesting a portion of this application be withdrawn

MOTION:

MACK - WITHDRAW WITHOUT PREJUDICE APN 138-12-110-021 - UNANIMOUS

MACK - APPROVED subject to conditions APN-138-12-110-022, deleting Conditions 2, 3 and 10 and amending Condition 6 as follows:

6. All development shall be in conformance with the site plan and building elevations, date stamped November 2, 2004, except as amended by conditions herein

- UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

JOHN LASPALUTO, 1200 South 4th Street, appeared together with JOHN FIELD and KRISTEN NEUMAN. MR. LASPALUTO commented that the project consisted of two parcels; one parcel containing an office building and the other an indoor batting practice cage. Both parcels are located in O (Office) Zoning and a rezoning would have been required for the batting cage and a General Plan Amendment. He asked that Parcel 138-12-110-021 be withdrawn and proceed with the development of the office building, APN 138-12-110-022. The site plan for that project was submitted to Planning on November 2, 2004. MR. LASPALUTO met with the neighborhood association and neighbors directly across from this project who requested that changes be made to the original plan, which included the removal of vehicle access from Leon Avenue to Alexander Road. In addition, the residents asked that

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - Continued:

the appearance of the building be improved on the east end facing their residences. MR. LASPALUTO asked that in lieu of landscaping on the east side of the property, they be permitted to increase the landscaping in the perimeter along Leon Avenue to screen the building from the neighbors. In addition, a decorative screened wall will be provided along Leon Avenue.

ROBERT GENZER, Director of Planning and Development, explained that staff's objection was due to the other use, and not the office building. DEPUTY CITY ATTORNEY BRYAN SCOTT advised that separate motions be taken.

MR. LASPALUTO asked that Condition 6 be amended to refer to the site plan submitted November 2, 2004.

COUNCILMAN MACK recognized that the applicant's objective is to develop something that will be great for the community. The residents have embraced this concept.

MR. GENZER recommended that Conditions 2, 3 and 10 be deleted and Condition 6 be amended as requested by the applicant. He also clarified that no waiver is involved in this application. The one minor change requested by the applicant regarding the landscaping can be done administratively. MR. LASPALUTO concurred with all changes and comments.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.

(2:04 - 2:12)

4-837

CONDITIONS:

Planning and Development

1. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
2. A reversionary final map shall be recorded prior to the issuance of any building permits.
3. A Rezoning from O (Office) to a C-1 (Limited Commercial) Zoning District approved by the City Council.
4. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
5. All City Code requirements and design standards of all City departments must be satisfied.
6. All development shall be in conformance with the site plan and building elevations, date stamped October 1, 2004 except as amended by conditions herein.
7. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

CONDITIONS - Continued:

address plan shall be submitted with any future building permit applications related to the site.

8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

10. The elevations of the batting cages shall be revised with additional architectural features to enhance façade articulation. The elevations changes shall be approved by the Planning and Development Department prior to the time the application is made for a building permit.

11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops residential development.

12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

13. A Waiver to allow a 10-foot rear setback is approved.

14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

15. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

Public Works

16. Provide a copy of a recorded Joint Access Agreement between both parcels comprising the overall site prior to the issuance of any permits. Alternatively the applicant may record a map to establish intersite access rights prior to the issuance of any permits for this site.

17. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

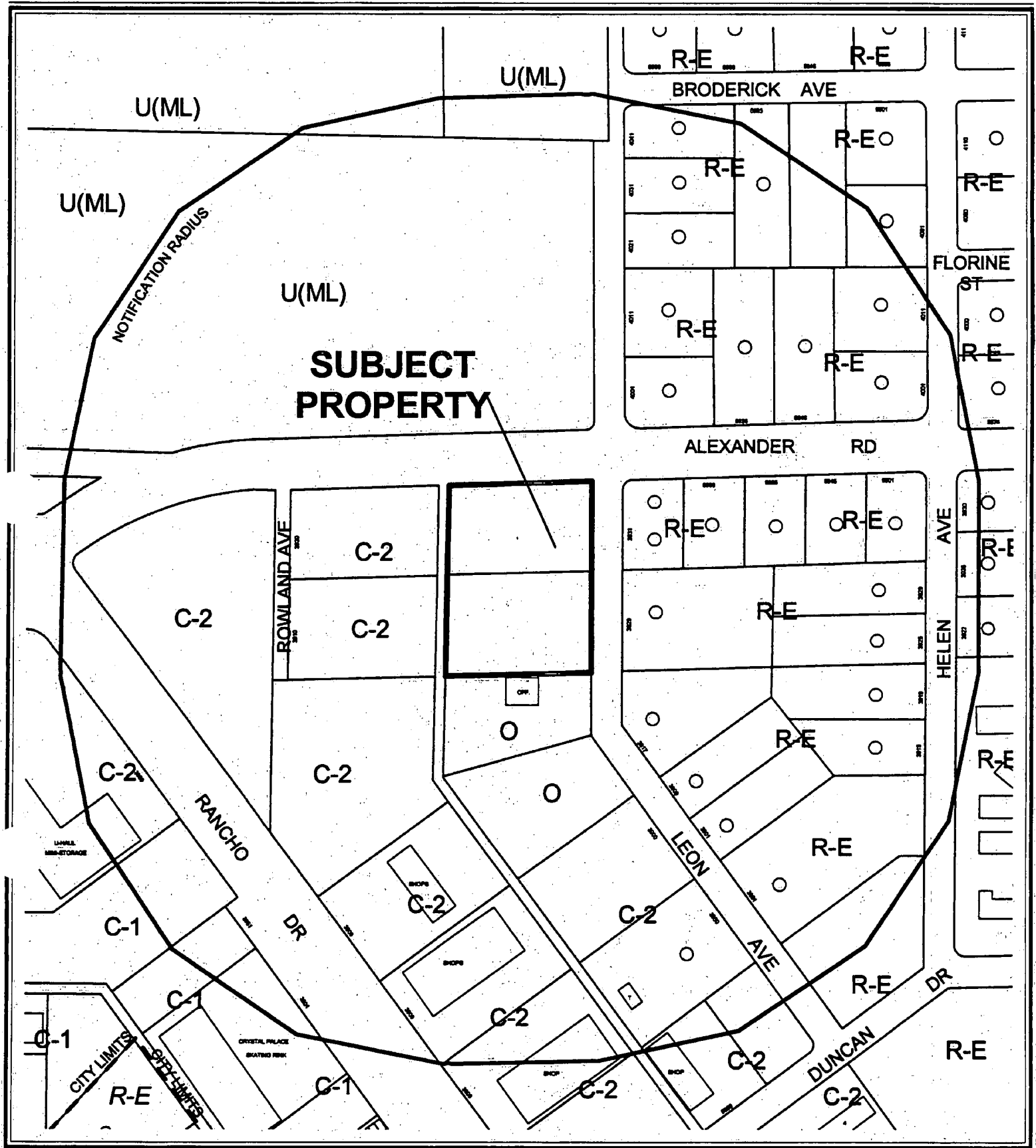
18. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.

19. Site development to comply with all applicable conditions of approval for Zoning Reclassification (ZON 5183) and all other applicable site-related actions.

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

CONDITIONS - Continued:

20. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.



CASE: SDR-5184

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: O (OFFICE)

PROPOSED ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 1, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ABEYANCE ITEM - SDR-5184 - APPLICANT/OWNER:
INFIELD DEVELOPMENT II, LLC AND JOHN D. FIELD**

THIS ITEM WAS HELD IN ABEYANCE FROM THE NOVEMBER 17, 2004 CITY COUNCIL MEETING AT COUNCILMAN MACK'S REQUEST.

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend DENIAL. If Approved, subject to:

Planning and Development

1. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
2. A reversionary final map shall be recorded prior to the issuance of any building permits.
3. A Rezoning from O (Office) to a C-1 (Limited Commercial) Zoning District approved by the City Council.
4. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
5. All City Code requirements and design standards of all City departments must be satisfied.
6. All development shall be in conformance with the site plan and building elevations, date stamped October 1, 2004 except as amended by conditions herein.
7. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
10. The elevations of the batting cages shall be revised with additional architectural features to enhance façade articulation. The elevations changes shall be approved by the Planning and Development Department prior to the time the application is made for a building permit.

11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops residential development.
12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. A Waiver to allow a 10-foot rear setback is approved.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
15. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

Public Works

16. Provide a copy of a recorded Joint Access Agreement between both parcels comprising the overall site prior to the issuance of any permits. Alternatively the applicant may record a map to establish intersite access rights prior to the issuance of any permits for this site.
17. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
18. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
19. Site development to comply with all applicable conditions of approval for Zoning Reclassification (ZON-5183) and all other applicable site-related actions.
20. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a 14,000 square foot office building and a 17,250 square foot commercial building and a waiver of the commercial development standards to allow a 10-foot rear setback where 20 feet is required on 2.49 acres.

B) Applicant's Justification

The applicant's justification letter states this request is justified because it will provide employment and year round recreational services for the community.

BACKGROUND INFORMATION

A) Previous Actions

- 04/02/03 The City Council approved a request for a General Plan Amendment (GPA-1363) to amend portions of the Centennial Hills Sector Plan and the Southwest Sector Map from: GC (General Commercial), SC (Service Commercial) and DR (Desert Rural) TO: GC (General Commercial), O (Office), PF (Public Facility), ML (Medium-Low Density Residential) and DR (Desert Rural). Additionally, the City Council approved a request for a Rezoning (ZON-1364) from: C-2 (General Commercial), R-E (Residence Estates), R-MHP (Residential Mobile/Manufactured Home Park), and U (Undeveloped) to: C-2 (General Commercial), C-1 (Limited Commercial), O (Office), C-V (Civic), R-E (Residence Estates), R-1 (Single Family Residential), and U (Undeveloped) to GC (General Commercial), O (Office), PF (Public Facility), ML (Medium-Low Density Residential) and DR (Desert Rural) on property located on, or in close proximity to, both sides of Rancho Drive from Vegas Drive to the northern City limits at Moccasin Road. The Planning Commission and staff recommended approval of both items on February 27, 2003.
- 10/21/04 The Planning Commission recommended denial of related items (GPA-5185 and ZON-5183).
- 10/21/04 The Planning Commission voted 7-0 to recommend DENIAL (PC Agenda Item #41/bts).

B) Pre-Application Meeting

- 08/24/04 Items related to a Site Development Plan Review were discussed at the meeting. The General Plan Amendment requesting a change from O (Office) to SC (Service Commercial) was discussed. The Rezoning request was also discussed changing O (Office) to C-1 (Limited Commercial).

C) Neighborhood Meetings

09/21/04 The neighborhood meeting for this case was held at the Foothills Cafe. The proposed project is an office building and an indoor batting cage facility. There were 6 citizens in attendance and they had the following concerns:

- Did not want the site access from Leon Avenue. Applicant stated he would explore the possibility of providing an alternate drive from Alexander Road.
- Traffic, especially on Leon Avenue. Concerns also expressed about teenagers speeding down the street going to and from the facility. The applicant responded by stating that the majority of the kids would not be old enough to drive and would be dropped off by parents. The older kids, he explained, usually have access to practice facilities at their high schools.
- Noise - neighbors were worried about loud car stereos and teens loitering in the parking lot.
- Hours of operation - applicant responded by stating that he wasn't sure of the hours yet, but figured it would be in vicinity of 9:00 PM.
- Parking lot lighting - Neighbors were concerned about parking lot lighting shining in their back yards. Applicant responded by stating they could use lighting that would have less of an impact on the residential properties.
- Concerned how drainage would be affected by the development, and what impacts it would have on their neighborhood.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 2.49 acres

B) Existing Land Use

Subject Property: Undeveloped
North: Undeveloped
South: Office
East: Single Family Residential
West: Undeveloped

C) Planned Land Use

Subject Property: O (Office)
North: ML (Medium Low Density)
South: O (Office)
East: DR (Desert Rural Residential)
West: GC (General Commercial)

D) Existing Zoning

Subject Property: O (Office)
North: U (Undeveloped) [ML (Medium Low Density Residential) General Plan Designation]
South: O (Office)
East: R-E (Residential Estate)
West: C-2 (General Commercial)

E) General Plan Compliance

The site is currently designated as O (Office) within the Centennial Hills Interlocal Land Use Plan of the General Plan. The O (Office) category provides for small lot office conversions as a transition, along primary and secondary streets, from residential and commercial uses, and for large planned office areas. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations. The proposed uses of Office and Community Recreational Facility are compatible with the proposed zoning of C-1 (Limited Commercial).

PROJECT DESCRIPTION

The applicant is requesting approval of two buildings on a 2.49 acre site. The office building is proposed to be 14,000 square feet, while the indoor batting cage building is proposed at 17,250 square feet. The applicant is requesting a waiver of the commercial development standards to allow a 10-foot rear setback where 20 feet is required.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	2.49 ac.	N/A
Min. Lot Width	100 Feet	289'5"	Y
Min. Setbacks			
• Front	20 Feet	68 FT 6 IN	Y
• Side	10 Feet	10 FEET	Y
• Corner	15 Feet	68 FT 7 IN	Y
• Rear	20 Feet	10	N
Max. Lot Coverage	30 %	28.5%	Y
Max. Building Height	None	22'6" and 29'	N/A
Trash Enclosure	Enclosed and roofed	Enclosed and roofed	Y
Loading Zone	N/A	N/A	N/A
Mech. Equipment	Screened	Screened	Y

The subject site does not comply with the 20-foot rear setback. Therefore, the applicant is requesting a waiver of the commercial development standards to allow a 10-foot rear setback where a 20-foot setback is required. The applicant meets or exceeds all other requirements as indicated in the table above.

A2) Residential Adjacency Standards

Residential Adjacency Standards do not apply to the subject proposal.

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Office	14,000 SF.	1/300 GFA	47	2	47	2
Community Recreational Facility (Indoor Batting Cages)	17,250 SF.	1/200 GFA	87	4	87	4

The parking requirements are in conformance with Title 19.10.

A4) Landscape and Open Space Standards

Pursuant to Title 19.12, the following Landscape Standards apply to the subject proposal:

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Trees/ 6 Spaces	22 Trees	22
Buffer:			
• Min. Trees	1 Trees/30 Linear Feet	54 Trees	54
• Min. Zone Width	8 Feet		7 Feet
• Wall height	8 Feet		N/A

The minimum zone width required by the code is 7 feet. The overall zone width ranges from 7 feet to 15 feet throughout the site.

B) General Analysis and Discussion

- Zoning

The proposed C-1 (Limited Commercial) zoning designation provides most retail shopping and personal services. The adjacent residential properties to the north and east are zoned R-E (Residence Estates) and U (Undeveloped) [ML (Medium Low Density Residential) General Plan Designation], which encourage single-family detached units and duplex units. The subject parcels are part of a buffer area, with includes two parcels to the south planned for office development. The proposed zoning district is out of character with the adjacent existing and planned land uses and would degrade the buffering intended to be between the U (Undeveloped) [ML (Medium Low Density Residential) General Plan Designation], R-E (Residence Estates), and C-2 (General Commercial) zoning designations.

- Site Plan

The site plan depicts a lot approximately 107,965 square feet or 2.49 acres. The lot is on the southwest corner of Alexander Road and Leon Avenue. Alexander Road is a 100' arterial, while Leon Avenue is a 60' collector street. Open space is provided around the footprint of both buildings. Landscaping is also provided around the parking perimeter and islands containing approximately 21,554 square feet or 19.9% of the overall site. A significant portion of this open space is in the form of a 15-foot wide perimeter landscape strip.

- Waivers

The applicant is requesting a waiver of the commercial development standards to allow a 10-foot rear setback were 20 feet is required. The report is recommended since this portion of the site is adjacent to office uses and adequate landscaping is provided.

- Landscape Plan

The submitted landscape plan is conceptual only, but meets the requirements of Title 19 and the Las Vegas Urban Design Guidelines and Standards. The landscape plan contains a variety of drought tolerant trees and shrubs.

- Elevation

The elevations depict two structures that are one-story buildings. The office building contains visual interest promoted by variation in rooflines, height, and architectural pop-outs. The indoor batting cage building does not provide quality design features.

- Floor Plan

The submitted floor plans depict a layout that is appropriate for both the proposed office and indoor batting cage uses.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **“The proposed development is compatible with adjacent development and development in the area;”**

The type of uses allowable under the requested C-1 (Limited Commercial) zoning will be commercial in nature, and will not be compatible with the residential uses in the area. Established policy is to locate all commercial uses in the Northwest area of the City in Town Center.

2. **“The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;”**

The proposed development is inconsistent with City policies and standards related to landscape, wall, and buffer standards. The applicant is requesting a waiver of the commercial development standards to allow a 10-foot rear setback where 20 feet is required.

3. **“Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;”**

Alexander Road is a primary arterial, while Leon Avenue is a collector road on the City of Las Vegas Master Plan of Streets and Highways. Both are capable of handling the traffic from this development.

4. **“Building and landscape materials are appropriate for the areas and for the City;”**

Building and landscape materials are appropriate for this area of the City.

5. **“Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;”**

The elevations depict two structures that are one-story buildings. The office building contains visual interest promoted by variation in rooflines, height, and architectural pop-outs. The building, which houses the indoor batting cages, does not provide quality design features. Condition of approval number twelve (12) has been added, which addresses the design issues.

6. **“Appropriate measures are taken to secure and protect the public health, safety and general welfare.”**

The proposed development will be subject to inspection by the City and will not compromise the health safety and welfare of the general public.

NOTICES MAILED 50 by Planning Department

APPROVALS 0

PROTESTS 7



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-5184** APN: 138-12-110-021 / 138-12-110-022
Name of Property Owner: Infield Development II / John O. Field
Name of Applicant: John O. Field

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes

X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: M.H. Faw

Print Name: John D Field

Subscribed and sworn before me

This 3 day of September, 2004

Notary Public in and for said County and State



ZONED UNDEVELOPED MEDIUM DENSITY
GENERAL PLAN ML

ZONED R-E
GENERAL PLAN DR

ALEXANDER

LEON

ZONED C-2
GENERAL PLAN GC

ZONED R-E
GENERAL PLAN DR

UNDEVELOPED
ZONED O
GENERAL PLAN O

ZONED C-2
GENERAL PLAN GC

SDR-5184
11-17-04 CC

GPA-5182
ZON-5183

SITE PLAN



SCREEN WALL ELEVATION

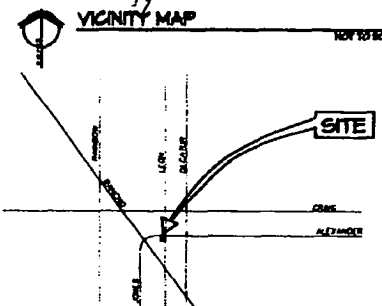


TRASH ENCLOSURE ELEVATIONS

REVISED
11-2-04



VICINITY MAP



LOCATION MAP

ACCESSOR'S PARCEL NUMBERS 136-12-110-022

SITE INFORMATION

BUILDING AREA	RECEIVED PARKING	PROVIDED
Office 14,000 SF	1:800 = 41	41
Total Parking		41
Handicapped Parking	25 to 30 = 3	3
Compact Parking Allowed (441 spaces * 80% = 352.8) = 4 spaces		
Compact Parking Provided = 10 spaces		

ZONING INFORMATION

Jurisdiction City of Las Vegas		
Current Zoning District: "O" Proposed Use - Offices		
Central Business District		
Minimum Lot Size	NONE	
Lot Size 80,000 SF or 1.84 acre	80% = 15,211 SF	
Maximum Lot Coverage Allowed (P.A.R.) Lot Coverage Provided	31.9% = 14,000 SF	
Front Yard	25'	PROVIDED
Side Yard	5'-6"	5'-6"
Rear Yard	10' and 6'-11"	10'-0"
Maximum Building Height Allowed	3 stories and 35'	
Actual Building Height:	23'-0" (One Story)	

Office Building
Infield LLC
3940 Leon Ave.
Las Vegas, NV 89130

APTUSA Architecture

1700 South Main Street
Suite 200
Las Vegas, Nevada 89102
P 702.251.2200
F 702.251.2201
A 702.251.2202
APRIL PROJECT NO. 04.039
ARCHITECT

NOTES

EXPLANATION OF SYMBOLS

City Council Meeting 11/18/04

NO. DESCRIPTION DATE

ISSUED

**SITE PLAN
VICINITY MAP**

DRAWING NO.

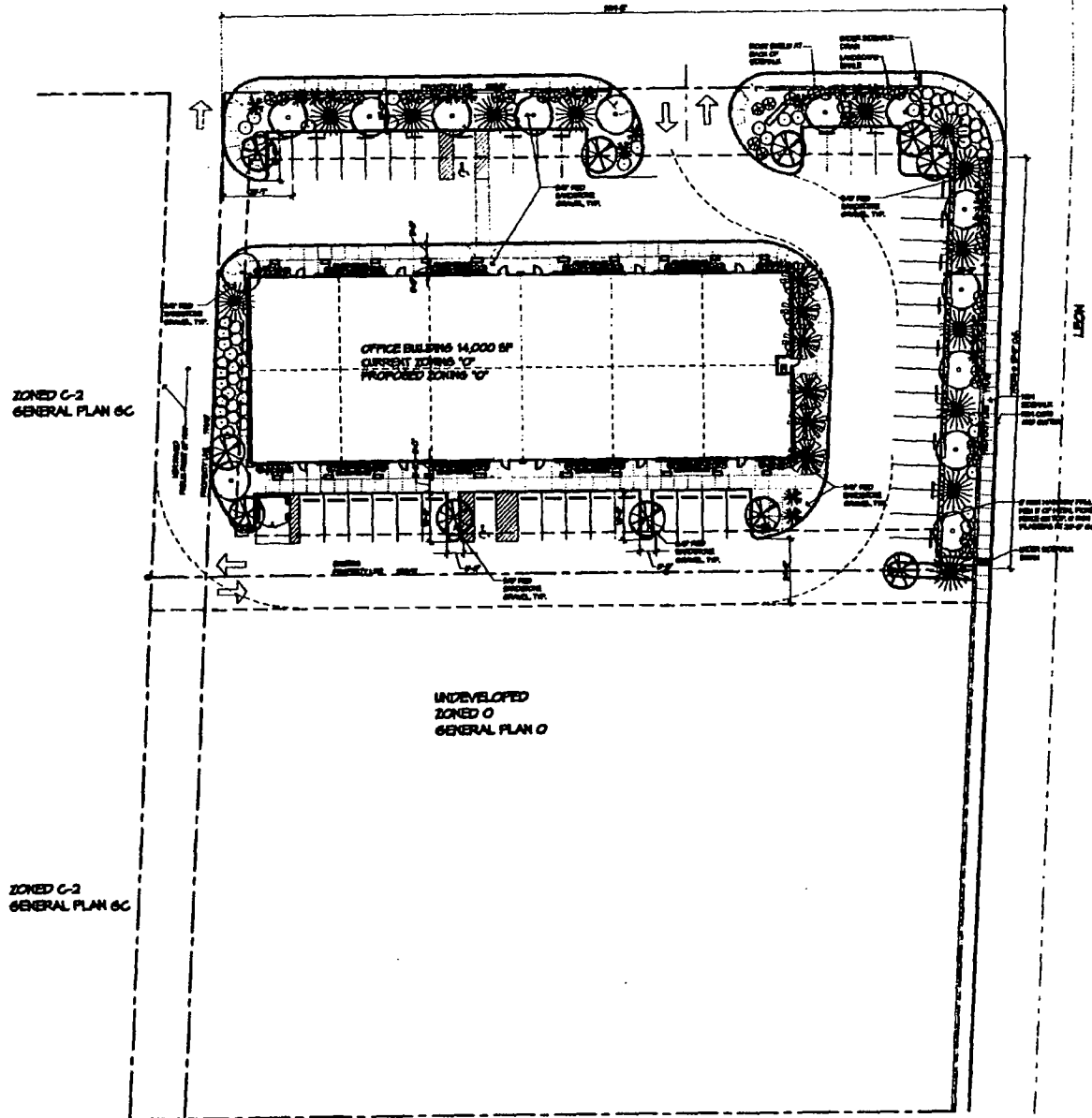
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RECEIVED
NOV 2 2004

ZONED UNDEVELOPED MEDIUM/LOW
GENERAL PLAN ML

ZONED R-E
GENERAL PLAN DR

ALEXANDER



ZONED R-E
GENERAL PLAN DR

LANDSCAPE SCHEDULE					
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY.	
△	MONSIEUR PINE	Pinus monophylla	24" Box	10	
△	WINDMILL PALM	Trachycarpus fortunei	24" Box	10	
△	CHINA PINE	Pinus banksiana	24" Box	10	
△	CALIFORNIA RED PALM	Washingtonia filifera	24" Box	10	
△	COYOTE CACTUS	Cylindropuntia cholla	10' dia.	10	
△	MONSIEUR PINE	Pinus monophylla	24" Box	10	
△	CHINA PINE	Pinus banksiana	24" Box	10	
△	WINDMILL PALM	Trachycarpus fortunei	24" Box	10	
△	CHINA PINE	Pinus banksiana	24" Box	10	
△	WINDMILL PALM	Trachycarpus fortunei	24" Box	10	

LANDSCAPE INFORMATION

Lot Size: 84,681 SF or 1.284 Acres
Landscape Coverage Provided: 10,210 SF (12.06%)
No Turf Provided
Trees shown at 15'-0" o.c. along the street in lieu of Landscape "Figures".

Office Building
Infeld LLC
3940 Leon Ave.
Las Vegas, NV 89130

APTUS Architecture
2225 South Las Vegas
Suite 100
Las Vegas, NV 89102
Phone: 702.735.1111
Fax: 702.735.1112
www.aptusarch.com

DATE: 11-17-04
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

NO.	DESCRIPTION	DATE
1	City Council Meeting	11/18/04
ISSUED		

LANDSCAPE PLAN

DRAWING NO.

L100

GPA-5182
ZON-5183
SDR-5184
11-17-04 CC

RECEIVED
NOV 2 2004

REVISED
11-2-04

LANDSCAPE PLAN
V. 10-04



SDR-5184 - APPLICANT/OWNER: INFIELD DEVELOPMENT II, LLC AND JOHN D. FIELD
SOUTHWEST CORNER OF ALEXANDER ROAD AND LEON AVENUE
OCTOBER 21, 2004 PLANNING COMMISSION

10/05/04



SDR-5184 - APPLICANT/OWNER: INFELD DEVELOPMENT II, LLC AND JOHN D. FIELD
SOUTHWEST CORNER OF ALEXANDER ROAD AND LEON AVENUE
OCTOBER 21, 2004 PLANNING COMMISSION

10/05/04

November 3, 2004

City of Las Vegas
Planning and Development Department
731 s. 4th Street.
Las Vegas, Nevada 89101

RE: APN: 138-12-110-022 and 138-12-110-021
Subject: A. General Plan Change
B. Zone Change
C. Site Development Review

Dear Sirs:

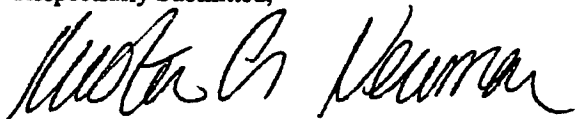
We are resubmitting drawings and requesting that the general plan amendment and the zone change previously requested for the subject property with the APN of 138-12-110-022 be withdrawn. This parcel is plus or minus 50,904 sf or 1.169 acres. The intended use of the property is for office space. This property is currently zoned "O" and we do not request any change from that zoning designation. This parcel meets the parking requirements and all setback requirements. We also request that we be allowed to provide trees at 15'-0" o.c. along Leon in lieu of landscaped "fingers".

We are also requesting that the site development review be withdrawn for the subject property with the APN of 138-12-110-021. In addition, we request that the General Plan amendment and Zone Change for this parcel be held until the January 19 City Council meeting. Please see revised plans dated 11.02.04 which reflect these changes. This parcel will have a deed restriction placed upon with the City of Las Vegas as a third party so that if the parcel is ever sold, only office uses would be allowed.

Please consider this request as a positive impact on the City of Las Vegas and the surrounding neighborhood.

Please call me at 702.839.1200 if you have any questions.

Respectfully Submitted,



Kristen G. Neuman (on behalf of John Field)
Aptus Architecture

6PA-5182
ZON-5183
SDR-5184

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☐ CONSENT ☒ DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW

SDR-5310 - PUBLIC HEARING - APPLICANT/OWNER: LONGFORD AT LAKE MEAD, LLC - Request for a Site Development Plan Review and a Waiver of Title 19.12.050.E to eliminate a required minimum five-foot landscape buffer between the street curb and sidewalk FOR A PROPOSED 41,863 SQUARE-FOOT COMMERCIAL CENTER WITH A DRIVE-THROUGH RESTAURANT on 4.85 acres adjacent to the south side of Lake Mead Boulevard, approximately 300 feet east of Tonopah Drive (APN 139-21-314-001), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

WEEKLY - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

GARY CONGDON, Lee & Sakahara Architects, appeared on behalf of the applicant and concurred with staff recommendations.

COUNCILMAN WEEKLY asked which fast food restaurant will be located on this site. MR. CONGDON replied that the developer is still looking for potential clients. COUNCILMAN WEEKLY pointed out that a middle school sits in front of this site and expressed concern about the type of buffer that would be used. MR. CONGDON replied there is a six-foot block wall along the property line and an eight-foot landscape buffer. Unlike the previous submittal, no automobile services will be provided. He indicated that no potential retailers have come forth, with the exception of a company called Dollar Store.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.

(2:12 - 2:15)

4-1091

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

CONDITIONS:

Planning and Development

1. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.
2. A revised site plan shall be submitted to the Planning and Development Department, which shows a 10-foot side yard setback to the drive through of the bank from the east property line, before the issue of building permits.
3. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
4. All development shall be in conformance with the site plan and building elevations, date stamped September 21, 2004, except as amended by conditions herein.
5. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.
6. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building.
7. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be a maximum of six feet in height and shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
11. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

12. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
13. An update to the Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction

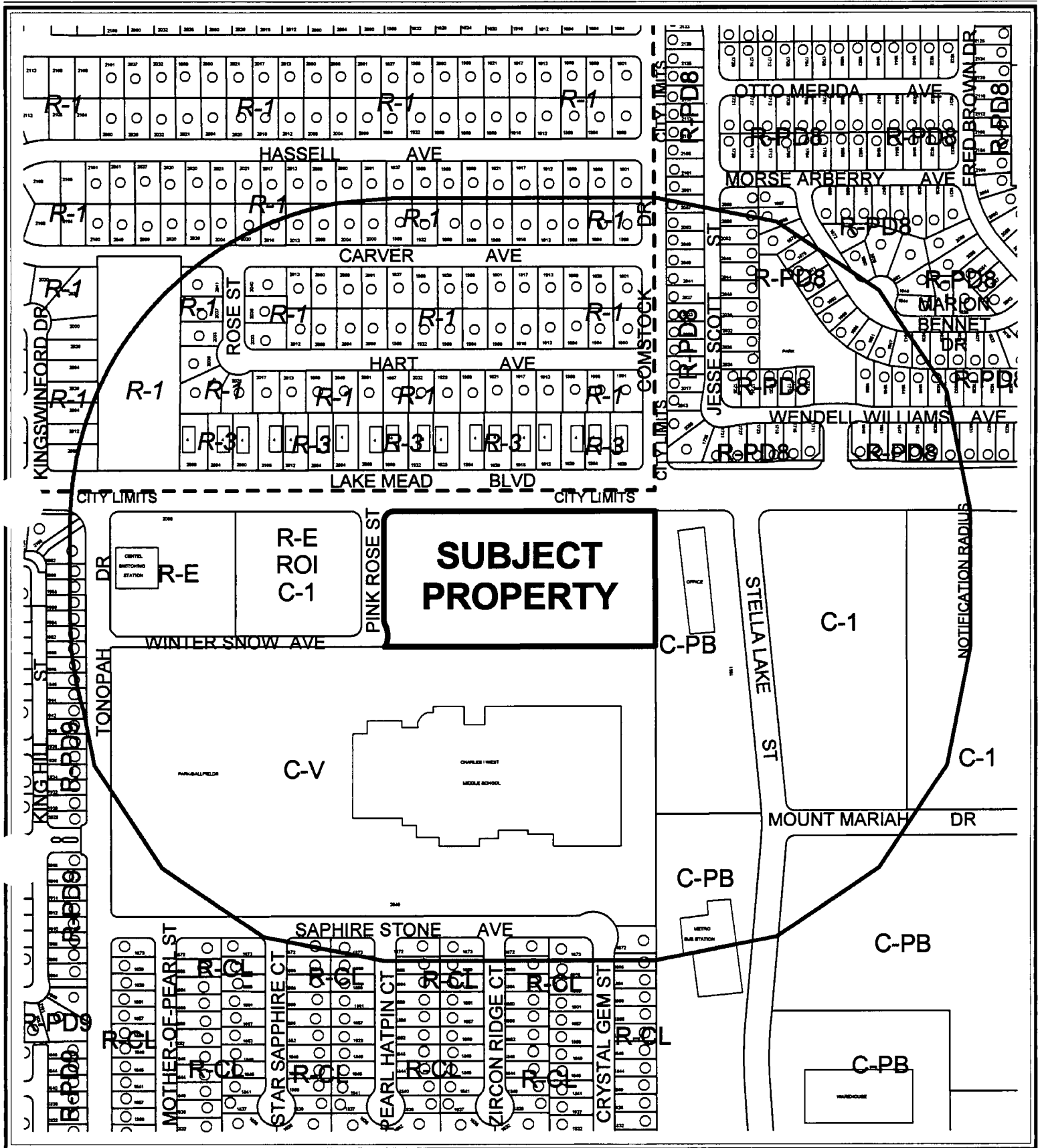
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

CONDITIONS - Continued:

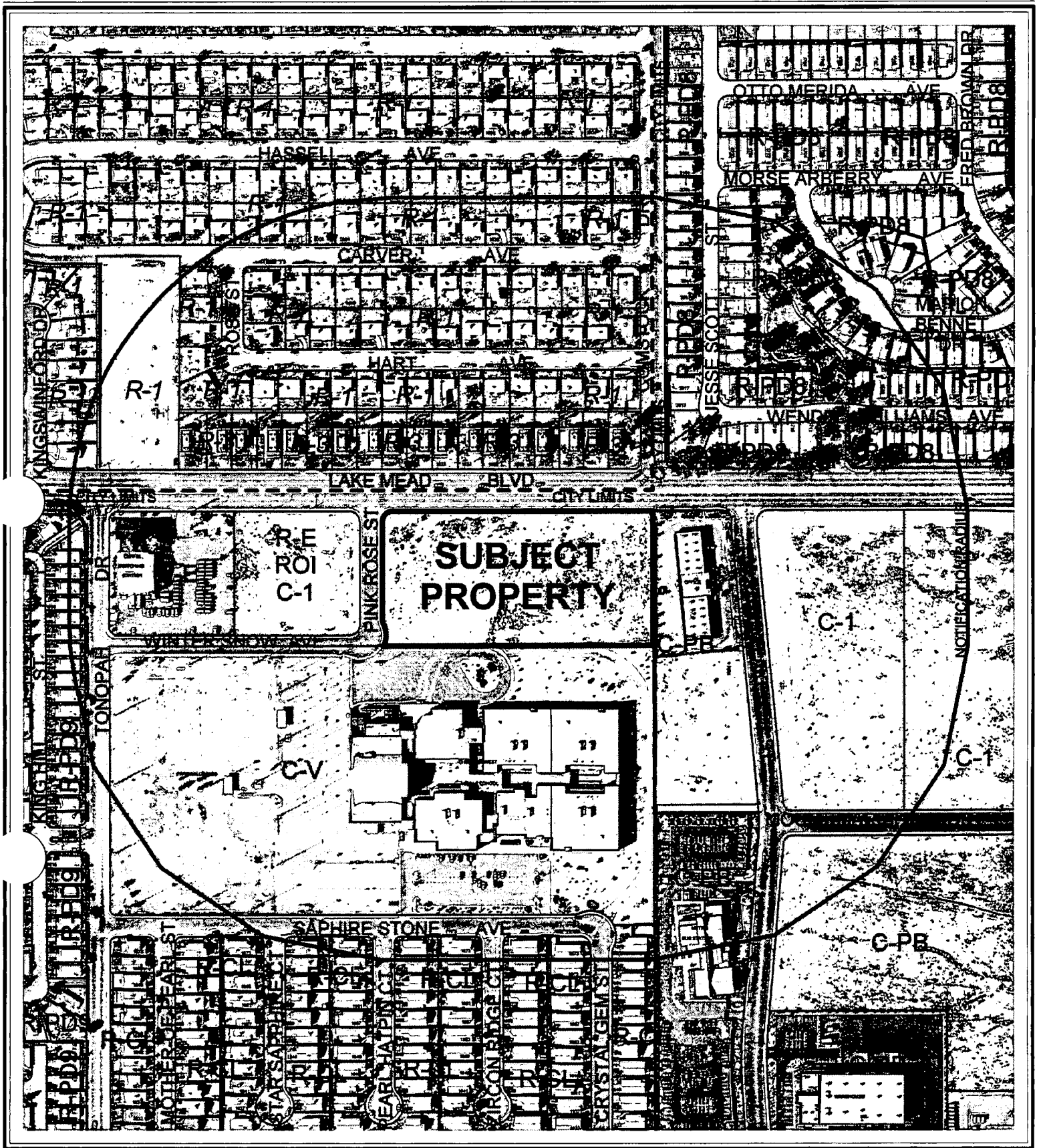
drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

14. An update to the Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study.

15. Site development to comply with all applicable conditions of approval for ZON-3335, TMP-3435, and all other subsequent site-related actions.



0 300 600 Feet



CASE: **SDR-5310**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

0 300 600 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 1, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-5310 - APPLICANT/OWNER: LONGFORD AT LAKE MEAD, LLC

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.
2. A revised site plan shall be submitted to the Planning and Development Department, which shows a 10-foot side yard setback to the drive through of the bank from the east property line, before the issue of building permits.
3. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
4. All development shall be in conformance with the site plan and building elevations, date stamped September 21, 2004, except as amended by conditions herein.
5. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.
6. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building.
7. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be a maximum of six feet in height and shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
11. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

12. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
13. An update to the Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
14. An update to the Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study.
15. Site development to comply with all applicable conditions of approval for ZON-3335, TMP-3435, and all other subsequent site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development plan Review for a 41,863 square foot commercial center and a waiver of the landscaping along an arterial street requirement on 4.85 acres adjacent to the southeast corner of Lake Mead Boulevard and Pink Rose Street.

B) Applicant's Justification

According to the applicant the neighborhood is in need of these services and they believe the project will be a welcome enhancement to the community. The project will be a benefit to the neighborhood and bring needed jobs to the area.

BACKGROUND INFORMATION

A) Previous Actions

12/20/95	The City Council approved a rezoning (Z-0096-95) of the subject site from R-E (Residence Estates) to C-1 (Limited Commercial) and C-V (Civic) as part of a larger request, with a 12-month time limit on the Resolution of Intent. The Planning Commission and staff recommended approval.
01/21/04	The City Council approved a rezoning (ZON-3335) of the subject site from R-E (Residence Estates) to C-1 (Limited Commercial) and C-V (Civic) as part of a larger request. The Planning Commission and staff recommended approval.
01/21/04	The City Council approved a site development plan review (SDR-3340) on the site for a 60,199 square foot commercial auto center. The Planning Commission and staff recommended approval.
11/04/04	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #17/kw).

B) Pre-Application Meeting

09/10/04	At the pre-application conference the following was discussed. • 34-35,000 sf in-line retail and 2 pads • Previous approvals on site focused on auto-uses • Submittal of 10% less floor area, uses mostly retail • The traffic and drainage studies will need to be updated • Issues about whether fees/contributions are required

- Traffic signal impact contribution not paid
- Site plan issues
 - Bank drive through queuing length of 6 vehicles per lane
 - Foundation landscaping required
 - Show proposed signage
 - Waiver of winding sidewalk along Lake Mead

C) *Neighborhood Meetings*

A neighborhood meeting is not required for this type of application.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Net Acres: 4.85

B) *Existing Land Use*

Subject Property: Vacant land
North: Residential
South: School
East: Office
West: Vacant land

C) *Planned Land Use*

Subject Property:	SC	Service Commercial
North:	North Las Vegas	
South:	PF	Public Facility
East:	DTR-LI/R	Downtown Redevelopment- Light Industrial/ Research
West:	PF	Public Facility

D) *Existing Zoning*

Subject Property:	R-E ROI C-1	Residence Estates under Resolution of Intent to Limited Commercial
North:	North Las Vegas	
South:	R-E ROI C-V	Residence Estates under Resolution of Intent to C-V
East:	R-E ROI C-PB PB	Residence Estates under Resolution of Intent to C- PB
West:	R-E	Residence Estates

E) *General Plan Compliance*

a. Southeast Sector Plan of the General Plan

The current C-1 (Limited Commercial) is one of the Zoning Districts that are associated with the SC (Service Commercial) Land Use category of the Southeast Sector Plan. The proposed site plan depicts a use that is a permitted use in this zoning district.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan	X	
<i>West Las Vegas Plan</i>	X	
Special Overlay District		X
Trails		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

West Las Vegas Plan: This proposal fulfills Objective 2 of the Land Use Goal, Objective and Recommendations Chapter West Las Vegas Plan in that the proposed development will bring needed businesses into West Las Vegas that will provide necessary goods and services to the citizens.

PROJECT DESCRIPTION

This project is a commercial use development located at the southeast corner of Lake Mead Boulevard and Pink Rose Street. It consists of a retail strip of lease spaces along the rear property line; a fast food restaurant pad with a drive through lane at the corner of Lake Mead and Pink Rose; and a bank with a drive through at the northeast corner of the site.

Primary access to the site is primarily from Lake Mead Boulevard, a 100 foot primary arterial street on the Master Plan of Streets and Highways, with a secondary entrance to Pink Rose Street.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	N/A	Y
Min. Lot Width	100 Feet	677 ft	Y
Min. Setbacks			
• Front	20 Feet	44.25 ft	Y
• Side	10 Feet	9.75 ft	N
• Corner	15 Feet	15 ft	Y
• Rear	20 Feet	38 ft	Y
Max. Lot Coverage	50 %	20%	Y
Max. Building Height	None	36 ft	Y
Trash Enclosure		Y	Y
Loading Zone		Y	Y
Mech. Equipment		Y	Y

The proposal meets the requirements of Title 19 except for the sideyard setback. The side yard set back of the bank to the east property line should be 10 foot and a condition is added to require a new version of the site plan.

A2) Residential Adjacency Standards

The Residential Adjacency Standards pursuant to Title 19.08 do not apply to the subject proposal.

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Retail	34,356 SF.	1/250 GFA	133	5		
Restaurant w/ Drive Thru	2,827 SF	1/100 GFA + 6 for stacking	33	2		
Bank with Drive through		1/200 + 6 for stacking	28	2		
TOTALS			194	9	213	6

The proposal exceeds the requirement for parking.

A4) Landscape Standards

Pursuant to Title 19.12, the following Landscape Standards apply to the subject proposal:

Standards	Required		Provided
	Ratio	Trees	
Parking Area	6 Trees/Space	34 Trees	54
Buffer:			
• Min. Trees	1 Trees/ 30 Linear Feet	75 Trees	78
• Min. Zone Width	8 Feet		15 front, 8 rear
• Wall height	8 Feet		8 ft

The proposal meets the requirements of Title 19.12 for landscaping.

A5) Sign Standards

A master signage plan is required for this project pursuant to Title 19.14. A separate review of the proposed signs shown on the plan will be required.

B) General Analysis and Discussion

- **Zoning**

The proposed uses are consistent with and permitted by the C-1 (Limited Commercial) zoning. The uses are compatible with adjacent uses.

- **Site Plan**

The design, in terms of setbacks, adjacency, and parking are in conformance with Title 19 except for the side setback for the bank. A condition will address the issue.

- **Waivers**

The requested waiver of the landscaping along an arterial street is appropriate as this proposal incorporates infill parcels that are surrounded by other development that have not had to provide the additional landscaping. Provided onsite landscaping exceeds Title 19 standards as the trees along the buffers are spaced at 20 foot on center where a spacing of 30 foot on center is required.

- **Landscape Plan**

Proposed landscaping along the perimeter of the parcels and within the parking areas exceeds the standards of Title 19.

- **Elevation**

The building exteriors are similar to those in commercial developments around the site and therefore compatible with existing development.

- **Floor Plan**

The floor plans show the typical layout for buildings of this type.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **“The proposed development is compatible with adjacent development and development in the area;”**

The proposal is consistent and compatible with existing development around the site.

2. **“The proposed development is consistent with the General Plan, Title 19, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;”**

The proposed development exceeds all standards of Title 19, supports the Objectives of the West Las Vegas Plan and is consistent with the SC (Service Commercial) land use of the General Plan.

3. **“Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;”**

Lake Mead Boulevard and Pink Rose Street have adequate capacity to meet the expected demand of this development, and will not negatively impact neighborhood traffic.

4. **“Building and landscape materials are appropriate for the areas and for the City;”**

The proposed residential development will incorporate appropriate building and landscape design and materials for the area.

5. **“Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;”**

The proposed street and landscaping design as well as the proposed buildings will provide an aesthetically appropriate environment along the site perimeter.

6. **“Appropriate measures are taken to secure and protect the public health, safety and general welfare.”**

The proposed residential development will be subject to all of the requirements of the Uniform Building Code; the proposal will not compromise the public health, safety or welfare.

NOTICES MAILED 161 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-5310 APN: 139-21-301-011

Name of Property Owner: MURTAGH FAMILY LIVING TRUST

Name of Applicant: Longford at Lake Mead, LLC

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

 Yes ~~X~~ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent:

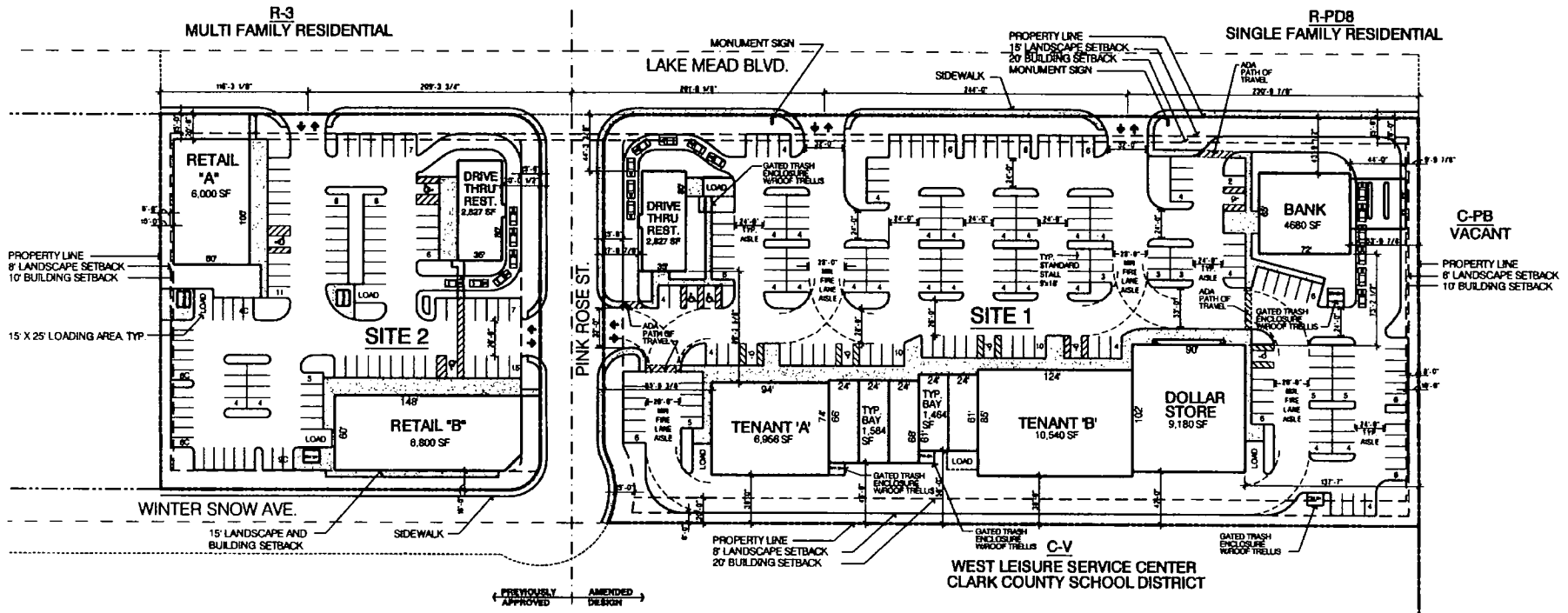
Print Name: GARY E. CONGDON

Subscribed and sworn before me

This 21st day of Sept., 2004

Natalie G. Hall
Notary Public in and for said County and State





PROJECT SUMMARY - SITE 2

SITE AREA (2.06 AC) 89,821 SF

BUILDING SUMMARY

RETAIL "A"	6,000 SF
PARKING CALCULATION	
6,000 SF @ 1/250	= 24
TOTAL STALLS REQUIRED	= 24
RETAIL "B"	8,800 SF
PARKING CALCULATION	
8,800 SF @ 1/250	= 35.2
TOTAL STALLS REQUIRED	= 35.2
DRIVE THRU RESTAURANT	2,827 SF
PARKING CALCULATION	
2,827 SF @ 1/100	= 28.27
TOTAL STALLS REQUIRED	= 34.27

TOTAL BUILDING AREA 17,827 SF
 TOTAL REQUIRED PARKING 93 STALLS
 TOTAL PROVIDED PARKING 106 STALLS
 81 STANDARD STALLS (76%)
 25 COMPACT STALLS (24%)



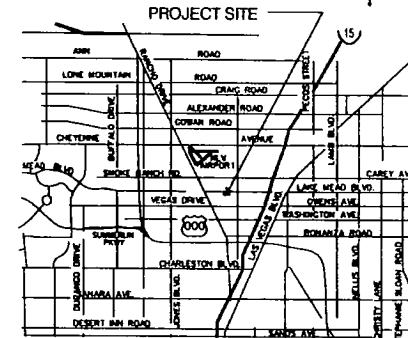
PROJECT SUMMARY - SITE 1

SITE AREA (4.87 AC) 212,359 SF

BUILDING SUMMARY

DRIVE THRU RESTAURANT	2,827 SF
PARKING CALCULATION	
2,827 SF @ 1/100	= 28
TOTAL STALLS REQUIRED	= 35
BANK	4,680 SF
PARKING CALCULATION	
4,680 SF @ 1/200	= 24
TOTAL STALLS REQUIRED	= 30
RETAIL	34,356 SF
PARKING CALCULATION	
34,356 SF @ 1/250	= 138
TOTAL STALLS REQUIRED	= 193

TOTAL BUILDING AREA 41,893 SF
 TOTAL REQUIRED PARKING 203 STALLS
 TOTAL PROVIDED PARKING 219 STALLS
 100%



NOT TO SCALE

SCALE: 0 20' 40' 80' 160'

SITE PLAN

LEE & SAKAHARA
 ARCHITECTS AIA
 ARCHITECTURE PLANNING INTERIORS
 5280 S. Valley View Blvd., Suite 116
 Las Vegas, NV 89118
 TEL: (702) 270-8800
 FAX: (702) 270-8543
 www.leeand.com
 Y3504

09.21.04



3127 E Warm Springs Suite 100
 Las Vegas, Nevada 89120
 702-454-5300

LONGFORD AT LAKE MEAD
 LAS VEGAS, NEVADA

SDR-5310
 11-04-04 PC

RECEIVED
 SEP 21 2004

lee
 sak



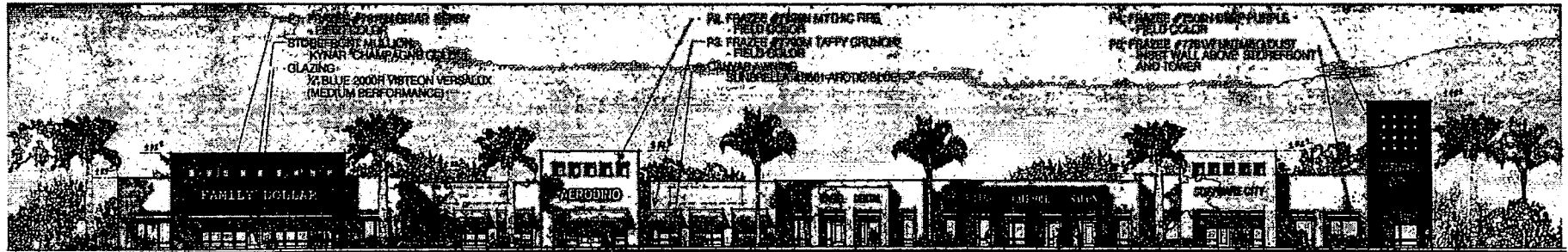
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

SCALE: 1/16" = 1'-0"
0' 8' 16' 32' 64'

3127 E Warm Springs Suite 100
Las Vegas, Nevada 89120
702-404-6300

LONGFORD AT LAKE MEAD
LAS VEGAS, NEVADA

RECEIVED

SDR-5310
11-04-04 PC

SEP 21 2004

ELEVATIONS

LEE & SAKAHARA
ARCHITECTS AIA
ARCHITECTURE PLANNING INTERIORS
6280 E. Valley View Blvd., Suite 118
Las Vegas, NV 89118
TEL: (702) 270-8800
FAX: (702) 270-8843
www.lee-sak.com
Y3504

lee
sak

09.21.04



SDR-5310 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: LONGFORD AT LAKE MEAD, LLC
SOUTH SIDE OF LAKE MEAD BOULEVARD, APPROXIMATELY 300 FEET EAST OF TONOPAH DRIVE
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☐ CONSENT ☒ DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW

SDR-5314 - PUBLIC HEARING - APPLICANT: STANLEY CONSULTANTS, INC - OWNER: SNIP ST CROIX, LP - Request for Site Development Plan Review FOR A 256-UNIT RESIDENTIAL CONDOMINIUM CONVERSION on 10.62 acres at 6661 Silverstream Avenue (APN 138-26-302-002 and 138-26-401-002), R-3 (Medium Density Residential) Zone, Ward 2 (Wolfson). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Back up referenced from the 11/4/2004 Planning Commission meeting Item 18

MOTION:

WOLFSON - APPROVED subject to conditions - UNANIMOUS with MONCRIEF not voting

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

SUSAN JOHNSTON, Stanley Consultant, appeared on behalf of the applicant and concurred with staff conditions.

MAYOR GOODMAN expressed concern about the many apartment conversions taking place throughout the Valley. He asked what happens to an apartment dweller that cannot afford to buy the condominium. NEAL SINGER, P.O. Box 2812 Rancho Santa Fe, California, appeared on behalf of the owner and stated the owner is looking to record a condominium map and position the project in the market place. However, there are no plans to sell them to individual owners. The apartment dwellers that currently reside there will be given the opportunity to buy a unit. MR. SINGER noted that in California, in certain cases, people have been relocated with expenses afforded to the owner. He is not certain if that is the intent in this particular case.

COUNCILMAN WOLFSON commented that there seems to be a trend to convert apartments into condominiums. He asked their price range. MR. SINGER responded he is not certain whether the current owner will be the ultimate converter. At this point they are looking to position the project in the market place. He discussed with COUNCILMAN WOLFSON that the owners made drought landscape renovations a few years ago. He is not aware of any plans for additional landscape revisions.

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - Continued:

COUNCILMAN WOLFSON pointed out that both the Planning Commission and staff recommended approval and emphasized the applicant's justification that the conversion would provide an opportunity for first-time homebuyers to purchase a starter home, as well as the empty nester to downsize into more manageable space. Hopefully, the price range will be something that the current apartment renter could consider and purchase. In addition, the proposal is compatible with the adjacent development and consistent with the general plan. He received a letter from a resident concerned about where the minimum wage earner would live and pay rent. He cautioned that this trend might cause concern to those people that cannot afford to buy a condominium.

COUNCILMAN REESE expressed concern about the maintenance of these condos, especially if they are bought to be rented. MR. SINGER responded that a homeowners association would not only take care of the maintenance, but also charge the individual owners for that service. COUNCILMAN REESE referred to a project where the property was maintained for approximately two years, but when they were sold individually, the area became one of the worst in his Ward. DEPUTY CITY ATTORNEY BRYAN SCOTT pointed out that in a condominium situation the owner only owns the air rights within the condo walls themselves. They do not own the roofs and the common area. A homeowner association normally controls those. However, in a town home or fourplex situation the owner may own the actual land underneath the condo or the town home. In this situation the owner would only own the actual unit itself and not the outer walls.

COUNCILMAN REESE asked who would be responsible for taking care of the common areas. DEPUTY CITY ATTORNEY SCOTT replied it should be the homeowners' association responsibility.

MAYOR GOODMAN asked if a condition could be imposed that if the conversion occurs, a homeowners association needs to be established. DEPUTY CITY ATTORNEY SCOTT responded that normally the nature of a condo is that the homeowners association takes care of the roof, the common areas, the landscaping, sprinklers, and the parking lot area.

In response to MAYOR GOODMAN'S request, MR. SINGER indicated that a homeowners association is a requirement of the State Department of Real Estate in order to operate a condominium. DEPUTY CITY ATTORNEY SCOTT added that since this is a site plan, the City Council would not have that authority on this application. MAYOR GOODMAN reiterated his concern about the potential of dislocating people who consider their apartment their home.

COUNCILMAN WOLFSON commented this is a double edge sword situation. On one hand there are renters who have an equity interest in their property and then there are some who do not care about what their units look like or the need to protect them. In addition, some people who are renters will be given the opportunity to have equity in some property.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed.

(2:15 - 2:26)

4-1192

CONDITIONS:

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

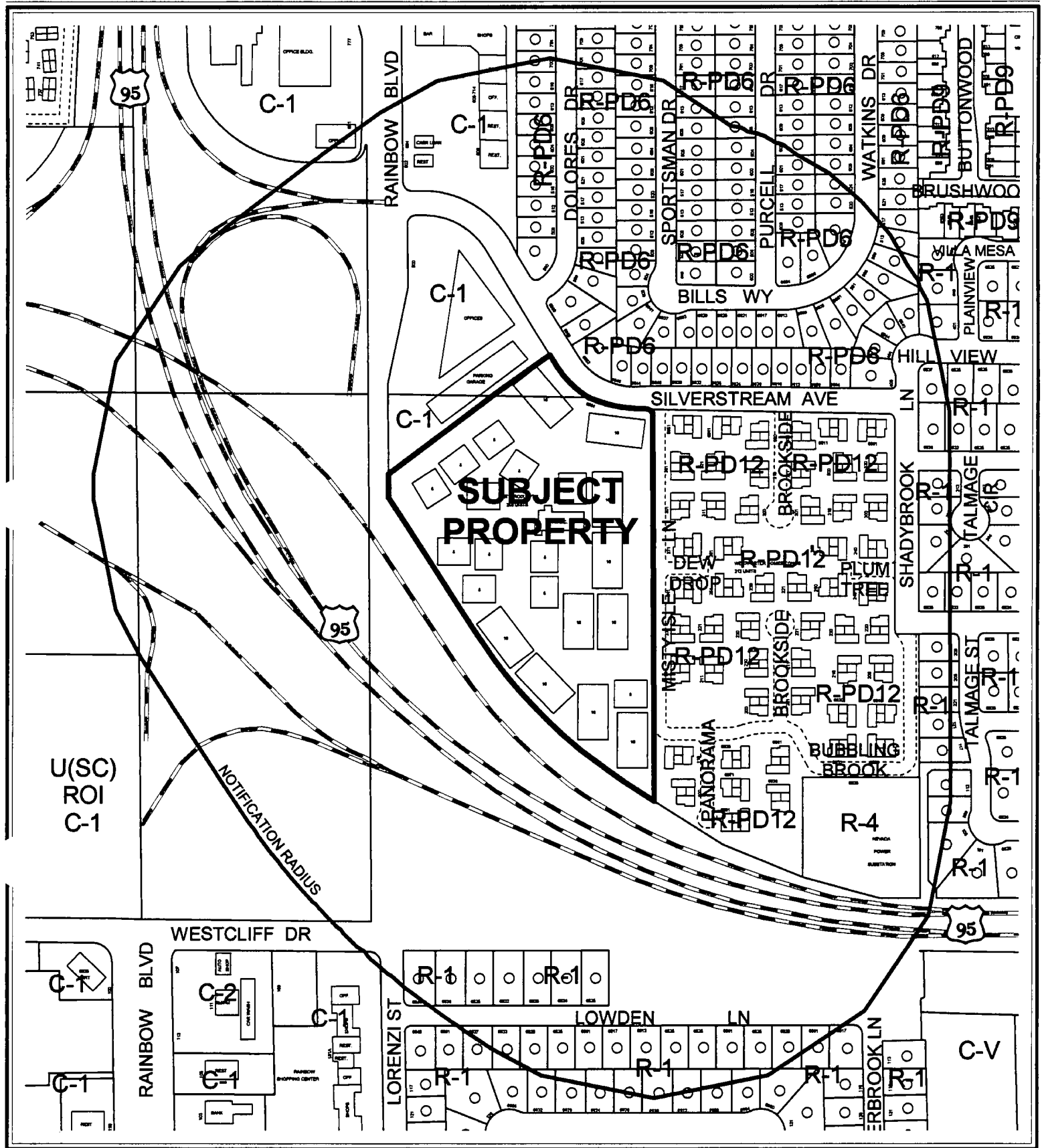
CONDITIONS - Continued:

Planning and Development

1. This Site Development Plan Review shall expire one year from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations date stamped September 16, 2004, and the original Site Development Plan Review (Z-0009-85) except as amended by these conditions.
3. Prior to the submittal of a Final Map, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. A Homeowners Association shall be established to maintain all perimeter walls, private streets, and all common areas created by this action.
6. No turf shall be permitted in the non-recreational common areas, such as perimeter zones, foundation zones, medians, and parking lot corners. Landscaped zones between and around buildings shall be limited to a total of 30% turf.
7. Fully enclosed trash enclosures shall be constructed, using the design theme and materials similar to those used in the main structures.
8. Parking areas adjacent to eight buildings shall be repainted to create eight new handicap parking spaces.

Public Works

9. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to the recordation of a Final Map for this site.
10. The Final Map for this site shall not be approved until all required public sewer connection fees have been paid to the City of Las Vegas.
11. Meet with the Flood Control Section of the Department of Public Works prior to submittal of a Final Map for this site to determine if a drainage study update shall be required. Comply with the recommendations of the Flood Control Section.
12. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Final Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
13. Site development to comply with all applicable conditions of approval for Z-9-85 and all other subsequent site-related actions.



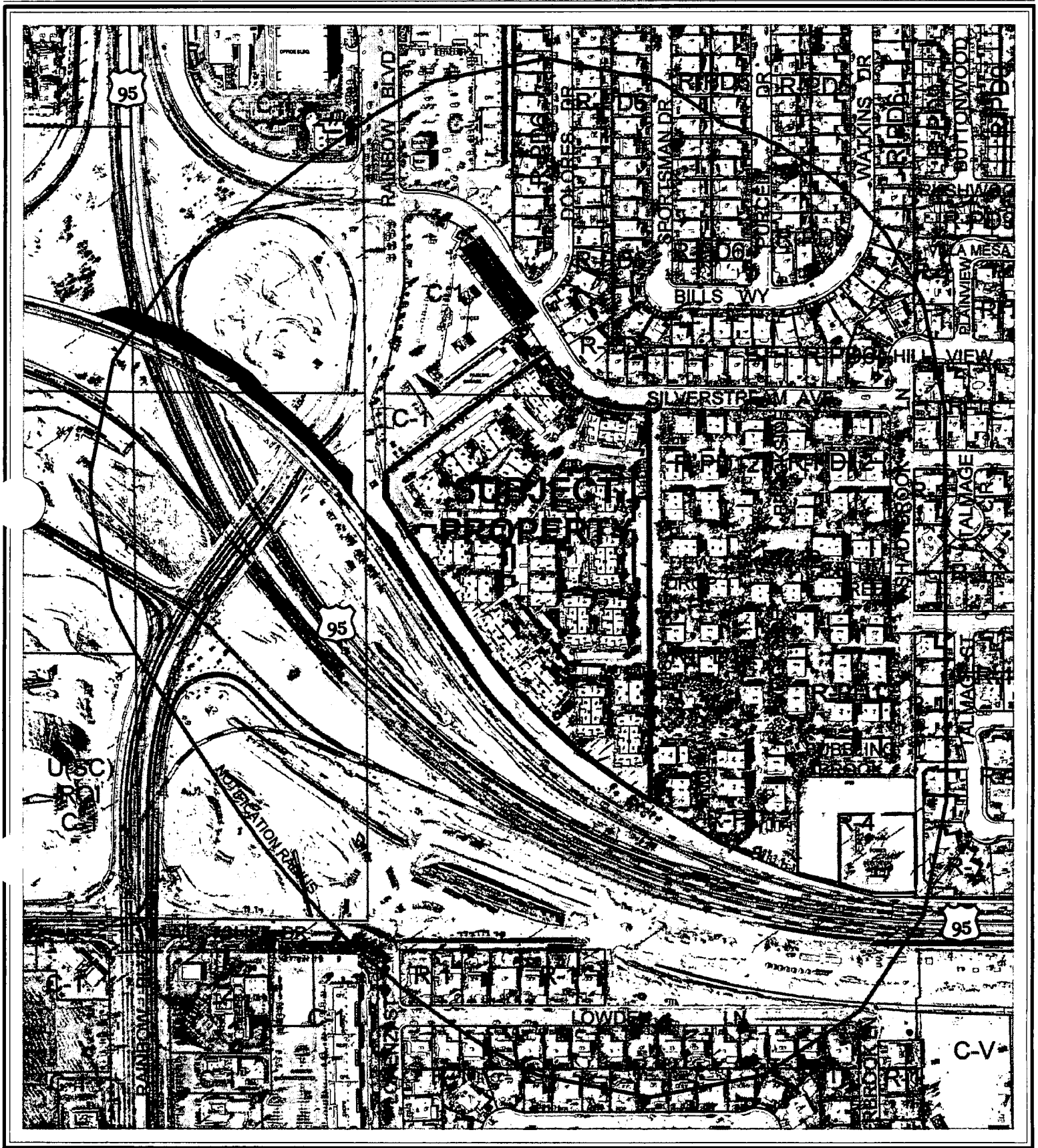
CASE: SDR-5314

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

0 300 600 Feet

077



CASE: SDR-5314

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 1, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SDR-5314 - APPLICANT: STANLEY CONSULTANTS, INC -
OWNER: SNIP ST CROIX, LP**

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review shall expire one year from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations date stamped September 16, 2004, and the original Site Development Plan Review (Z-0009-85) except as amended by these conditions.
3. Prior to the submittal of a Final Map, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. A Homeowners Association shall be established to maintain all perimeter walls, private streets, and all common areas created by this action.
6. No turf shall be permitted in the non-recreational common areas, such as perimeter zones, foundation zones, medians, and parking lot corners. Landscaped zones between and around buildings shall be limited to a total of 30% turf.
7. Fully enclosed trash enclosures shall be constructed, using the design theme and materials similar to those used in the main structures.
8. Parking areas adjacent to eight buildings shall be repainted to create eight new handicap parking spaces.

Public Works

9. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to the recordation of a Final Map for this site.
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12. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Final Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
13. Site development to comply with all applicable conditions of approval for Z-9-85 and all other subsequent site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for the conversion of a 256-unit apartment project to a condominium development on 10.62 acres adjacent to the southwest corner of Silverstream Avenue and Misty Isle Lane.

B) Applicant's Justification

The letter states: "This conversion will provide an opportunity for first-time home buyers to purchase a starter home as well as the empty nester to downsize into a more manageable space. With the rapid growth and increase in property values in the Las Vegas valley, this project will provide a unique option in the market."

BACKGROUND INFORMATION

A) Previous Actions

- 11/20/63 The City Council approved a petition for Annexation of 40 acres of land, a portion of which includes this proposal (A-0028-63). The annexation became effective on 11/30/63.
- 03/20/85 The City Council approved a Rezoning of this property from C-1 (Limited Commercial) to R-3 (Limited Multiple Residence). The City Council also approved a Site Plan Review for a 256-unit apartment development (Z-0009-85). The Planning Commission and staff recommended approval.
- 11/04/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #18/srs).

B) Pre-Application Meeting

- 09/08/04 Applicant was informed of the need to meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site, and that the changing of building department permits will be subject to fees. Applicant acknowledged these in the justification letter.

C) Neighborhood Meetings

A neighborhood meeting is not required of this type of application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 10.62

B) Existing Land Use

Subject Property: Apartments
North: Office Building, Residences
South: Rainbow Curve Interchange
East: Attached Residences
West: Rainbow Curve Interchange

C) Planned Land Use

Subject Property: M (Medium Density Residential)
North: SC (Service Commercial)
South: ROW (Right-of Way)
East: MLA (Medium Low Density Attached Residential)
West: ROW (Right-of Way)

D) Existing Zoning

Subject Property: R-3
North: C-1 (Limited Commercial), R-PD6 (Residential Planned Development, six Dwelling Units/Acre)
South: ROW (Right-of Way)
East: R-PD12 (Residential Planned Development, 12 Dwellings/Acre)
West: ROW (Right-of Way)

E) General Plan Compliance

The subject site is located within the Southwest Sector of the General Plan with an M (Medium Density Residential) land use designation. This M category allows for Limited Multiple Residences (Apartments) and Residential Planned Developments that maintain an average overall density ranging from 13 to 25 dwelling units per acre, depending upon compatibility with adjacent uses. This complex has a density of 24.1 units per acre.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

This proposal is not situated within any special plan area or district.

PROJECT DESCRIPTION

This is a conversion of an existing apartment complex into for-sale condominiums. The site plan depicts existing structures and facilities. No structural or facility improvements are proposed.

ANALYSIS

A) *Zoning Code Compliance*

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	6,500 Sq. Feet	462,607 Sq. Feet	Yes
Min. Setbacks			
• Front	20 Feet	N/A	N/A
• Side	5 Feet	N/A	N/A
• Corner	5 Feet	N/A	N/A
• Rear	20 Feet	N/A	N/A
Max. Building Height	2 Stories / 35 Feet	2 Stories / 26' 8"	Yes
Trash Enclosure	Enclosed, with roof	Not indicated	Unknown

The proposal meets the development standards of Title 19.08. However, the design of the trash enclosures is unknown.

A2) Residential Adjacency Standards

Pursuant to Title 19.08.060.A.b, Residential Adjacency Standards do not apply to the subject proposal, because this property will no longer serve as a multi-family residential development.

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	Ratio	Required Parking		Provided Parking	
		Regular	Handicap	Regular	Handicap
Condominium	176 two- bedroom units @ 1.75 spaces/unit plus one guest space for every six units	308			
	80 one-bedroom units @ 1.25 spaces/unit plus one guest space for every six units	100			
	Total	408 spaces	9 spaces	406 spaces	1 spaces

This condominium development meets the parking standards of Title 19.10. for regular spaces. However, this proposal requires eight more handicap parking spaces. A Condition of Approval has been added to reflect this requirement.

A4) Landscape and Open Space Standards

The property is well-provided with mature (17 year-old) shrubs and trees; additional landscaping is not required. Therefore, the landscape and open space standards of the existing site shall remain in conformance with the original Site Development Plan Review Z-0009-85.

B) *General Analysis and Discussion*

• Zoning

The proposed conversion of apartments to condominiums is in conformance with the M (Medium Density Residential) zoning district.

• Site Plan

The site plan matches that of the originally approved Site Development Plan Review (Z-0009-85), depicting an orderly arrangement of 23 condominium buildings, an office/clubhouse building, and an outdoor pool. The subject site is accessed by one driveway from Silverstream Avenue, a 60 foot right-of way on the City's Master Plan of Streets and Highways. Parking is supplied throughout the site in covered and uncovered spaces.

A condition has been added requiring trash enclosures to meet the current standards. The condition calls for fully enclosed structures using the same design theme and materials similar to those used in the main buildings.

- **Waivers**

Waivers of parking standards are necessary for this proposal. The development falls 53 regular spaces and 8 handicap spaces short of the parking standards of Title 19.10.

- **Landscape Plan**

Mature landscaping is provided around all of the buildings and along the perimeter of the existing complex. However, extensive areas of the site are covered in turf. A Condition of Approval has been added that brings the turf area in line with the landscape standards of Title 19.12G: No turf shall be permitted in the non-recreational common areas, such as the, perimeter zones, foundation zones, medians, and parking lot corners. Landscaped zones between and around buildings shall be limited to a total of 30% turf.

- **Elevation**

Elevations depict stucco exteriors, which include patios, balconies, architectural elements above outdoor stairwells, and tile roofs. Typical perimeter and other walls are stucco and wrought iron, with decorative pillasters. These elevations are typical of condominium developments in the area.

- **Floor Plan**

Floor Plans depict one and two-bedroom residential units typical of condominium developments in the area.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **“The proposed development is compatible with adjacent development and development in the area;”**

The proposed development is compatible with adjacent and nearby development. The site is not physically changing; therefore, this action will have minimal impact on the community.

2. **“The proposed development is consistent with the General Plan, Title 19, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;”**

The conversion of the existing apartments into condominiums is consistent with the General Plan, Title 19, the Landscape, Wall and Buffer Standards, and other duly adopted City Plans, policies and Standards.

3. **“Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;”**

The ingress/egress points on Silverstream Avenue provides adequate access to the site.

4. **“Building and landscape materials are appropriate for the areas and for the City;”**

The existing project has provided an appropriate appearance of the site from surrounding existing development and surrounding streets.

5. **“Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;”**

The design of the development is harmonious with existing development around the site

6. **“Appropriate measures are taken to secure and protect the public health, safety and general welfare.”**

The development will be subject to all codes, ordinances, and standards that will secure the health, safety, and general welfare of the public.

PLANNING COMMISSION ACTION

One protest was reported at the Planning Commission hearing.

NOTICES MAILED 370 by Planning Department

APPROVALS 0

PROTESTS 1



SNIP St. Croix Limited Partnership,
a Nevada limited Partnership

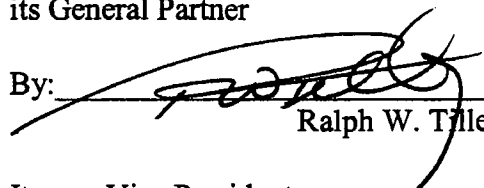
By: Southern Nevada Income Properties,
a California limited partnership,
its General Partner

By: ConAm Partners 88D,
a California limited partnership,
its General Partner

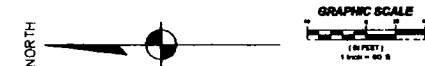
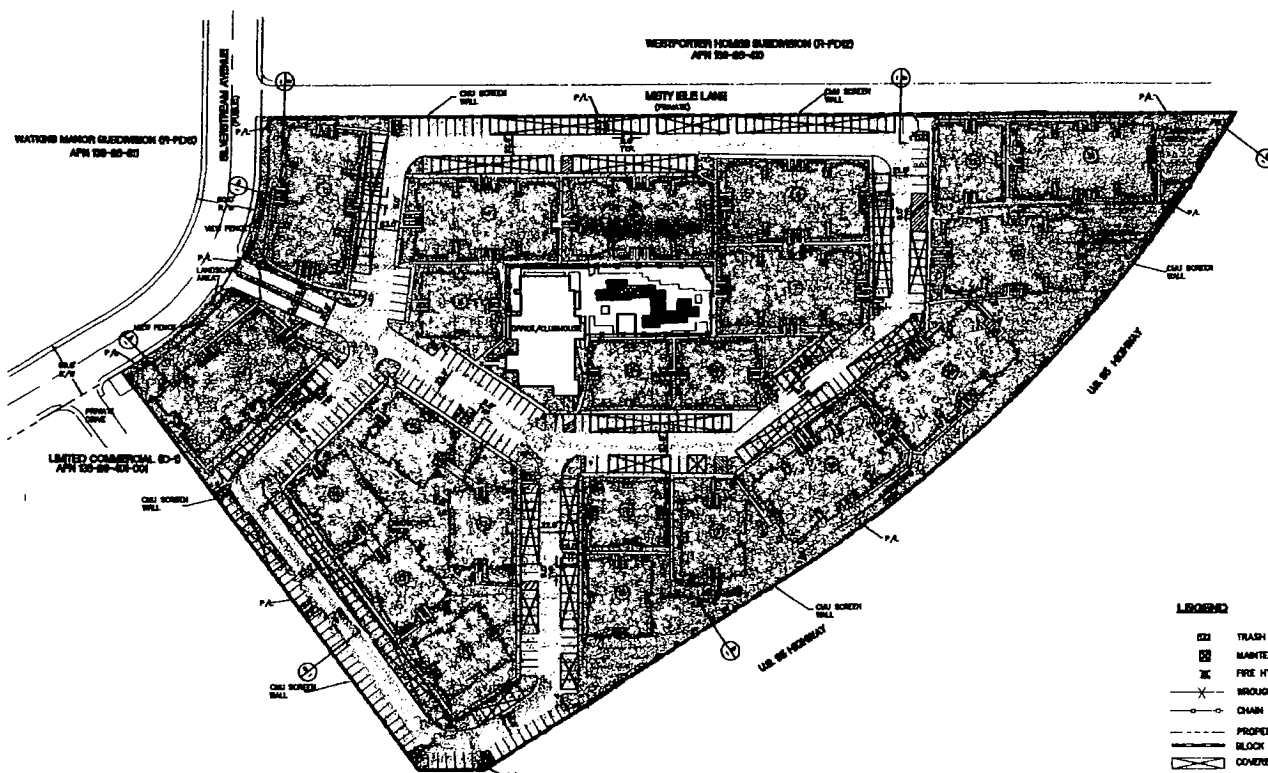
By: Continental American Properties, Ltd.,
a California limited partnership,
its General Partner

By: DJE Financial Corp.,
a California corporation,
its General Partner

By:

 9/19/04
Ralph W. Tilley

Its: Vice President



NOTE:
THIS SITE PLAN DEPICTS EXISTING STRUCTURES AND FACILITIES. THE PURPOSE OF THE PLAN IS TO CONVERT THE APARTMENTS TO CONDOMINIUMS THROUGH MAPPING ONLY. NO STRUCTURAL OR FACILITY IMPROVEMENTS ARE PROPOSED.

OWNER INFORMATION
S H I P ST. CROCK, L.P.
3800 RUFFIN ROAD, SUITE 100
SAN DIEGO, CA 92133
(619) 814-7348 PHONE
(619) 814-0115 FAX

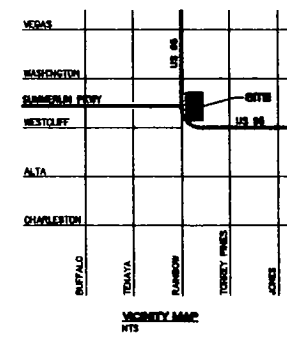
PROPERTY MANAGEMENT
COMAN
3800 RUFFIN ROAD, SUITE 100
SAN DIEGO, CA 92133
(619) 814-7348 PHONE
(619) 814-0115 FAX

SITE INFORMATION
APR: 138-28-302-002
138-28-401-002
AREA: 10.62 ACRES
USE: MULTIFAMILY RESIDENTIAL
ZONING: R-3
BUILDING HEIGHT: 28'-0"
NUMBER OF UNITS: 228
NUMBER OF BUILDINGS: 22 + LEASING OFFICE/CLUBHOUSE
DENSITY: 24.1 UNITS/ACRE

PARKING INFORMATION
PARKING PROVIDED (TOTAL): 405 SPACES
COVERED PARKING PROVIDED: 256 SPACES
ADA PARKING PROVIDED: 1 SPACE
TOTAL: 406 SPACES

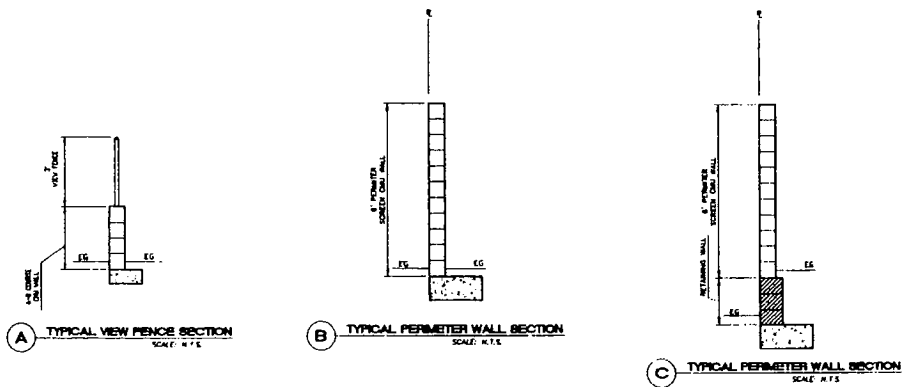
LEGAL DESCRIPTION
BEING A PORTION OF THE WEST HALF (1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 33 SOUTH, RANGE 42 EAST, MERIDIAN, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 28; THENCE NORTH 89°07'00" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 28, A DISTANCE OF 388.27 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 89°07'00" EAST, DEPARTING SAID NORTH LINE, 175.38 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SILVERSTREAM AVENUE (60.00 FEET WIDE); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES: (1) SOUTH 31°00'00" EAST, 34.47 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 230.00 FEET AND A CENTRAL ANGLE OF 87°00'00"; (2) SOUTHEASTERLY ALONG SAID CURVE, 332.22 FEET; (3) NORTH 89°07'00" WEST, 38.18 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 51.00 FEET AND A CENTRAL ANGLE OF 89°07'00"; THENCE SOUTHEASTERLY ALONG SAID CURVE, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY OF SILVERSTREAM AVENUE, 38.18 FEET, TO A POINT ON THE WESTERLY BOUNDARY LINE OF WESTPORTERS HOMES SUBDIVISION, AS SHOWN ON FILE IN THE RECORDER'S OFFICE, CLARK COUNTY, NEVADA, AS BOOK 14, PAGE 81 OF PLATS; THENCE SOUTH 89°07'00" EAST, ALONG SAID WESTERLY BOUNDARY LINE, 87.06 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF U.S. 95 AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, FROM WHICH A RADIAL LINE BEARS NORTH 87°00'00" EAST, HAVING A RADIUS OF 1,375.00 FEET AND A CENTRAL ANGLE OF 37°00'00"; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES: (1) NORTHEASTERLY ALONG SAID CURVE, 84.52 FEET; (2) NORTH 82°20'00" WEST, 328.48 FEET TO THE WESTERLY LINE OF THE APPOINTMENTED WEST HALF (1/2) OF THE SOUTHWEST QUARTER (SW 1/4); THENCE NORTH 89°07'00" WEST, ALONG SAID WESTERLY LINE, 88.10 FEET; THENCE NORTH 89°07'00" EAST, DEPARTING SAID WESTERLY LINE, 328.82 FEET TO THE POINT OF BEGINNING.

- LEGEND**
- TRASH ENCLOSURE
 - MAINTENANCE STORAGE BUILDING
 - FIRE HYDRANT
 - BROUGHT IRON FENCE
 - CHAIN LINK FENCE
 - PROPERTY LINE (P/L)
 - BLOCK WALL
 - COVERED PARKING
 - BUILDING NUMBER FOR REFERENCE ONLY
 - NO PARKING AREA



SDR-5314
11-04-04 PC

SEPTEMBER 16, 2004



Stanley Consultants Inc.

ST. CROCK APARTMENTS
(CONVERSION TO CONDOMINIUMS)
SITE PLAN

CITY OF LAS VEGAS

NO. 1, 1/4" = 1'-0"

SCALE (V) NONE

DESIGNED BY CAD

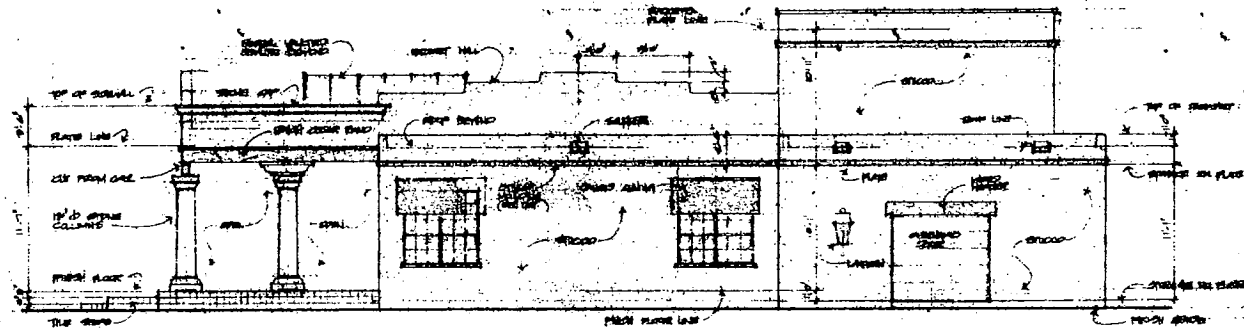
CHECKED BY SCS

DATE - 11-16-04

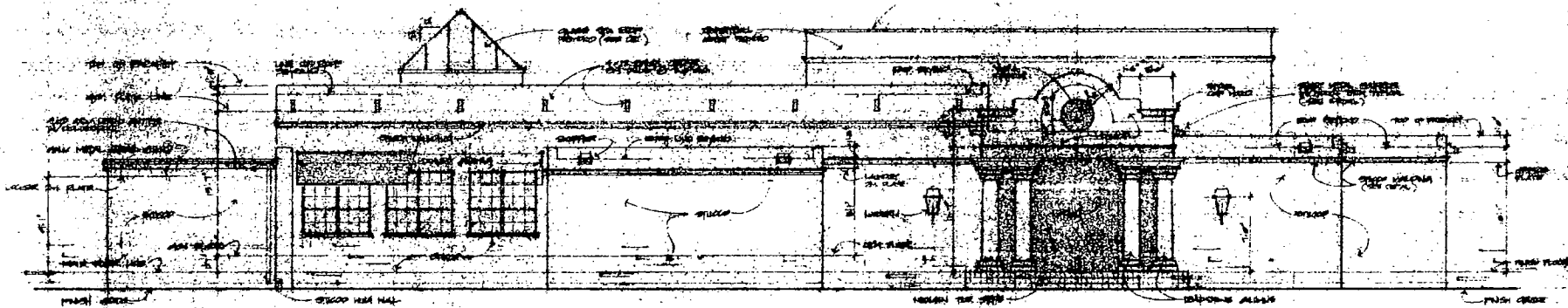
NO. PROJECT/

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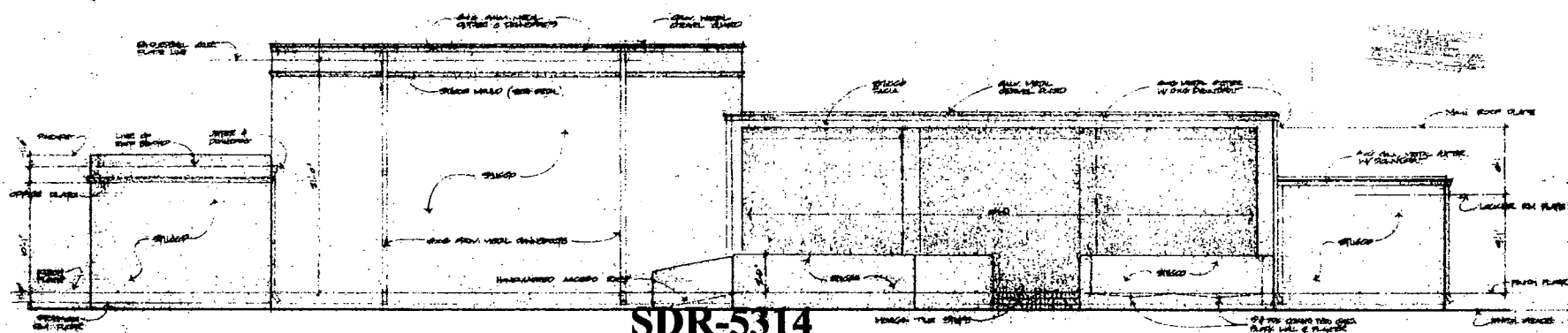
1 OF 1 SHEETS



① WEST ELEVATION
SCALE: 1/4" = 1'-0"



② NORTH ELEVATION
SCALE: 1/4" = 1'-0"



③ SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

SDR-5314
11-04-04 PC

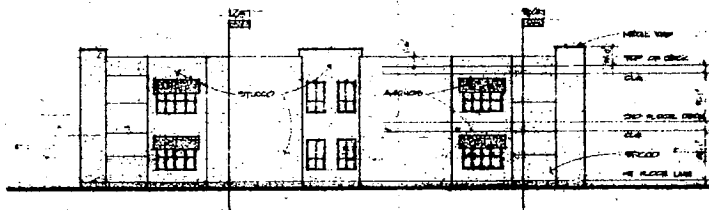


TAUB & ASSOCIATES
ARCHITECTS, PLANNERS
INTERIOR DESIGNERS

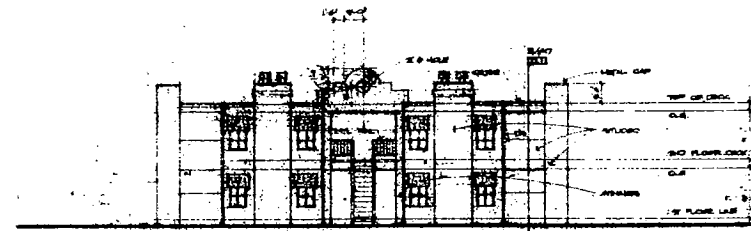
A03

SDR-5314

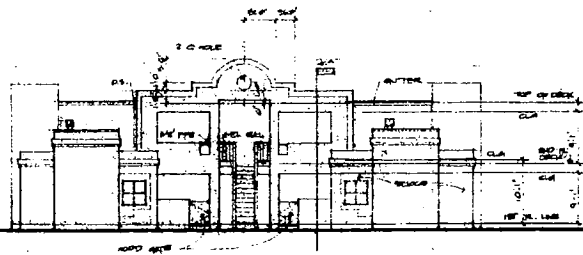
11-04-04 PC



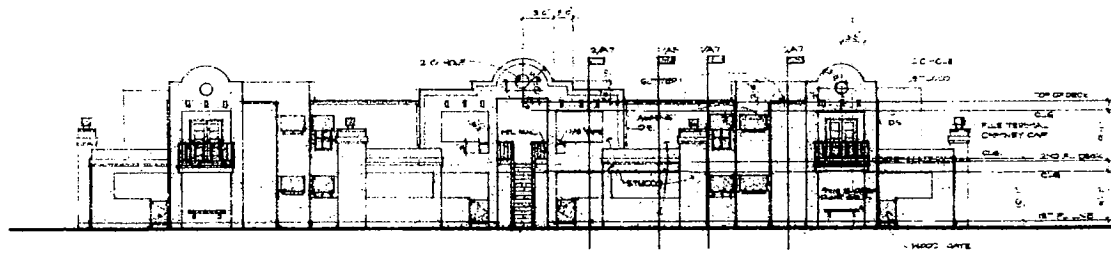
END ELEVATION - BLDGS - 3, 6, 9, 10, 12, 13, 14, 15, 16, 17, 22



FRONT ELEVATION - BLDGS - 3, 6, 9, 10, 12, 13, 14, 15, 16, 17, 22



END ELEVATION - BLDG NO. 1, 2, 4, 5, 6, 7, 8, 9, 20, 21



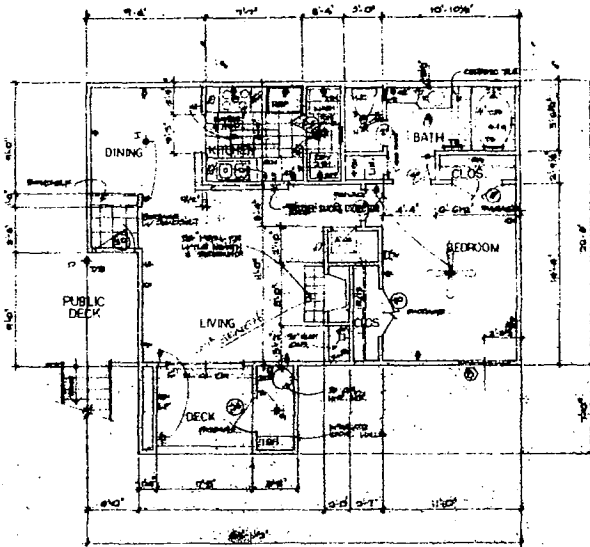
FRONT ELEVATION - BLDG NO. 1, 2, 4, 5, 6, 7, 8, 9, 20, 21



TAUB & ASSOCIATES
ARCHITECTS - PLANNERS
HOUSTON, TEXAS

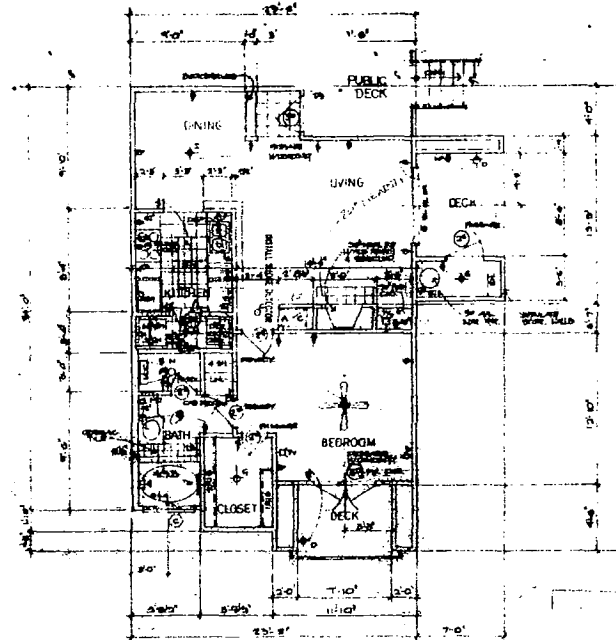
SHEET

A4



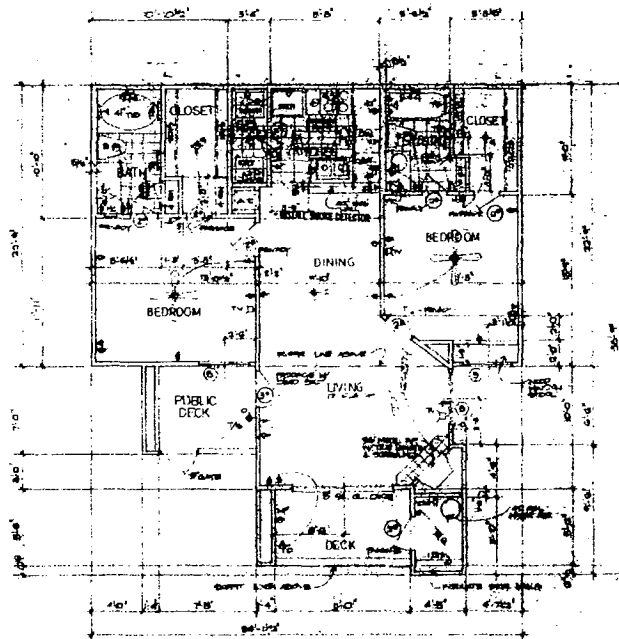
FLOOR PLAN - B UNIT 742 SQ. FT.

1/4" = 1'-0" ③



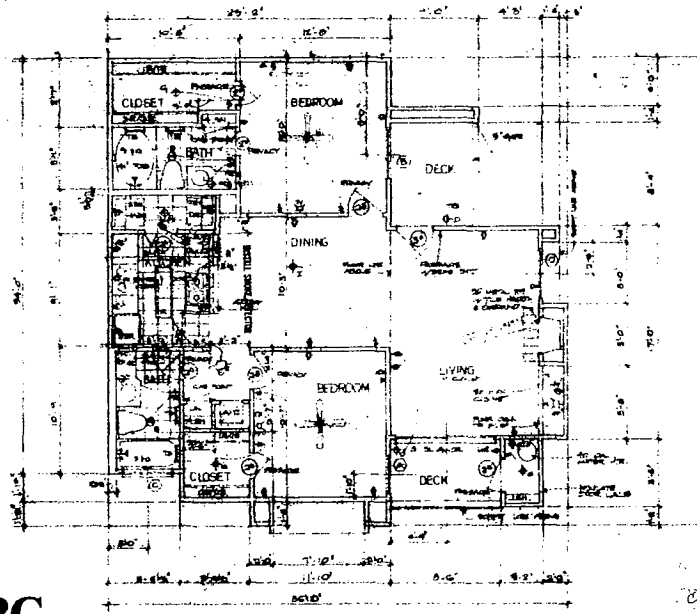
FLOOR PLAN - A UNIT 730 SQ. FT.

1/4" = 1'-0" ④



FLOOR PLAN - D UNIT 924 SQ. FT.

1/4" = 1'-0" ⑤



FLOOR PLAN - C UNIT 924 SQ. FT.

1/4" = 1'-0" ⑥

NO ELECTRICAL PERMIT WILL BE ISSUED UNTIL LOAD CALC. PANEL SCHEDULES LINE DRAWINGS ARE SUBMITTED

ALL OUTLET SHALL BE 1" MINIMUM NO MORE THAN 8 FEET FROM ANY POINT ALONG THE FLOOR LINE. ALL OUTLET SHALL BE 1" MINIMUM NO MORE THAN 8 FEET FROM ANY POINT ALONG THE FLOOR LINE. ALL OUTLET SHALL BE 1" MINIMUM NO MORE THAN 8 FEET FROM ANY POINT ALONG THE FLOOR LINE.

ALL OUTLET SHALL BE 1" MINIMUM NO MORE THAN 8 FEET FROM ANY POINT ALONG THE FLOOR LINE. ALL OUTLET SHALL BE 1" MINIMUM NO MORE THAN 8 FEET FROM ANY POINT ALONG THE FLOOR LINE. ALL OUTLET SHALL BE 1" MINIMUM NO MORE THAN 8 FEET FROM ANY POINT ALONG THE FLOOR LINE.

FLAME RETARDANT - ELECTRICAL PANELS SHALL BE 1" MINIMUM NO MORE THAN 8 FEET FROM ANY POINT ALONG THE FLOOR LINE. ALL OUTLET SHALL BE 1" MINIMUM NO MORE THAN 8 FEET FROM ANY POINT ALONG THE FLOOR LINE.

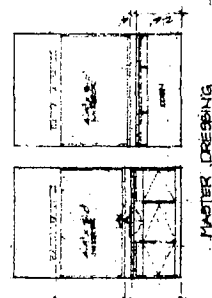
FLAME RETARDANT - ELECTRICAL PANELS SHALL BE 1" MINIMUM NO MORE THAN 8 FEET FROM ANY POINT ALONG THE FLOOR LINE. ALL OUTLET SHALL BE 1" MINIMUM NO MORE THAN 8 FEET FROM ANY POINT ALONG THE FLOOR LINE.

TAUB & ASSOCIATES
ARCHITECTS - PLANNERS
HOUSTON, TEXAS

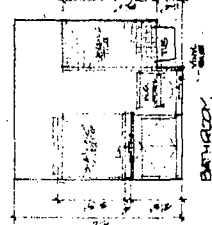
DRY

A2

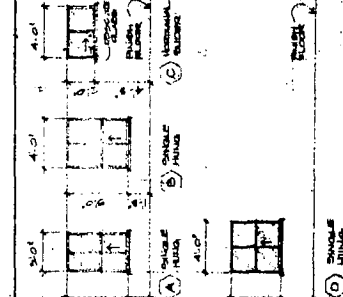
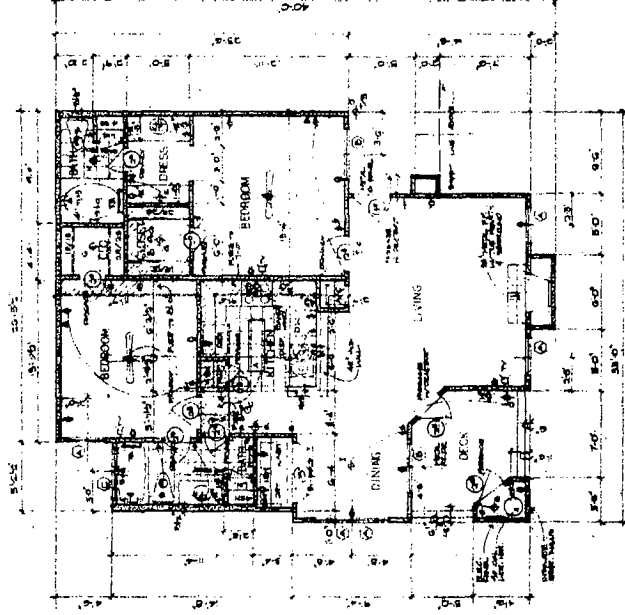
SDR-5314
11-04-04 PC



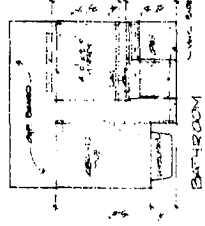
MASTER DRESSING



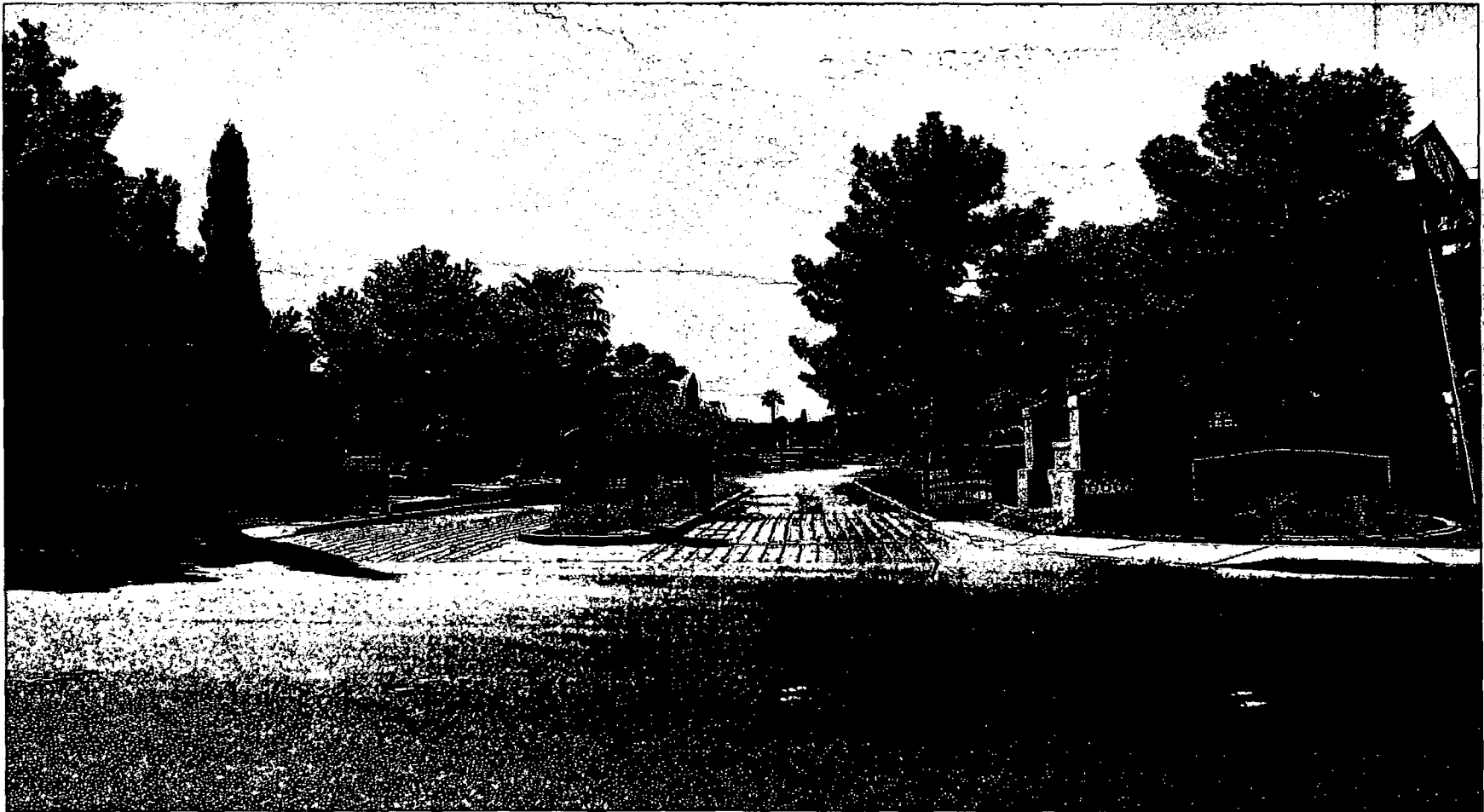
Business


DIAL
MOVIES

2024



2020



SDR-5314 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: STANLEY CONSULTANTS, INC -
OWNER: SNIP ST CROIX, LP
6661 SILVERSTREAM AVENUE
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04



SDR-5314 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: STANLEY CONSULTANTS, INC -
OWNER: SNIP ST CROIX, LP
6661 SILVERSTREAM AVENUE
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

DEANARD ZEMBLE
301 BROOKSIDE LANE #D
LAS VEGAS, NEV.

RE: SDR-5314

OCT 26, 2004

READ INTO THE RECORD

Dear Mr. Clapsaddle;

I am replying to your notice of Public Hearing re.
S.D.R. 5314 (See copy enclosed).

I would not be in favor of this plan to convert
256 St. Croix apartments into condominium units for
the following reasons:

- ① You are going to set a dangerous precedent! If apt. owners see this as a trend, where is the minimum wage earner going to live & pay rent? Do we want more homeless people sleeping in cars etc. because they can't afford to buy a condo? Once you start this conversion process the floodgates will be open to greedy apt. owners.
- ② The parking situation is chaotic with cars & trucks parked up & down the street & only 1 main entrance exist for this complex. This is hazardous for drivers using Silverstream. When 2 autos are seeking entrance & one car is exiting & cars are parked near the entrance, there is a seeing obstruction both to the auto exiting & to the driver coming down Silverstream. Do you intend to put a parking lot here to control traffic? Does this complex plan on building other exits & entrances?
- ③ Why after so many yrs. existing as an apt. complex do the owners suddenly want to convert to condominiums? If their original intentions were apts. then I think they should remain apts. That's what they are zoned for and that's what they should remain.

SDR-5314

Sincerely Bernard Zemble.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT GENZER**☐ **CONSENT** ☒ **DISCUSSION****SUBJECT:****MAJOR MODIFICATION**

MOD-5254 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Major Modification to the Lone Mountain Master Development Plan FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: PR-OS (PARK/SCHOOL/RECREATION/OPEN SPACE) on 2.73 acres adjacent to the southeast corner of Alexander Road and Hualapai Way (APN 138-07-101-002 and 004), U (Undeveloped) Zone [PF (Public Facilities) General Plan Designation] and U (Undeveloped) Zone [PR-OS (Parks/Recreation/Open Space) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****City Council Meeting****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****City Council Meeting****RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Back up referenced from the 11/4/2004 Planning Commission meeting Item 34

MOTION:**BROWN - APPROVED subject to condition - UNANIMOUS****MINUTES:**

MAYOR GOODMAN declared the Public Hearing open on Item 78 [MOD-5254], Item 79 [ZON-5256] and Item 80 [SDR-5257].

CLAIR LEWIS, City of Las Vegas, concurred with staff recommendations.

COUNCILMAN BROWN explained that the Bureau of Land Management (BLM) owns the majority of the parcel. There is a very large detention basin and a major road and Flood Control District project that circle around the basin connecting Alexander Road and Hualapai Way currently under construction. This is a wonderful example of how the Flood Control District, the Regional Transportation Commission (RTC) and the City partnered to build this joint-use facility. The basin is being developed with six softball fields on top of the basin having synthetic turf. The coordination between the other agencies not only saved the City money, but the taxpayers' dollars as well. The City Council has done a great job throughout the City in building baseball and soccer facilities. Softball is a growing sport and this project is dedicated to the youth player from five to eighteen years of age. In addition, the women's softball program can call this destination their home.

COUNCILMAN BROWN thanked staff for a great job, and for working with the neighborhood. He

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - Continued:

showed on the map that the "not a part" was originally zoned commercial. It is anticipated that a condominium facility will come in and around this facility. The facility also ties into the Police Memorial Park to the south and Lone Mountain to the north, where the County and the City are working on a master plan. He reminded the City Council that funding for this project was taken away from other projects and hopes reciprocal support comes from funding in the Spring.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed on Item 78 [MOD-5254], Item 79 [ZON-5256] and Item 80 [SDR-5257].

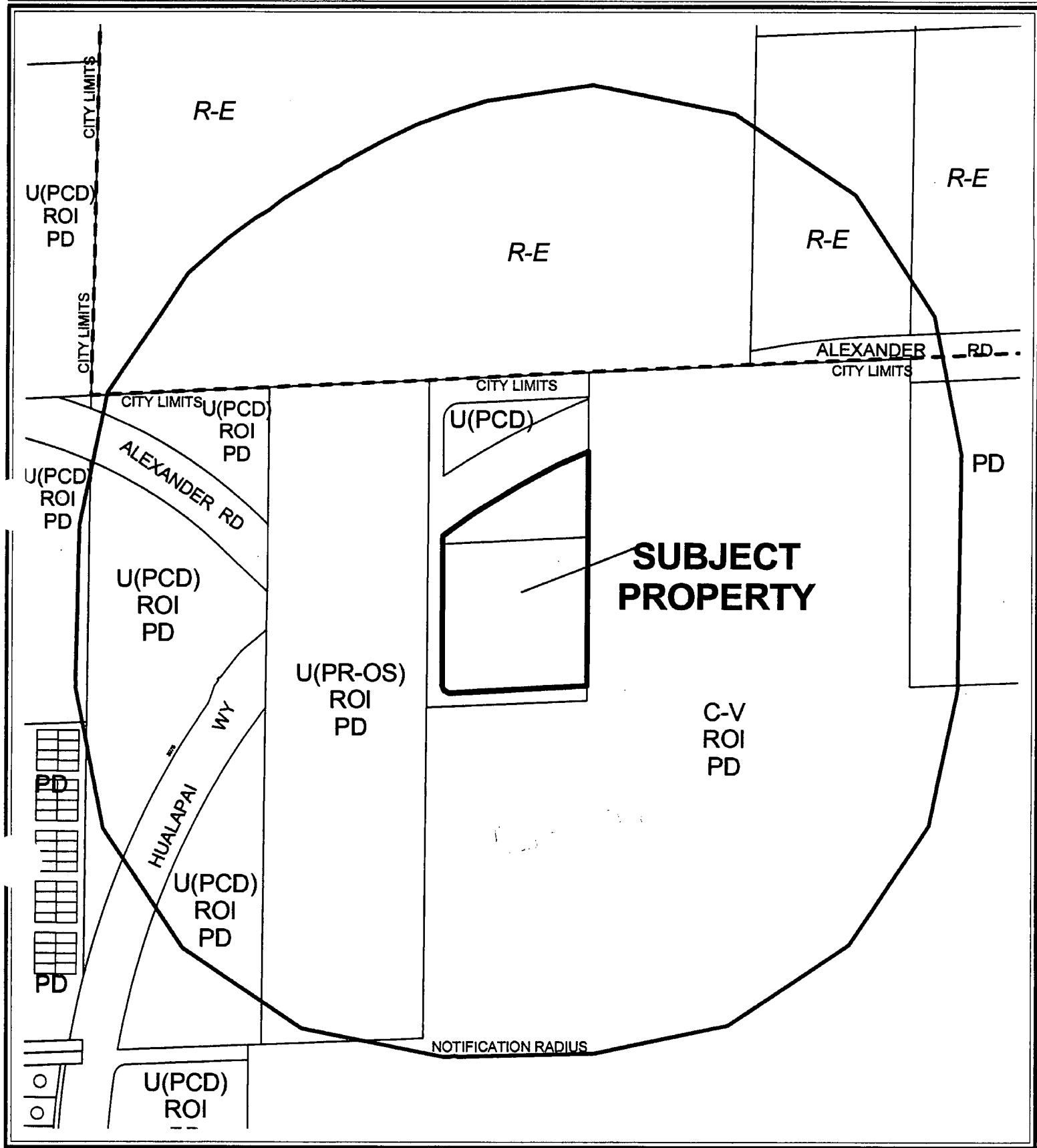
(2:26 - 2:32)

4-1624

CONDITIONS:

Planning and Development

1. Conformance to the Lone Mountain Master Development Plan, except as amended by this request.



CASE: MOD-5254

RADIUS: 750 FT

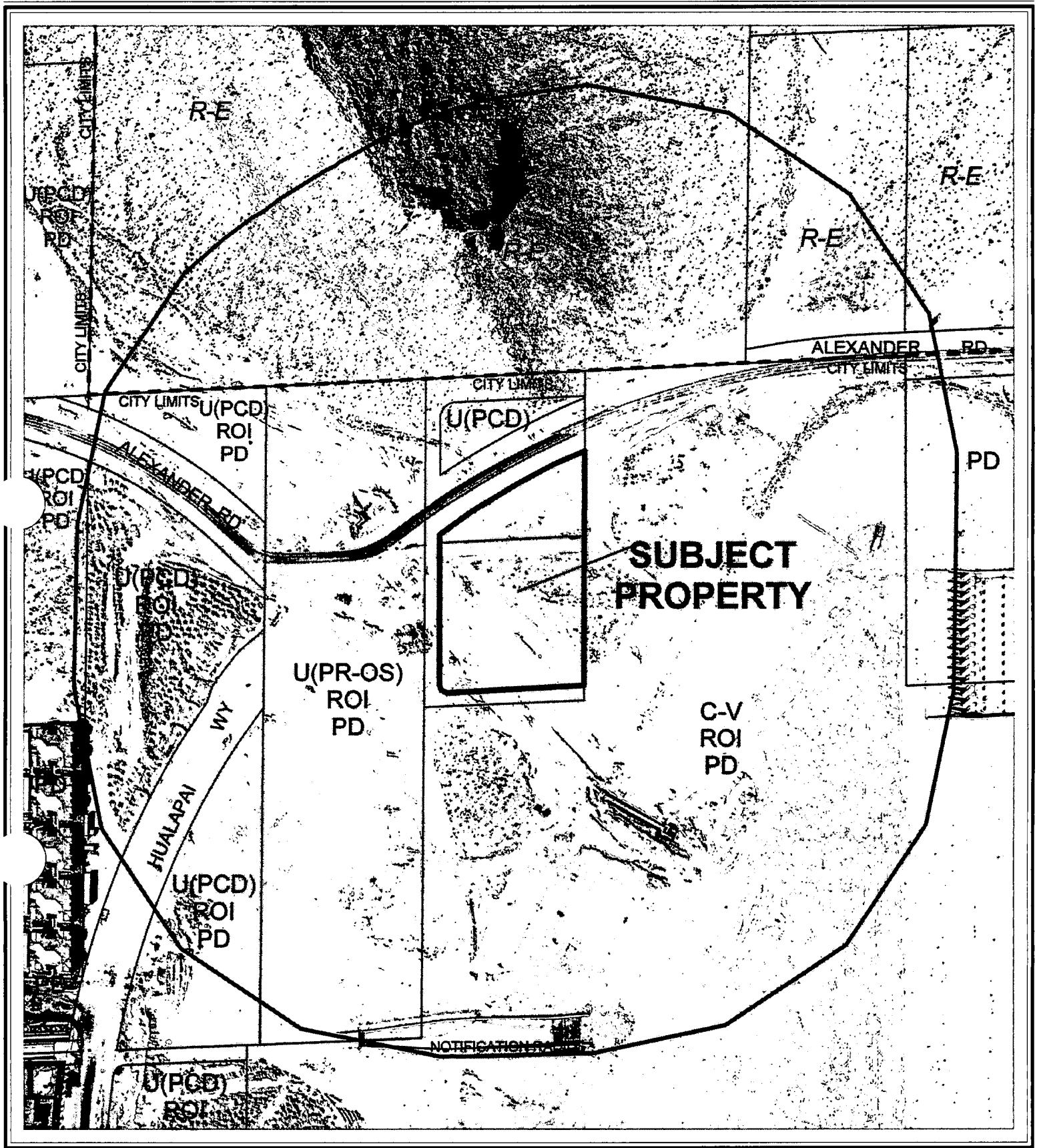
0 200 400 Feet

LONE MOUNTAIN MASTER PLAN SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:
 PLANNED COMMUNITY DEVELOPMENT

PROPOSED LONE MOUNTAIN MASTER PLAN SPECIAL LAND USE DESIGNATION OF
SUBJECT PROPERTY:

PARKS/SCHOOL/RECREATION/OPEN SPACE





CASE: MOD-5254

RADIUS: 750 FT

0 200 400 Feet



LONE MOUNTAIN MASTER PLAN SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:
PLANNED COMMUNITY DEVELOPMENT

PROPOSED LONE MOUNTAIN MASTER PLAN SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

PARKS/SCHOOL/RECREATION/OPEN SPACE



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 1, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: MOD-5254 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to the Lone Mountain Master Development Plan, except as amended by this request.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Major Modification to the Lone Mountain Master Development Plan Area from PCD (Planned Community Development) to PR/OS (Park/Recreation/Open Space) on a 2.73-acre portion of the overall 102.6-acre park site.

B) Applicant's Justification

The letter states the baseball/softball complex will include ten lighted softball fields (six are synthetic turf, four natural), new parking lots, shade shelters which will provide views of the surrounding mountains, children's play areas, complete restroom facilities, concession stands and security lighting. It is anticipated this will assist the City in providing recreational park uses to keep up with growing demand.

BACKGROUND INFORMATION

A) Previous Actions

- 11/06/03 The Planning Commission accepted the City's request to strike a request to rezone (ZON-2999) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) to C-V (Civic) Zone on 14.85 acres adjacent to the southeast corner of Alexander Road and Kerry Way. Staff recommended approval.
- 11/04/04 The Planning Commission recommended approval of a related Rezoning (ZON-5256) and Site Development Plan Review (SDR-5257) application for the reclassification of 2.73 acres from U (Undeveloped) [PF (Public Facilities) and [PR-OS (Parks/Recreation/Open Space) General Plan Designations] to PD (Planned Development) for a proposed baseball and softball park on approximately 102.6 acres adjacent to the southeast corner of Alexander Road and Hualapai Way. Staff is recommending approval.
- 11/04/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #34/dc).

B) Pre-Application Meeting

- 08/30/04 Issues discussed included providing the acreage of each parcel, a bus turnout lane along Hualapai Way, get copy of signed lease from the BLM, provide a Statement of Financial Interest and consider payment of impact fees for a traffic signal. The applicant provided the requested information when submitting the request.

C) Neighborhood Meetings

A neighborhood meeting was not required for this type of application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 2.73 Acres
Net Acres:

B) Existing Land Use

Subject Property: Undeveloped (Proposed baseball and softball park)
North: Undeveloped
South: Undeveloped (Proposed baseball and softball park)
East: Undeveloped (Proposed baseball and softball park)
West: Undeveloped (Proposed baseball and softball park)

C) Planned Land Use

Subject Property: PF (Public Facilities) & PR-OS (Parks/Recreation/ Open Space)
North: PR-OS (Parks/Recreation/ Open Space)
South: PR-OS (Parks/Recreation/ Open Space)
East: PR-OS (Parks/Recreation/ Open Space)
West: PR-OS (Parks/Recreation/ Open Space)

D) Existing Zoning

Subject Property: U (Undeveloped) [PF (Public Facilities) General Plan designation] &
U (Undeveloped) [PR-OS (Parks/Recreation/Open Space) General
Plan designation]
North: U (Undeveloped) [PR-OS (Parks/Recreation/Open Space) General
Plan designation]
South: C-V (Civic) Under Resolution of Intent to PD (Planned Development)
East: C-V (Civic) Under Resolution of Intent to PD (Planned Development)
West: U (Undeveloped) [PR-OS (Parks/Recreation/Open Space) General
Plan designation] Under Resolution of Intent to PD (Planned
Development)

E) General Plan Compliance

The subject parcels are designated PF (Public Facilities) and PR-OS (Parks/Recreation/Open Space) within the Centennial Hills Sector Land Use Map of the General Plan. Furthermore, the subject parcels are designated PCD (Planned Community Development) within the Lone Mountain Master Plan. Changing the land use to PR/OS (Parks/Recreation/Open Space) will be the proper designation for the proposed baseball and softball park.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan		
Lone Mountain	X	

Lone Mountain Master Plan

The proposed Major Modification to the Lone Mountain Master Plan is appropriate because it will create a comprehensive site for the proposed baseball and softball park, instead of a hodgepodge gathering of parcels.

ANALYSIS

A) Zoning Code Compliance

A related request (ZON-5256) has been submitted to rezone the subject parcels to PD (Planned Development). If approved, the proposed park would be an allowable use.

B) General Analysis and Discussion

The subject 2.73 acres are designated as PF (Public Facilities) & PR-OS (Parks/Recreation/ Open Space) within the Centennial Hills Sector Land Use Map of the General Plan, therefore being in conformance with the proposed baseball/softball complex. However, the subject parcels fall within the Lone Mountain Master Plan and are designated PCD (Planned Community Development).

The Planned Community Development category allows for a mix of residential uses that maintain an average overall density ranging from two to eight dwelling units per gross acre, depending upon compatibility with adjacent uses (e.g. a density of two units per acre will be required when adjacent to DR designated property). In addition, commercial, public facilities and office projects may be used as buffers (depending upon compatibility issues) within the PCD. For the subject parcels to function as a park/ recreation/ open space portion of the Master Plan a Major Modification of the Lone Mountain Master Plan is necessary for it to be in compliance.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. “The proposal conforms to the General Plan.”

The proposed Major Modification of the Lone Mountain Master Plan conforms to the intent of the General Plan.

2. “The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.”

The proposed baseball and softball park would be allowed within the proposed PD (Planned Development) zoning district (ZON-5256), once the Lone Mountain Master Plan has been modified to reflect a PR/OS (Park/Recreation/Open Space) special land use designation (MOD-5254).

3. **“Growth and development factors in the community indicate the need for or appropriateness of the rezoning.”**

The ever increasing number of residential units within the subject area intensifies the necessity for parks, recreational areas, and open space within the community.

4. **“Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.”**

The subject site will have sufficient access to the subject parcels from Hualapai Way and Alexander Way, both of which are designated as 100-foot Primary Arterials within the Master Streets and Highways Plan.

NOTICES MAILED 901 by Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: MOD. 5254 APN: 138-07-101-004

Name of Property Owner: City of Las Vegas

Name of Applicant: Poggemeyer Design Group, Inc.

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

 Yes X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

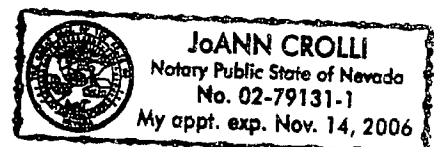
Signature of Property Owner/Authorized Agent: Carla Hunt

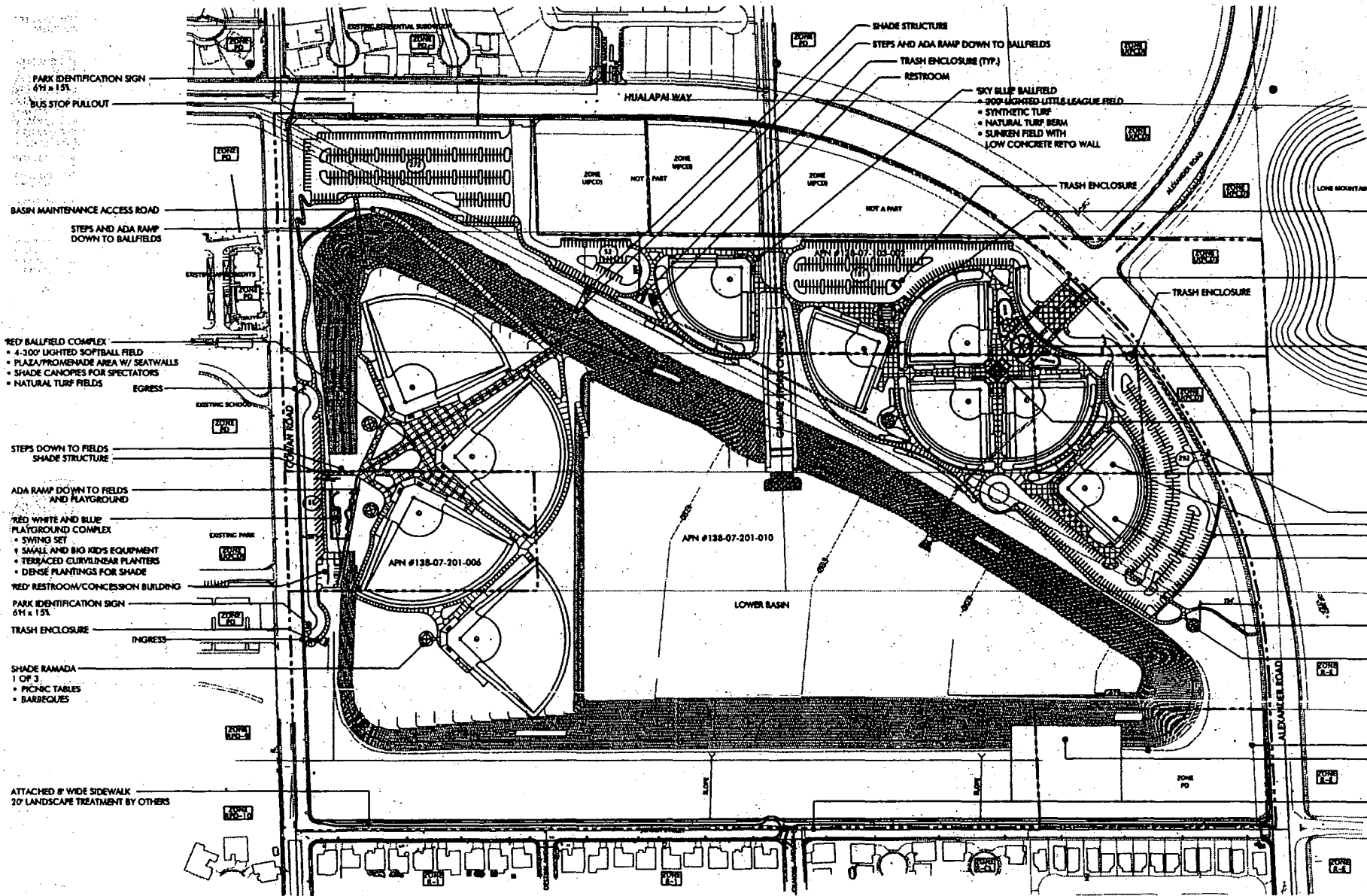
Print Name: David Roark

Subscribed and sworn before me

This 8th day of September, 2004

John C. Bell
Notary Public in and for said County and State





ON-SITE PARKING SUMMARY	
REGULAR SPACES	800
HANDICAP SPACES	16

GENERAL NOTES
 1. PROJECT SHALL COMPLY WITH ADA REQUIREMENTS.
 2. PARKING SPACES ARE 9' x 20' (TYP.).
 3. PARKING LOT AISLES ARE 24' WIDE.

- TAKE BLUE BALLFIELD COMPLEX
 - 200' LIGHTED LITTLE LEAGUE FIELD
 - RESTROOM
 - PLAYGROUND WITH SHADE COVER
 - SUNKEN SYNTHETIC TURF FIELD WITH LOW CONCRETE RETO WALL
- ENTRY COURT (INGRESS/EGRESS)
 - COLORED/TEXTURED
 - CONCRETE PAVEMENT
 - DECORATIVE SCREEN 20' HIGH
 - PALM LINED
- GREEN PLAYGROUND COMPLEX
 - TWO SWING SETS
 - SEPARATE SMALL AND BIG KIDS PLAYGROUND WITH SHADE COVER
 - SEATWALLS AT PERIMETER
 - PERIMETER PLANTINGS
- APN #138-07-101-004
- GREEN BALLFIELD COMPLEX
 - 3-200' LIGHTED LITTLE LEAGUE FIELD
 - CONCESSION/RESTROOM BUILDING
 - SHADE CANOPIES FOR SPECTATORS
 - SUNKEN SYNTHETIC TURF FIELD WITH LOW CONCRETE RETO WALL
 - NATURAL TURF SPECTATOR BERMS AT OUTFIELDS
- ACCESS DRIVEWAY (INGRESS/EGRESS)
 - APN #138-07-101-002
 - ADA RAMP
- YELLOW BALLFIELD
 - 200' LIGHTED LITTLE LEAGUE FIELD
 - SHADE CANOPIES FOR SPECTATORS
 - SUNKEN SYNTHETIC TURF FIELD WITH LOW CONCRETE RETO WALL
- CONCRETE STEPS
- OVERLOOK SHADE RAMADA
 - PICNIC TABLES
 - BARBEQUES
 - 1 OF 2
- APN #138-07-102-001
- BASIN OUTFALL (N.A.P.)
- JENSEN STREET IMPROVEMENTS (N.A.P.)



Alexander-Hualapai Softball Complex

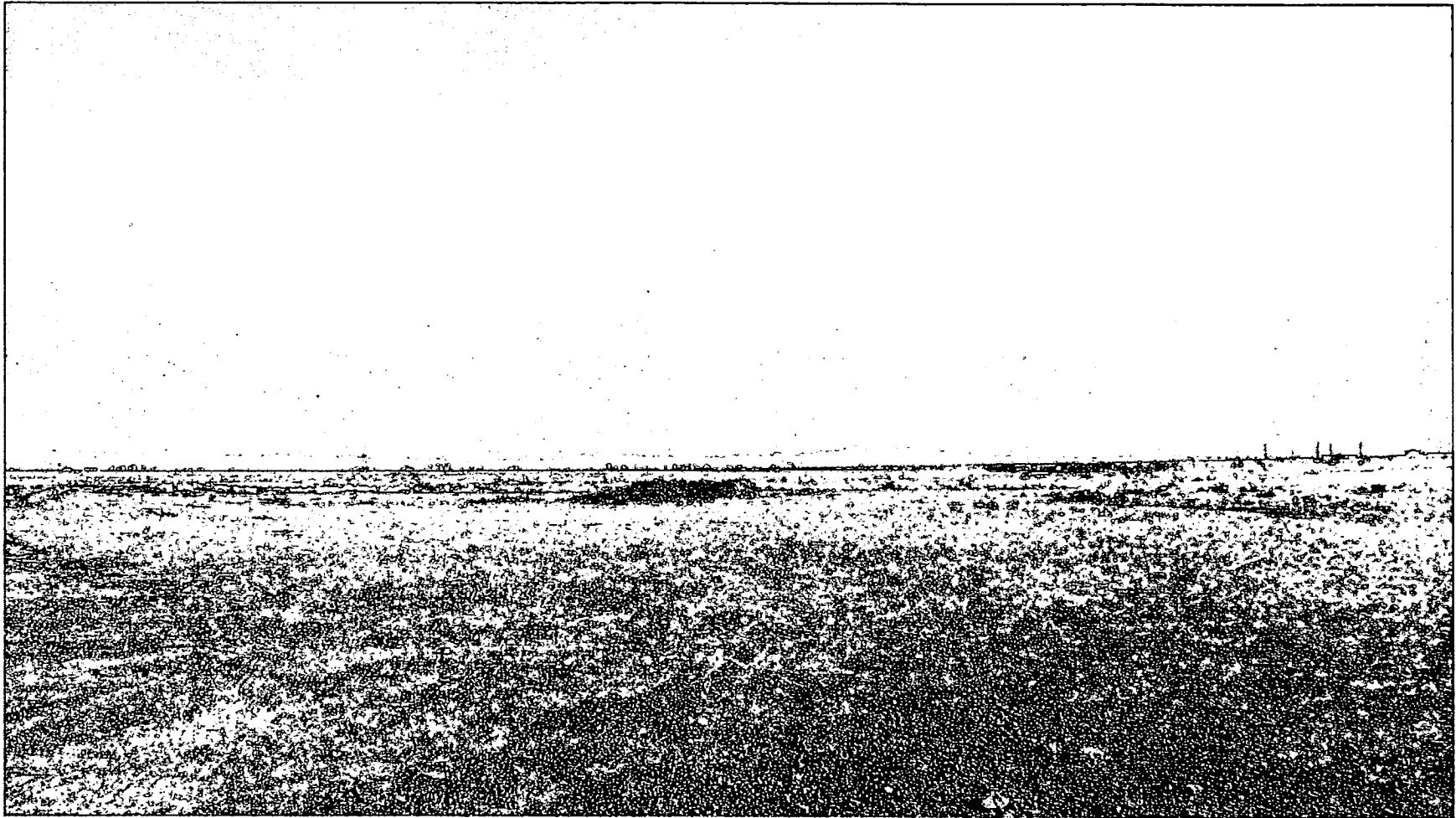
Preliminary Master Plan

MOD-5254
 11-04-04 PC



poggemeyer
 design group, inc.
 engineers • planners • architects • landscape architects
 200 North Tatum Way • Las Vegas, NV 89101 • P 702.365.0000 • F 702.365.0075

SEPTEMBER 14, 2004 PDG # 01139G



**MOD-5254 - APPLICANT/OWNER: CITY OF LAS VEGAS
SOUTHEAST CORNER OF ALEXANDER ROAD AND HUALAPAI WAY
NOVEMBER 4, 2004 PLANNING COMMISSION**

10/15/04

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

Christopher Theiss
10210 Deerfield Beach Ave., Unit 101
Las Vegas, NV 89129
702.869.0377 / Fax 702.869.3577
ctheiss1@cox.net

October 28, 2004

City Planning Commission
Planning & Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Re: MOD-5254

I am writing to you in support of this proposed modification to the Lone Mountain Master Development Plan. This property should receive a land use designation of Parks/School/Recreation/Open Space.

Thank you.



Christopher Theiss

attachment

READ INTO
THE RECORD

MOD-5254
A

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

REZONING RELATED TO MOD-5254

ZON-5256 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: U (UNDEVELOPED) [PF (PUBLIC FACILITIES) AND [PR-OS (PARKS/RECREATION/OPEN SPACE) GENERAL PLAN DESIGNATIONS] TO: PD (PLANNED DEVELOPMENT) on 2.73 acres adjacent to the southeast corner of Alexander Road and Hualapai Way (APN 138-07-101-002 and 004), Ward 4 (Brown). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

BROWN - APPROVED subject to conditions - UNANIMOUS

MINUTES:

NOTE: See Item 78 [MOD-5254] for all related discussion.
(2:26 - 2:32)
4-1624

CONDITIONS:

Planning and Development

1. This Rezoning shall go direct to ordinance.

2. Approval of Site Development Plan Review (SDR-5257) by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

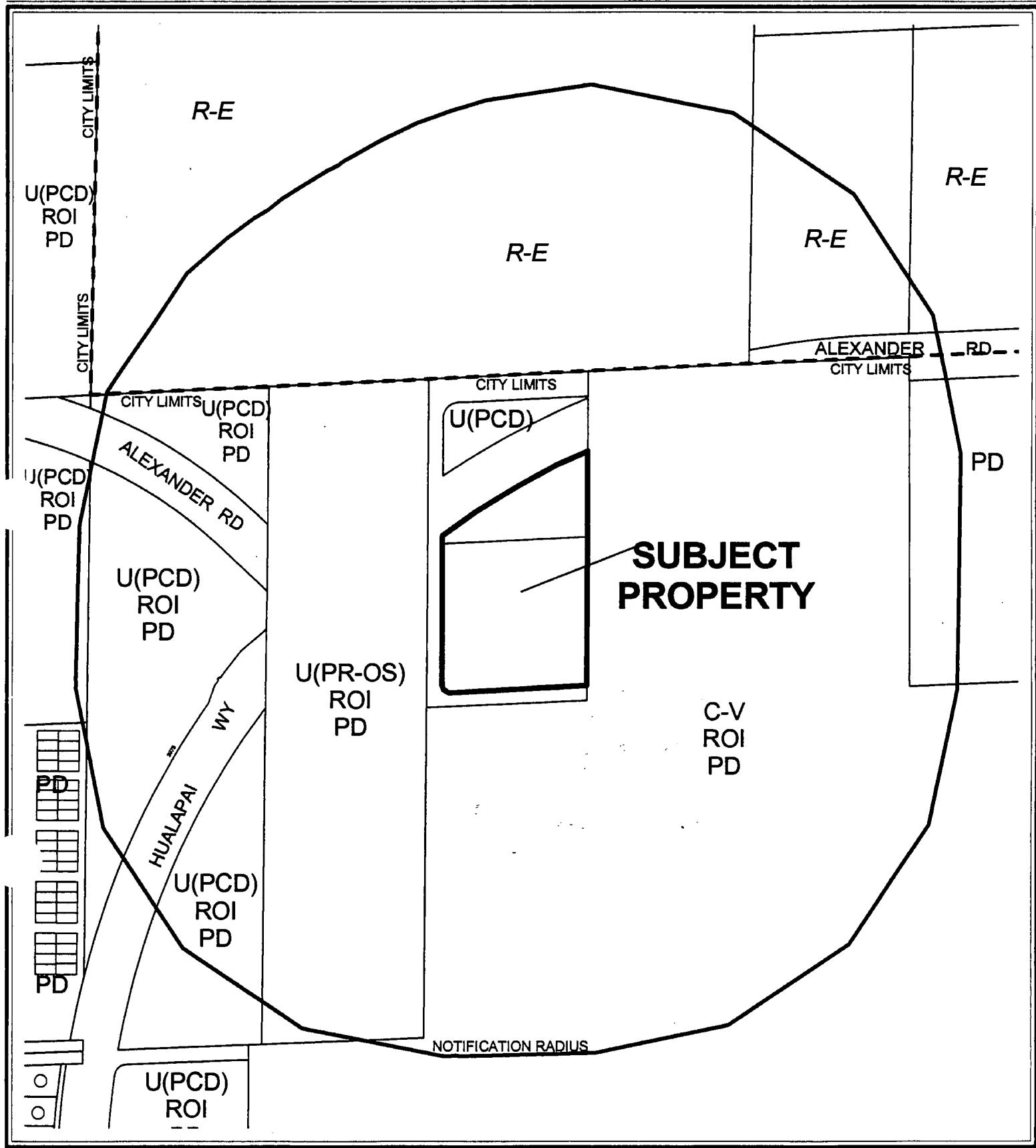
Public Works

3. If not already in place, construct half-street improvements including appropriate overpaving on Alexander Road adjacent to this site concurrent with development of this site.
4. A Drainage Plan and Technical Drainage Study or other acceptable information must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study.
5. A Traffic Impact Analysis or other acceptable information must be submitted to and approved by the

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

CONDITIONS - Continued:

Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings.



CASE: ZON-5256

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PF (PUBLIC FACILITIES) GENERAL PLAN DESIGNATION] AND
U (UNDEVELOPED) ZONE [PR-OS (PARKS/RECREATION/OPEN SPACE) GENERAL PLAN
DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT)

0 200 400 Feet



79

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 1, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-5256 – APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. This Rezoning shall go direct to ordinance.
2. Approval of Site Development Plan Review (SDR-5257) by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. If not already in place, construct half-street improvements including appropriate overpaving on Alexander Road adjacent to this site concurrent with development of this site.
4. A Drainage Plan and Technical Drainage Study or other acceptable information must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study.
5. A Traffic Impact Analysis or other acceptable information must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning from U (Undeveloped) [PF (Public Facilities) General Plan designation] and U (Undeveloped) [PR-OS (Parks/Recreation/Open Space) General Plan designation] to PD (Planned Development) on 2.73 acres adjacent to the southeast corner of Alexander Road and Hualapai Way.

B) Applicant's Justification

The justification letter states the baseball/softball complex will include ten lighted softball fields (six are synthetic turf, four natural), new parking lots, shade shelters which will provide views of the surrounding mountains, children's play areas, complete restroom facilities, concession stands and security lighting. It is anticipated this will assist the City in providing recreational park uses to meet with growing demand.

BACKGROUND INFORMATION

A) Previous Actions

11/06/03	The Planning Commission accepted the City's request to strike a request to rezone (ZON-2999) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) to C-V (Civic) Zone on 14.85 acres adjacent to the southeast corner of Alexander Road and Kerry Way. Staff recommended approval.
11/04/04	The Planning Commission recommended approval of a related Major Modification (MOD-5254) to the Lone Mountain Master Development Plan Area from PCD (Planned Community Development) to PR/OS (Park/Recreation/Open Space) on a 2.73-acre and a Site Development Plan Review (SDR-5257) application for a proposed baseball and softball park on approximately 102.6 acres adjacent to the southeast corner of Alexander Road and Hualapai Way. Staff is recommending approval.
11/04/04	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #35/dc).

B) Pre-Application Meeting

08/30/04 Issues discussed included providing the acreage of each parcel, a bus turnout lane along Hualapai Way, get copy of signed lease from the BLM, provide a Statement of Financial Interest and consider payment of impact fees for a traffic signal. The applicant provided the requested information when submitting the request.

C) Neighborhood Meetings

A neighborhood meeting was not required for this type of application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 2.73 Acres
Net Acres:

B) Existing Land Use

Subject Property: Undeveloped (Proposed baseball and softball park)
North: Undeveloped
South: Undeveloped (Proposed baseball and softball park)
East: Undeveloped (Proposed baseball and softball park)
West: Undeveloped (Proposed baseball and softball park)

C) Planned Land Use

Subject Property: PF (Public Facilities) & PR-OS (Parks/Recreation/ Open Space)
North: PR-OS (Parks/Recreation/ Open Space)
South: PR-OS (Parks/Recreation/ Open Space)
East: PR-OS (Parks/Recreation/ Open Space)
West: PR-OS (Parks/Recreation/ Open Space)

D) Existing Zoning

Subject Property: U (Undeveloped) [PF (Public Facilities) General Plan designation] &
U (Undeveloped) [PR-OS (Parks/Recreation/Open Space) General
Plan designation]
North: U (Undeveloped) [PR-OS (Parks/Recreation/Open Space) General
Plan designation]
South: C-V (Civic) Under Resolution of Intent to PD (Planned Development)
East: C-V (Civic) Under Resolution of Intent to PD (Planned Development)
West: U (Undeveloped) [PR-OS (Parks/Recreation/Open Space) General
Plan designation] Under Resolution of Intent to PD (Planned
Development)

E) General Plan Compliance

The subject parcels are designated PF (Public Facilities) and PR-OS (Parks/Recreation/Open Space) within the Centennial Hills Sector Land Use Map of the General Plan. Furthermore, the subject parcels are designated PCD (Planned Community Development) within the Lone Mountain Master Plan. Changing the land use to PR/OS (Parks/Recreation/Open Space) will be the proper designation for the proposed baseball and softball complex (MOD-5254). Furthermore, the proposed rezoning from U (Undeveloped) to PD (Planned Development) would place the subject parcels in conformance with both the Lone Mountain Master Plan and the General Plan.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan	X	
Lone Mountain		
Special Overlay District		X
Trails		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

Lone Mountain Master Plan

The proposed Major Modification to the Lone Mountain Master Plan is appropriate because it will create a comprehensive site for the proposed baseball and softball park, instead of a hodgepodge gathering of parcels.

ANALYSIS

A) Zoning Code Compliance

The proposed rezoning (ZON-5256) to PD (Planned Development) would incorporate the subject parcels into the Lone Mountain Master Plan, therefore adopting the master plan's special land use designation. A related Major Modification (MOD-5254) application, if approved, will amend the to the Lone Mountain Master Development Plan Area from PCD (Planned Community Development) to PR/OS (Park/Recreation/Open Space). If the rezoning (ZON-5256) is approved, the proposed park would be an allowable use.

B) General Analysis and Discussion

The subject 2.73 acres are designated as PF (Public Facilities) & PR-OS (Parks/Recreation/ Open Space) within the Centennial Hills Sector Land Use Map of the General Plan, therefore being in conformance with the proposed baseball/softball complex. However, the subject parcels fall within the Lone Mountain Master Plan and are designated PCD (Planned Community Development).

The Planned Community Development category allows for a mix of residential uses that maintain an average overall density ranging from two to eight dwelling units per gross acre, depending upon compatibility with adjacent uses (e.g. a density of two units per acre will be required when adjacent to DR designated property). In addition, commercial, public facilities and office projects may be used as buffers (depending upon compatibility issues) within the PCD. For the subject parcels to function as a park/ recreation/ open space portion of the Master Plan a Major Modification of the Lone Mountain Master Plan is necessary for it to be in compliance.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. "The proposal conforms to the General Plan."

The proposed rezoning in conjunction with the proposed Major Modification (MOD-5254) of the Lone Mountain Master Plan will place the subject parcels in conformance with the intent of the General Plan.

2. "The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."

The proposed baseball and softball park will serve as a public amenity to the surrounding community and therefore, will be compatible with neighboring land uses and zoning districts.

3. "Growth and development factors in the community indicate the need for or appropriateness of the rezoning."

The ever increasing number of residential units within the subject area intensifies the necessity for parks, recreational areas, and open space within the community.

4. "Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district."

The subject site will have sufficient access to the subject parcels from Hualapai Way and Alexander Way, both of which are designated as 100-foot Primary Arterials within the Master Streets and Highways Plan.

NOTICES MAILED 901 by Planning Department

APPROVALS 0

PROTESTS 0





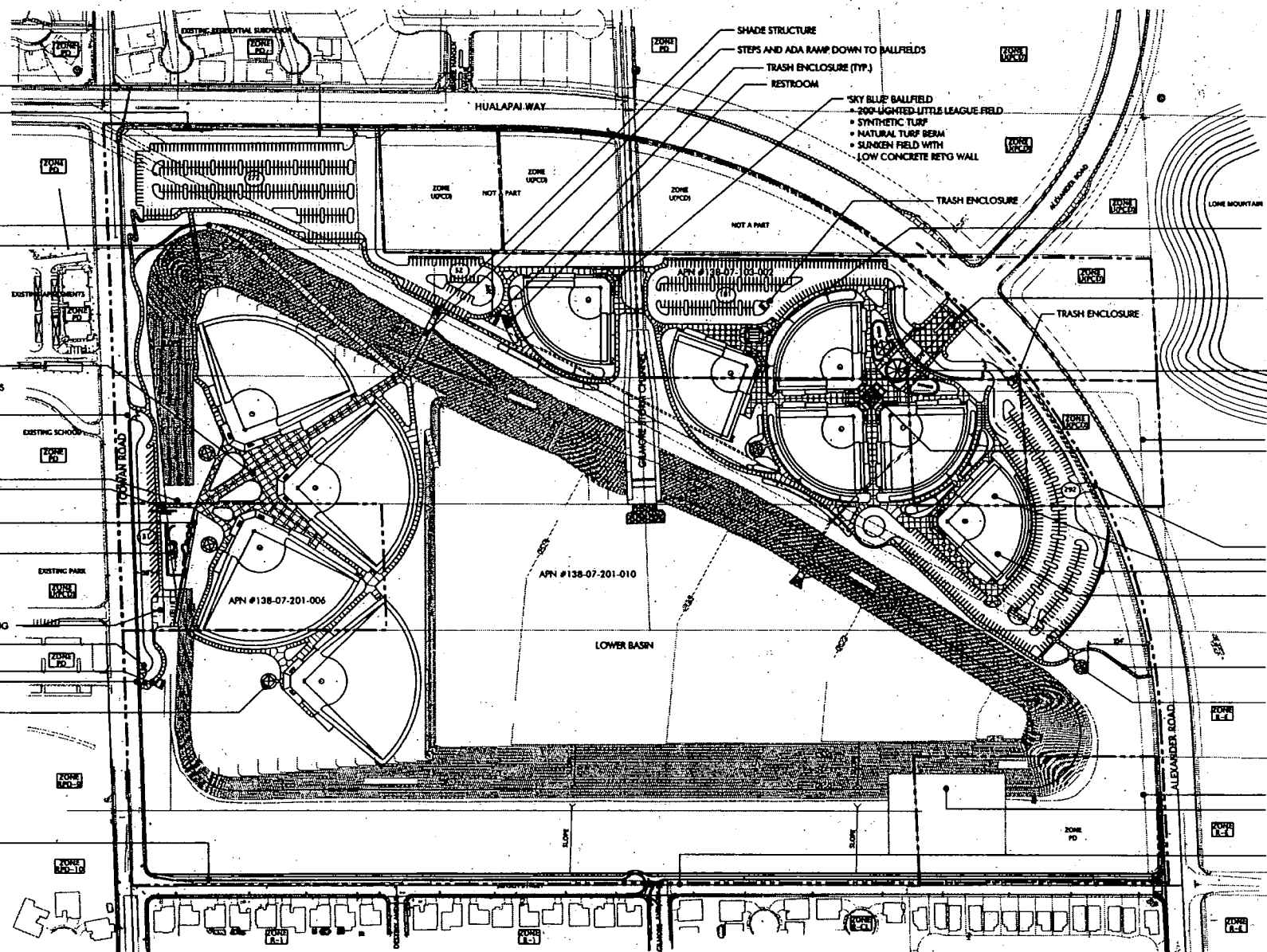


SEPTEMBER 14, 2004 PDG # 01139G

11-04-04 PC

[illegible][illegible]

THE UNIVERSITY OF CHICAGO



ON-SITE PARKING SUMMARY	
REGULAR SPACES	800
HANDICAP SPACES	16

GENERAL NOTES

1. PROJECT SHALL COMPLY WITH ADA REQUIREMENTS.
2. PARKING SPACES ARE 9' x 20' (TYP.).
3. PARKING LOT ASLES ARE 24" WIDE.

- PARK IDENTIFICATION SIGN 6'H x 15'L
- BUS STOP PULLOUT
- BASIN MAINTENANCE ACCESS ROAD
- STEPS AND ADA RAMP DOWN TO BALLFIELDS
- EXISTING SCHOOL
- RED BALLFIELD COMPLEX
 - 4,300' LIGHTED SOFTBALL FIELD
 - PLAZA/PROMENADE AREA W/ SEATWALLS
 - SHADE CANOPIES FOR SPECTATORS
 - NATURAL TURF FIELDS
- EGRESS
- STEPS DOWN TO FIELDS
- SHADE STRUCTURE
- ADA RAMP DOWN TO FIELDS AND PLAYGROUND
- RED WHITE AND BLUE PLAYGROUND COMPLEX
 - SWING SET
 - SMALL AND BIG KID'S EQUIPMENT
 - TERRACED CURVILINEAR PLANTERS
 - DENSE PLANTINGS FOR SHADE
- RED RESTROOM/CONCESSION BUILDING
- PARK IDENTIFICATION SIGN 6'H x 15'L
- TRASH ENCLOSURE
- INGRESS
- SHADE RAMADA 1 OF 3
 - PICNIC TABLES
 - BARBEQUES
- ATTACHED 8' WIDE SIDEWALK
- 20' LANDSCAPE TREATMENT BY OTHERS

- SKY BLUE BALLFIELD COMPLEX
 - 200' LIGHTED LITTLE LEAGUE FIELD
 - RESTROOM
 - PLAYGROUND WITH SHADE COVER
 - SUNKEN SYNTHETIC TURF FIELD WITH LOW CONCRETE RETG WALL
- ENTRY COURT (INGRESS/EGRESS)
 - COLORED/TEXTURED CONCRETE PAVEMENT
 - DECORATIVE SCREEN 20' HIGH
 - PALM LINED
- GREEN PLAYGROUND COMPLEX
 - TWO SWING SETS
 - SEPARATE SMALL AND BIG KID'S PLAYGROUND WITH SHADE COVER
 - SEATWALLS AT PERIMETER
 - PERIMETER PLANTINGS
- APN #138-07-101-004
- GREEN BALLFIELD COMPLEX
 - 3-200' LIGHTED LITTLE LEAGUE FIELD
 - CONCESSION/RESTROOM BUILDING
 - SHADE CANOPIES FOR SPECTATORS
 - SUNKEN SYNTHETIC TURF FIELD WITH LOW CONCRETE RETG WALL
 - NATURAL TURF SPECTATOR BERMS AT OUTFIELDS
- ACCESS DRIVEWAY (INGRESS/EGRESS)
- APN #138-07-101-002
- ADA RAMP
- YELLOW BALLFIELD
 - 200' LIGHTED LITTLE LEAGUE FIELD
 - SHADE CANOPIES FOR SPECTATORS
 - SUNKEN SYNTHETIC TURF FIELD WITH LOW CONCRETE RETG WALL
- CONCRETE STEPS
- OVERLOOK SHADE RAMADA
 - PICNIC TABLES
 - BARBEQUES
 - 1 OF 2
- APN #138-07-102-001
- BASIN OUTFALL (N.A.P.)
- JENSEN STREET IMPROVEMENTS (N.A.P.)



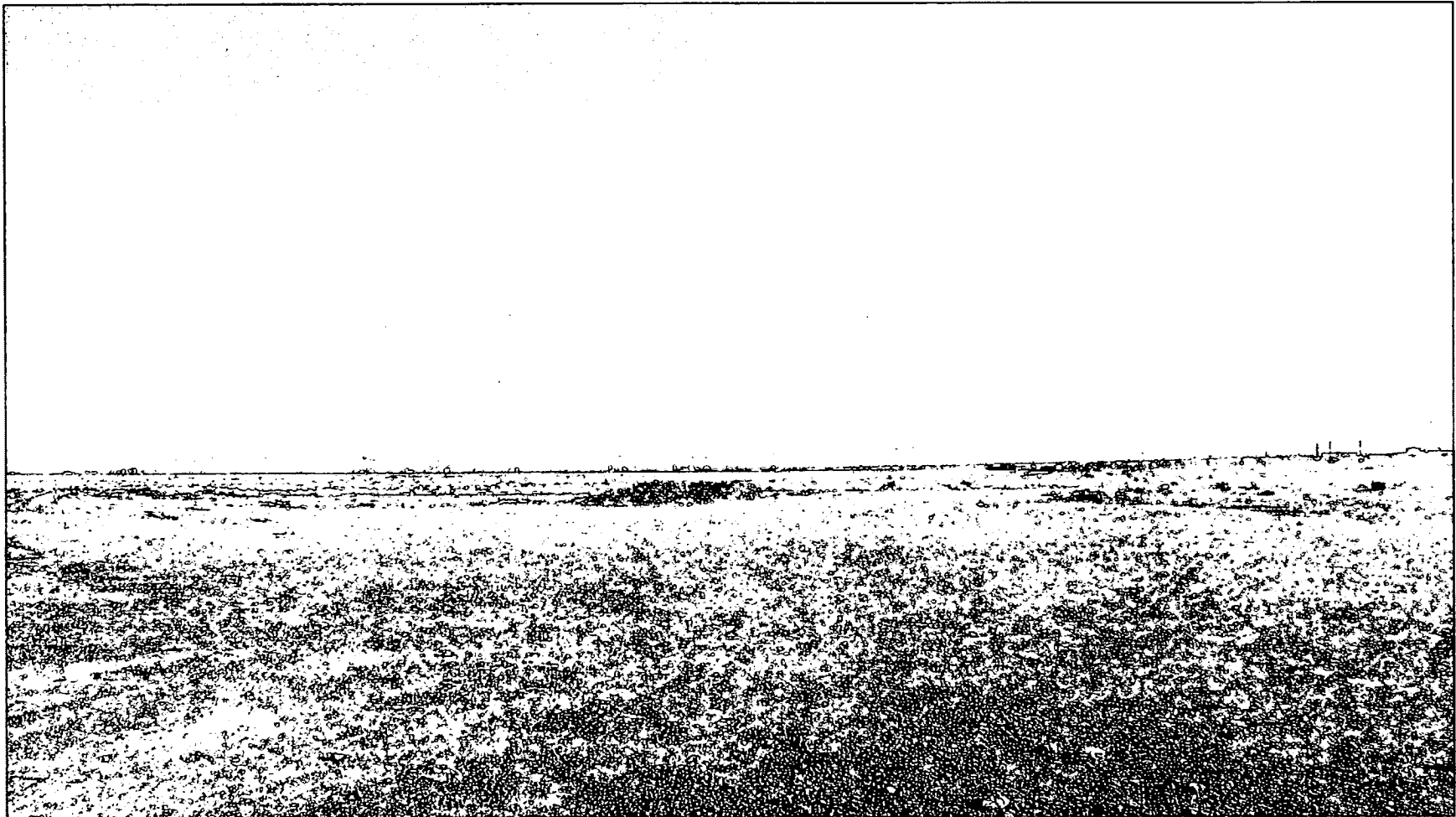
Alexander-Hualapai Softball Complex

Preliminary Master Plan

ZON-5256
SDR-5257
11-04-04 PC

SEPTEMBER 14, 2004 PDG # 011390

poggemeyer
 design group, inc.
 engineers • planners • designers • landscape architects
 200 North Ramp Way • Las Vegas, NV 89102 • P: 702.386.6400 • F: 702.386.6428



ZON-5256 - APPLICANT/OWNER: CITY OF LAS VEGAS
SOUTHEAST CORNER OF ALEXANDER ROAD AND HUALAPAI WAY
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT GENZER**☐ **CONSENT** ☒ **DISCUSSION****SUBJECT:****SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-5254 AND ZON-5256**

SDR-5257 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED BASEBALL AND SOFTBALL PARK on approximately 102.6 acres adjacent to the southeast corner of Alexander Road and Hualapai Way (APN 138-07-201-006, 138-07-102-001, 138-07-201-010, 138-07-103-002, 138-07-101-002 and 004), U (Undeveloped) Zone [PF (Public Facilities) and PR-OS (Parks/Recreation/Open Space) General Plan Designations] [PROPOSED: PD (Planned Development)], U (Undeveloped) Zone [PR-OS (Parks/Recreation/Open Space) General Plan Designation] under Resolution of Intent to PD (Planned Development), C-V (Civic) Zone under Resolution of Intent to PD (Planned Development) Zone, and PD (Planned Development) Zone, Ward 4 (Brown). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****City Council Meeting****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****City Council Meeting****RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Back up referenced from the 11/4/2004 Planning Commission meeting Item 36

MOTION:**BROWN - APPROVED subject to conditions - UNANIMOUS****MINUTES:**

NOTE: See Item 78 [MOD-5254] for all related discussion.

(2:26 - 2:32)

4-1624

CONDITIONS:

Planning and Development

1. Approval of Major Modification (MOD-5254) and Rezoning (ZON-5256) by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All exterior lighting shall meet the standards of Title 19.08.060(C).
4. All development shall be in conformance with the site plan and building elevations, date stamped October 21, 2004, except as amended by conditions herein.
5. The site plan shall be revised and approved by Planning and Development Department staff, prior to

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

CONDITIONS - Continued:

the time application is made for a building permit, to reflect a Multi-Use Non-Equestrian Transportation Trail along the northern alignment of Gowan Road unless amended by a subsequent General Plan Amendment.

6. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Lighting standards within the parking lots shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

9. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.

10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

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

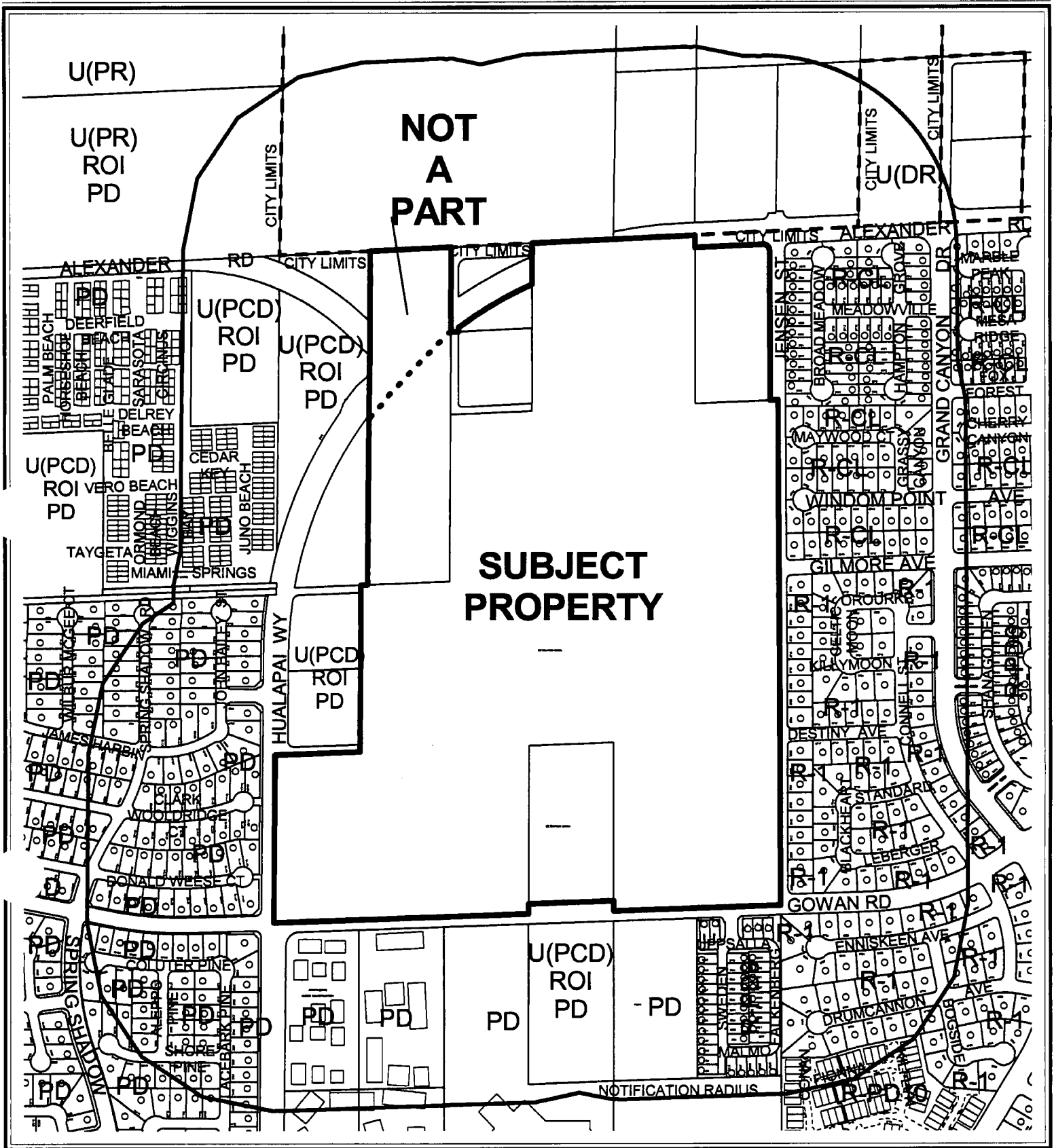
Public Works

13. If not already in place, construct appropriate half-street improvements adjacent to this site concurrent with development of this site.

14. Submit an application to vacate all existing right-of-way in conflict with this site plan.

15. A Drainage Plan and Technical Drainage Study or other acceptable information must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study.

16. A Traffic Impact Analysis or other acceptable information must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings.



CASE: SDR-5257

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

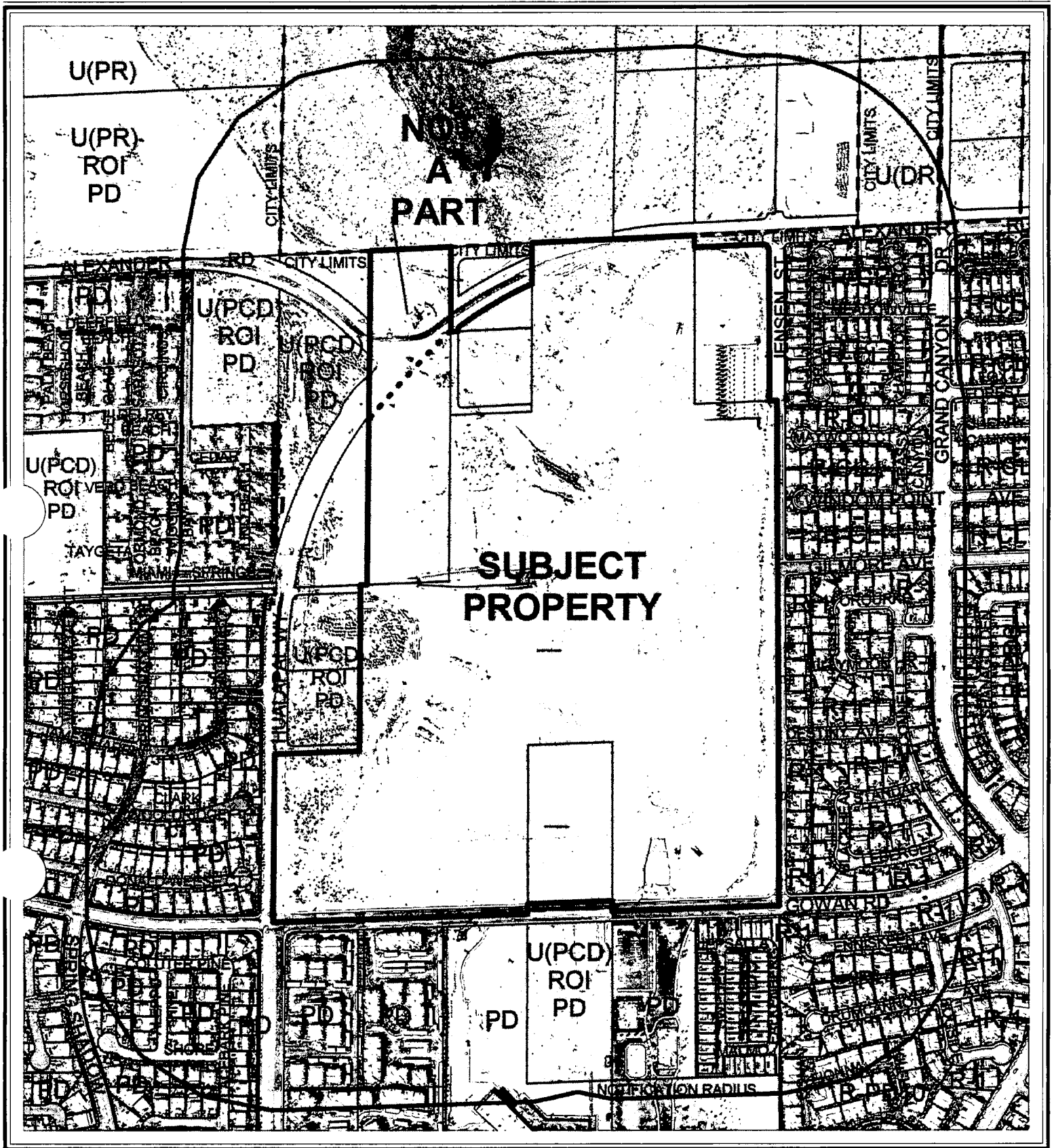
U (UNDEVELOPED) ZONE [PF (PUBLIC FACILITIES) GENERAL PLAN DESIGNATION] , U (UNDEVELOPED) ZONE [PR-OS (PARKS/RECREATION/OPEN SPACE) GENERAL PLAN DESIGNATION] , U (UNDEVELOPED) ZONE [PR-OS (PARKS/RECREATION/OPEN SPACE) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT), C-V (CIVIC) UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT) AND PD (PLANNED DEVELOPMENT)

PROPOSED ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT)

0 400 800 Feet





CASE: SDR-5257

RADIUS: 750 FT

0 400 800 Feet



ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PF (PUBLIC FACILITIES) GENERAL PLAN DESIGNATION], U (UNDEVELOPED) ZONE [PR-OS (PARKS/RECREATION/OPEN SPACE) GENERAL PLAN DESIGNATION], U (UNDEVELOPED) ZONE [PR-OS (PARKS/RECREATION/OPEN SPACE) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT), C-V (CIVIC) UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT) AND PD (PLANNED DEVELOPMENT)

PROPOSED ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT)

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 1, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-5257 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Approval of Major Modification (MOD-5254) and Rezoning (ZON-5256) by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All exterior lighting shall meet the standards of Title 19.08.060(C).
4. All development shall be in conformance with the site plan and building elevations, date stamped October 21, 2004, except as amended by conditions herein.
5. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect a Multi-Use Non-Equestrian Transportation Trail along the northern alignment of Gowan Road unless amended by a subsequent General Plan Amendment.
6. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Lighting standards within the parking lots shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
9. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. If not already in place, construct appropriate half-street improvements adjacent to this site concurrent with development of this site.
14. Submit an application to vacate all existing right-of-way in conflict with this site plan.
15. A Drainage Plan and Technical Drainage Study or other acceptable information must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study.
16. A Traffic Impact Analysis or other acceptable information must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a proposed baseball and softball park on approximately 102.6 acres adjacent to the southeast corner of Alexander Road and Hualapai Way.

B) Applicant's Justification

The justification letter states the baseball/softball complex will include ten lighted softball fields (six are synthetic turf and four are natural turf), new parking lots, shade shelters which will provide views of the surrounding mountains, children's play areas, complete restroom facilities, concession stands and security lighting. It is anticipated this will assist the City in providing recreational park uses to keep up with growing demand.

BACKGROUND INFORMATION

A) Previous Actions

- 05/17/95 The City Council approved a Rezoning (Z-0027-95) to C-V (Civic) on a portion of the subject site as part of a larger request for a proposed retention basin. The Planning Commission and staff both recommended approval.
- 06/23/97 The City Council approved a Rezoning (Z-0033-97) to PD (Planned Development) on a portion of the subject site as part of a larger request. The Planning Commission and staff both recommended approval.
- 11/06/03 The Planning Commission accepted the City's request to strike a request to rezone (ZON-2999) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) to C-V (Civic) Zone on 14.85 acres adjacent to the southeast corner of Alexander Road and Kerry Way. Staff recommended approval.
- 11/04/04 The Planning Commission recommended approval of a related Major Modification (MOD-5254) to the Lone Mountain Master Development Plan Area from PCD (Planned Community Development) to PR/OS (Park/Recreation/Open Space) on a 2.73-acre and Rezoning (ZON-5256) for the reclassification of the same 2.73 acres from U (Undeveloped) [PF (Public Facilities) and [PR-OS (Parks/Recreation/Open Space) General Plan Designations] to PD (Planned Development) for the a proposed baseball and softball park adjacent to the southeast corner of Alexander Road and Hualapai Way. Staff is recommending approval.
- 11/04/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #36/pl).

B) Pre-Application Meeting

08/30/04 Issues discussed included providing the acreage of each parcel, a bus turnout lane along Hualapai Way, get copy of signed lease from the BLM, provide a Statement of Financial Interest and consider payment of impact fees for a traffic signal. The applicant provided the requested information when submitting the request.

C) Neighborhood Meetings

A neighborhood meeting was not required for this type of application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 102.6

B) Existing Land Use

Subject Property: Retention Basin & Undeveloped (Proposed Baseball/Softball Complex)

North: Undeveloped (Clark County)

South: Apartment Complex (Proposed Condominium Conversion); Shiloh School; Single-Family Dwellings; City Park (Metro Park)

East: Single-Family Dwellings

West: Single-Family Dwellings & Apartment Complex

C) Planned Land Use

Subject Property: PF (Public Facilities) & PR-OS (Parks/Recreation/ Open Space)

North: PF (Public Facilities)

South: PCD (Planned Community Development)

East: L (Low Density Residential) & ML (Medium-Low Density Residential)

West: PCD (Planned Community Development) & PR-OS (Parks/Recreation/ Open Space)

D) Existing Zoning

Subject Property: U (Undeveloped) [PF (Public Facilities) General Plan designation]; U (Undeveloped) [PR-OS (Parks/Recreation/Open Space) General Plan designation]; U (Undeveloped) [PR-OS (Parks/Recreation/Open Space) General Plan designation] Under Resolution of Intent to PD (Planned Development); C-V (Civic) Under Resolution of Intent to PD (Planned Development); and PD (Planned Development)

North: U (Undeveloped) [PR-OS (Parks/Recreation/Open Space) General Plan designation]; Clark County

South: PD (Planned Development); U (Undeveloped) [PCD (Planned Community Development) General Plan designation] Under Resolution of Intent to PD (Planned Development); R-PD9 (Residential Planned Development – 9 Units Per Acre)

East: R-1 (Single Family Residential); R-CL (Single Family Compact-Lot)
West: U (Undeveloped) [PCD (Planned Community Development) General Plan designation] Under Resolution of Intent to PD (Planned Development); PD (Planned Development); U (Undeveloped) [PR-OS (Parks/Recreation/Open Space) General Plan designation] Under Resolution of Intent to PD (Planned Development)

E) General Plan Compliance

The subject parcels are designated PF (Public Facilities) and PR-OS (Parks/Recreation/Open Space) within the Centennial Hills Sector Land Use Map of the General Plan. Furthermore, the subject parcels are designated PCD (Planned Community Development) and PR/OS (Parks/Recreation/Open Space) within the Lone Mountain Master Plan. Changing the land use to PR/OS (Parks/Recreation/Open Space) on a portion of the subject site will bring the site into one cohesive land use designation for the proposed baseball and softball complex (MOD-5254). Furthermore, the proposed rezoning from U (Undeveloped) to PD (Planned Development) for a portion of the overall site will place the subject parcels in conformance with both the Lone Mountain Master Plan and the General Plan (ZON-5256).

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan	X	
Lone Mountain		
Special Overlay District		X
Trails	X	
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

Multi-Use Non-Equestrian Transportation Trail

A Multi-Use Non-Equestrian Transportation Trail is required on the northern alignment of Gowan Road along the southern boundary of the property, as shown on Map 8 of the Transportation Trails Element of the Master Plan and on Map 2 of the Interlocal Joint Parks and Trails Plan, as well as on Figure 9 of the Lone Mountain Master Plan. It is not indicated on the current site plan, therefore a condition will be added requiring a revised site plan prior to the issuance of any permits.

PROJECT DESCRIPTION

Park Amenities

Ball field Complex:

- Baseball/Softball Fields
 - Shade Shelters
 - Restroom Facilities
 - Concession Stands
 - Walking Path
- 6 Synthetic Turf (Lighted)
4 Natural Turf (Lighted)

Group Picnic Area:

- Playgrounds 3
- group ramadas
- Picnic Areas 5
- single picnic ramadas
- picnic tables and barbeques

The Alexander-Hualapai Softball Complex focuses on two primary recreational complexes, labeled "Red" and "Green". Internal drives are accessed from three primary entrances, which open into the parking areas and provide access to other park amenities such as the group picnic area, dog park and picnic armadas via walking paths. The "Red" ball field complex, which includes 4 lighted baseball fields, a playground complex, shade structures, restrooms, and concession stands, is located at the southern end of the site and is accessed via an entryway from Gowan Road. The "Green" ball field complex, which includes 3 lighted softball fields, a playground complex, shade structures, restrooms, and concession stands, is located at the northern end of the site and is accessed via an entryway from Alexander Road. Steps and ADA ramps will be provided down to the ball fields within the retention basin, as well as, walking paths will connect the various ball fields throughout the site.

Landscaping is depicted throughout the entire site with the exception of along the southeast, northeast, and eastern portions of the site as a result of them remaining in use as the retention basing and not becoming a functional part of the park. Trees (minimum 24-inch and 36-inch box) are planted singly are shown with shrubs and ground cover within all landscape planters. A variety of trees and shrubs are found encompassing the baseball/softball fields, entryways, as well as within the parking areas.

Submitted building elevations include the standalone restroom facilities and restroom/concession/storage building. The architectural renderings for the proposed structures incorporate similar design themes such as color and use of metal accents to maintain a sense of continuity. The elevations for the restroom facilities and the restroom/concession/storage building utilize similar accents and colors. The Department of Public Works notes that a vacation application for existing rights-of-way underlying the proposed site plan should be submitted.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Las Vegas Zoning Code Section 19.06, Special Purpose and Overlay, the PD (Planned Development) (Section 19.06.050.E) states the minimum development standards for property in a PD (Planned Development) District shall be established by a Master Plan for that District. The Lone Mountain Master Plan has no specific development standards that pertain to the proposed parks/recreation/open space development. Therefore the development standards not addressed by the Lone Mountain Master Plan shall be established by the City Council in

connection with the approval of a site development plan review. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area.

A2) Residential Adjacency Standards

This proposal has been conditioned to comply with the City's Residential Adjacency Standards regarding all park lighting.

A3) Parking and Traffic Standards

Specific parking standards for park and recreational uses are not provided in Section 19.10, Parking, Loading and Traffic standards for PD (Planned Development) district uses such as parks. These standards are reviewed and established in the site development plan review.

Provided Parking	
Regular	Handicap
800	16

The amount of parking provided onsite appears to be adequate.

A4) Landscape and Open Space Standards

Specific landscape standards for park and recreational uses are not provided in Section 19.12, Landscape and Buffer Standards or in the Las Vegas Urban Design Guidelines and Standards for PD (Planned Development) district uses such as parks. These standards are reviewed and established in the site development plan. Listed below are the provided trees with type, size and quantity indicated.

Standards	Type	Size	Provided
Trees	Arizona Ash	24" Box	121
	Bradford Pear	36" Box	18
	Mondel Pine	24" Box	6
	Chinese Pistache	24" Box	162
	Mexican Fan Palm	24" Box	46
	Chinese Mesquite	24" Box	86
	Desert Willow	24" Box	245
	Shoestring Acacia	24" Box	105
	Bradford Pear	24" Box	36
Total			825

The supplied landscape plan depicts 24" box trees to be placed 30 feet on center along Hualapai Way and the majority of Gowan Road and Alexander Road. The provided landscaping meets the expectations and intent of both the Lone Mountain Master Plan and Title 19.12.

A5) Sign Standards

This section is not applicable to this site development plan review application.

B) General Analysis and Discussion

- Zoning

The proposed City park is a permitted use in the PD (Planned Development) zoning district as a result of the Lone Mountain Special Land Use Designation of PR/OS (Parks/Recreation/Open Space). Title 19 (Section 19.06.050) does not provide minimum standards for park development, specific to building setbacks or height, parking or landscaping.

- Site Plan

The site plan depicts an orderly arrangement of recreational facilities, buildings, parking, vehicle driveways and access points within the existing retention basin. The proposed parking areas are depicted in a manner to provide access to the facilities in the park, and appear to provide adequate accessibility for park users without interfering with the contiguous arrangement of the proposed baseball and softball fields.

The submitted plans do not provide a lighting plan, but depicts ten baseball/softball fields that will have lighting. In an effort to buffer the adjacent residential uses from any nuisances created from the proposed lighting, a condition requiring lighting to conform to residential adjacency standards will be added.

- Waivers

No waivers have been identified nor requested.

- Landscape Plan

The proposed landscaping, which includes approximately 825 trees along the public right-of-way, parking areas and congregated around recreational facilities, appears to be appropriate for the site.

- Elevation

The submitted building elevations provide interest and variety as well as a sense of continuity.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **"The proposed development is compatible with adjacent development and development in the area;"**

The proposed public park will be an appropriate use adjacent to single family and multiple family residential uses, with sufficient visual buffering and outside lighting measures incorporated. Conditions are recommended regarding landscaping and limitations on outside lot lighting, to enhance compatibility between this project and adjacent residential uses.

2. **"The proposed development is consistent with the General Plan, Title 19, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;"**

The proposed project will be consistent with Lone Mountain Master Plan, Title 19 and applicable City plans, policies and standards with implementation of the conditions presented below regarding landscaping and exterior lighting.

3. **"Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;"**

The proposed site access will not negatively impact adjacent residential neighborhood roadways, as proposed vehicle access to the park will utilize Hualapai Way, Gowan Road and Alexander Road, which will not directly impact neighborhood streets.

4. **"Building and landscape materials are appropriate for the areas and for the City;"**

The proposed development will be appropriate for the City, in terms of the facility layout, buildings, and vehicular and pedestrian circulation. The proposed site layout demonstrates an effective arrangement of attractions and amenities that will create a harmonious facility. The project clusters the most intensive uses along the southern and northwestern boundary, away from the residences to the east and west, to minimize or eliminate the possibility of noise or light spillover to the nearby residential areas.

5. **"Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;"**

The building elevations provide interest and variety as well as a sense of continuity. In order to prevent obtrusive lighting of adjacent residential neighborhoods, a condition is listed requiring all lighting to conform to residential adjacency standards.

6. **"Appropriate measures are taken to secure and protect the public health, safety and general welfare."**

The proposed park development will be subject to inspections for Certificate of Occupancy, and therefore the development will not compromise the public health, safety or welfare.

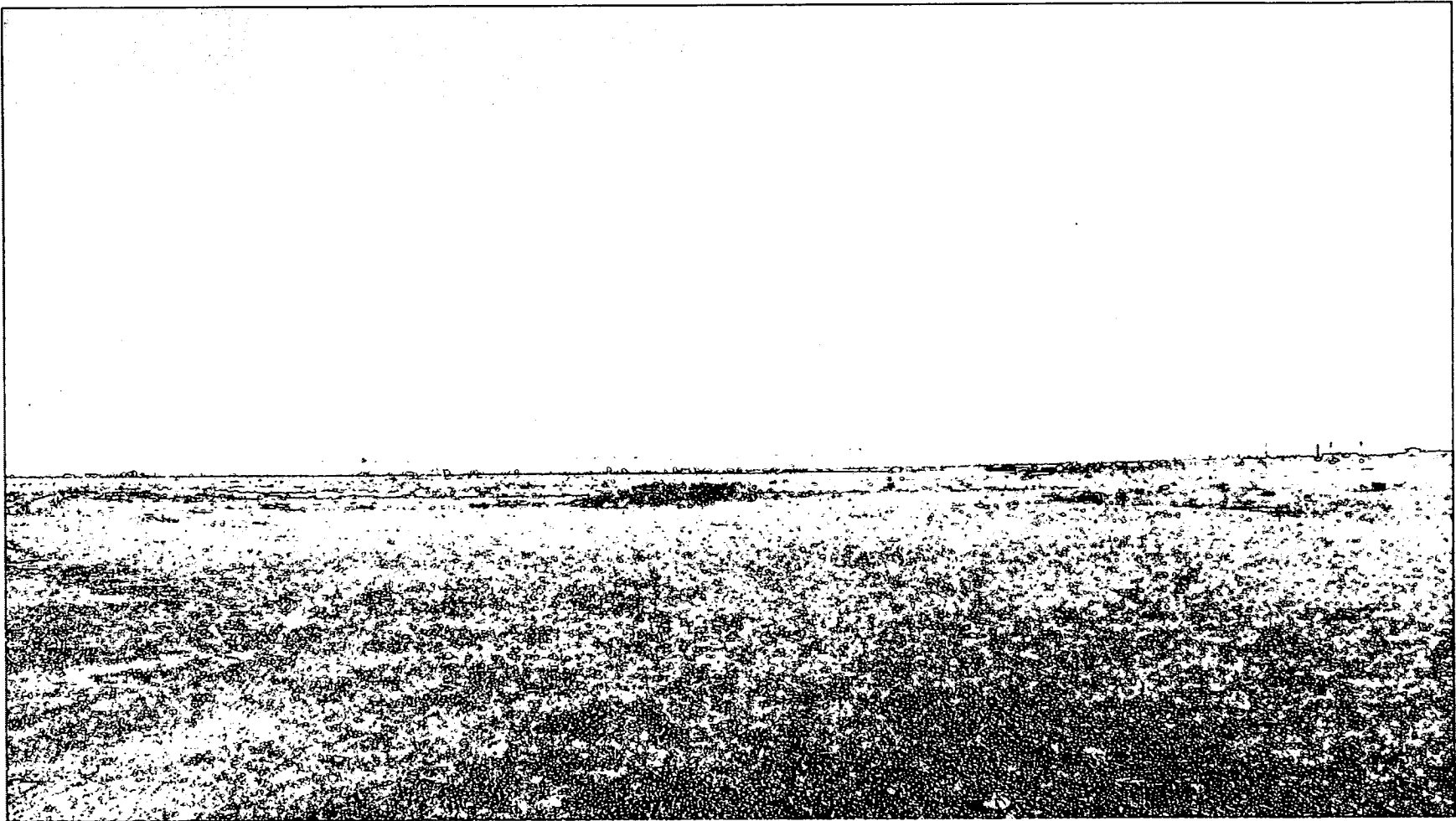
PLANNING COMMISSION ACTION

The Planning Commission amended Condition #5 as shown.

NOTICES MAILED 901 by Planning Department

APPROVALS 0

PROTESTS 0



SDR-5257 - APPLICANT/OWNER: CITY OF LAS VEGAS
SOUTHEAST CORNER OF ALEXANDER ROAD AND HUALAPAI WAY
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

Site Development Plan Review
SDR 5257
Attn: Dan Clapsaddle, Planning Supervisor
Planning and Development Department
Current Planning Division
Development Services Center, 731 South Fourth Street
Las Vegas, Nevada 89101

RECEIVED

NOV 08 2004

OBJECTION TO SDR 5257

It is shameful that there should be any modification to the planned park on the 01.26 Acres adjacent to Alexander Road. (APC 138-07-201-006, 138-07-102-001, 138-07-2012-010, 138-076-103-002, 138-07-101-002 and 004). Las Vegas residents need to have parks for their children and for their leisure.

Granted the City gets more revenue per acre for housing, but if you crowd the housing you will have more domestic crime, more accidents and therefore more expense to own this extra income. It is not worth it, and you will only encourage short term gain thinking which will then run up the housing prices by speculators who will never live in Las Vegas at all but take the money and run.

Give Las Vegas citizens their due share of open and cared for spaces like parks, the rampant growth of late has reduced the city to a sea of developments. Stop giving too little time to respond and also very confusing announcements such as the attached.

It is shameful and you should stop this and all sorts of poor city management practices right away and keep the City of Las Vegas clean in politics.

Thank you,


Ruby deBruyn
3810 Juno Beach #101
Las Vegas, NV 89129

SDR-5257

RECEIVED AFTER
PC MEETING

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: DECEMBER 1, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VARIANCE

VAR-5288 - PUBLIC HEARING - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: URBAN LAND ACQUISITION, INC. - Request for a Variance TO ALLOW 78 PERCENT OF THE TOTAL FLOOR AREA OF A LIVE/WORK UNIT TO BE USED FOR RESIDENTIAL PURPOSES WHERE 50 PERCENT IS THE MAXIMUM ALLOWED in conjunction with a proposed 71-unit multi-family live/work development on 4.24 acres at 1980 Fremont Street (APN 139-35-803-010), C-2 (General Commercial), Ward 3 (Reese). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

REESE - APPROVED subject to conditions - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open on Item 81 [VAR-5288], Item 82 [SUP-5287], Item 83 [WVR-5289] and Item 84 [SDR-5286].

CHAD VELLINGA, 3445 South Valley View Boulevard, appeared on behalf of the applicant and concurred with staff recommendations. He showed a schematic design of the proposed project depicting 71 units with a gated entry from Fremont Street and a secondary access from Lewis Street that will facilitate walking towards the commercial center on the other side of Charleston Boulevard. The loft homes are three stories with two car garages; professional office space on the bottom floor, living space and kitchen area on the second floor, and the master suite on the third floor.

COUNCILMAN REESE indicated that his staff members, LORETTA ARRINGTON and SUSIE MARTINEZ, traveled to Houston to visit a similar project and were impressed with not only the material used for the exterior, but with the material used in the interior. The project helped revitalize a blighted area. He asked that the colors of the proposed building be of a desert tone. MR. VELLINGA explained that the color selection process is very elaborate. The intent is to draw the blue colors from the adjacent school and incorporate them into the development. COUNCILMAN REESE reiterated he does not want bright red, blue or green. He prefers desert colors.

MR. VELLINGA explained the color selection process is done through a committee of architects and the

CITY COUNCIL MEETING OF: DECEMBER 1, 2004

MINUTES - Continued:

proposed concepts are sent to Italy where the color schemes are debated. The material is designed to last a hundred years with low maintenance. He will continue to work with the Councilman's office to obtain a color scheme agreed upon by everyone. They expect to break ground on the first 30 units in the middle of January. The estimated cost for a two thousand square feet unit is \$240,000 with a two-car garage.

COUNCILMAN REESE thanked the applicant for working with his office and for holding a neighborhood meeting. He asked that a condition be added that the applicant work together with staff on the color scheme.

No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed on Item 81 [VAR-5288], Item 82 [SUP-5287], Item 83 [WVR-5289] and Item 84 [SDR-5286].

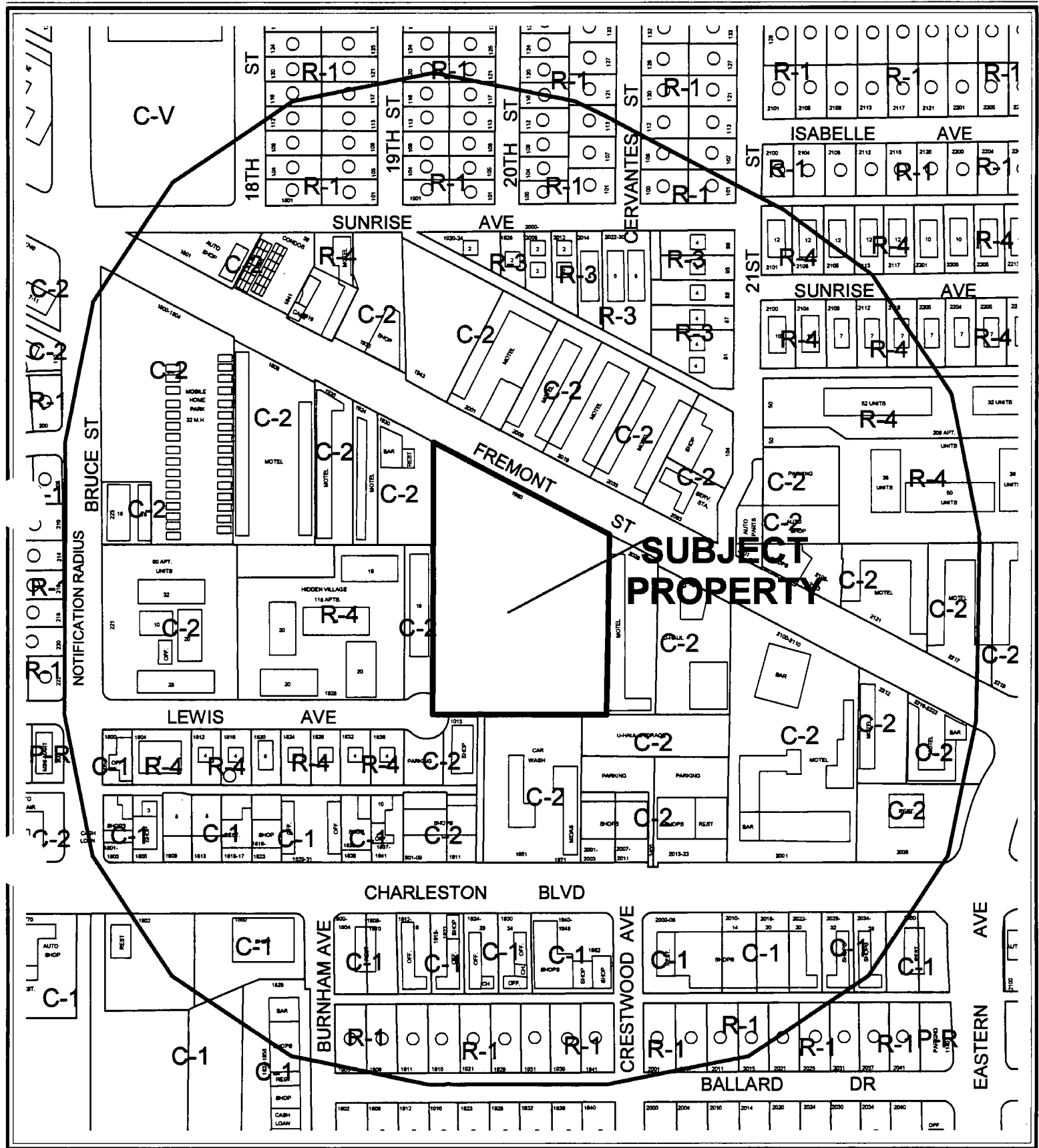
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4-1854

CONDITIONS:

Planning and Development

1. Approval of an conformance to the Conditions of Approval for Special Use Permit (SUP-5287) and Site Development Plan Review (SDR-5286).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by City Council.



CASE: **VAR-5288**

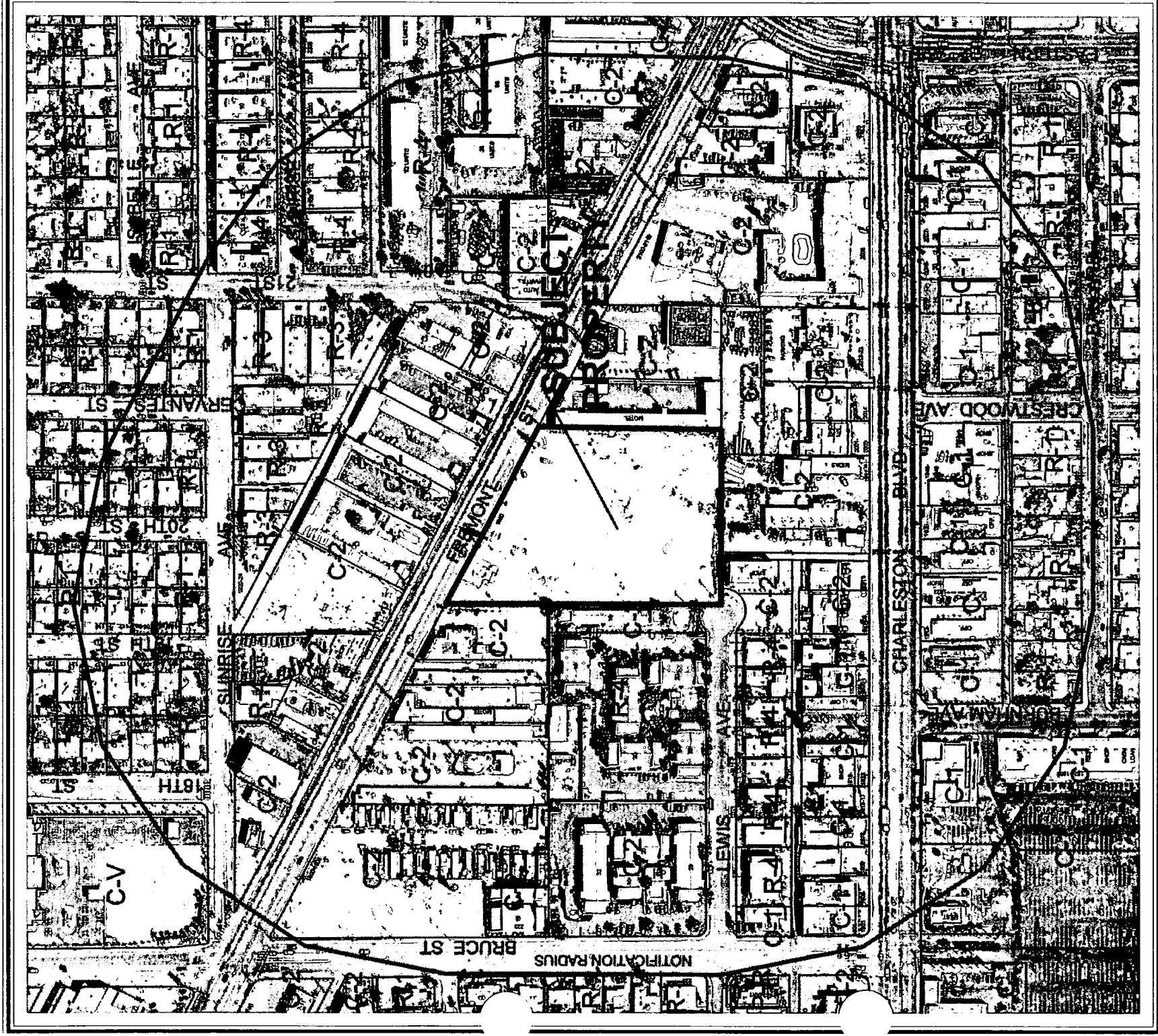
RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

0 200 400 Feet



81



CASE: VAR-5288

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 1, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-5288 - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: URBAN LAND AQUISITION, INC.

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Approval of an conformance to the Conditions of Approval for Special Use Permit (SUP-5287) and Site Development Plan Review (SDR-5286).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by City Council.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Variance to allow 78 percent of the total floor area of a live/work unit to be used for residential purposes where 50 percent is the maximum allowed in conjunction with a proposed 71-unit live/work development on 4.24 acres at 1980 Fremont Street.

B) Applicant's Justification

The applicant states that 444 square feet will be devoted to the workspace area, and 1,500 square feet will be devoted to the living area. The work space is located on the ground floor of each unit, with the living area located on the upper floors.

BACKGROUND INFORMATION

A) Previous Actions

No previous action has been taken relative to the subject parcel. The following actions are scheduled:

- 11/04/04 The Planning Commission recommended approval of a related Special Use Permit (SUP-5287), Waiver (WVR-5289), and Site Development Plan Review (SDR-5286). Staff recommends approval of the requests.
- 11/04/04 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #53/ff).

B) Pre-Application Meeting

- 06/18/04 At the pre-application conference, it was noted that the project would require a Variance from the Live/Work Overlay standards for the percentage of living space relative to work space, and that the project would be subject to the Downtown Centennial Plan streetscape requirements. In addition, it was recommended that the units adjacent to Fremont Street be re-oriented to face the street in accordance with Centennial Plan requirements. Public Works noted that the project would require a Waiver from Title 18 for the interior streets, and that off-site improvements would need to be installed or brought up to code.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 4.24
Net Acres: 3.79

B) *Existing Land Use*

Subject Property: Undeveloped
North: Motel Use
South: Car Wash Use
Truck Rental Use
East: Motel Use
West: Multifamily Residential Use
Tavern Use

C) *Planned Land Use*

Subject Property: MXU (Mixed-Use)
North: MXU (Mixed-Use)
South: MXU (Mixed-Use)
East: MXU (Mixed-Use)
West: MXU (Mixed-Use)

D) *Existing Zoning*

Subject Property: C-2 (General Commercial)
North: C-2 (General Commercial)
South: C-2 (General Commercial)
East: C-2 (General Commercial)
West: C-2 (General Commercial)
R-4 (High-Density Residential)

E) *General Plan Compliance*

The property is located within the boundaries of the Las Vegas Redevelopment District, and has a Mixed-Use land use designation. The Mixed-Use designation allows uses comparable to the following land use categories: L (Low Density Residential), ML (Medium Low Density Residential), M (Medium Density Residential), H (High Density Residential), O (Office), SC (Service Commercial), GC (General Commercial), and PF (Public Facilities). The proposed uses are in compliance with the land use designation.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan		
Downtown Centennial Plan	X	
Redevelopment Plan Area	X	
Special Overlay District		X
Trails		X

Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

Redevelopment Plan Area

As previously noted, the parcel is within the boundaries of the Las Vegas Redevelopment Area, with a Mixed-Use land use designation. The proposed uses are in conformance with the Redevelopment Plan.

Downtown Centennial Plan

The parcel is within the Las Vegas Downtown Centennial Plan boundaries, and is located in the East Fremont District. New commercial development and the integration of mixed-income residential neighborhoods are encouraged for this area, along with the provision of open space to serve residents of the area.

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06.130, the following Development Standards apply to the subject proposal:

Standards	Required	Requested	Compliance
Zoning	C-1, C-2, C-M, M	C-2	Y
Nonresidential Uses	Office Desktop publishing Arts activities	Office	Y
Residential Uses	Limited to 50% of unit area	78% of unit area	N
Minimum Residential Facilities	Sleeping space Cooking facilities Sanitary facilities	Bedroom(s) Kitchen Bathroom(s)	Y

The proposed residential space exceeds the 50% limitation defined in Title 19.06.130.

B) General Analysis and Discussion

The Variance request is to allow a Live/Work development with 78 percent of the gross floor area dedicated to residential uses where 50 percent is the maximum allowed. The submitted documentation depicts three unit plans with approximately 1,900 square feet in area; approximately 450 square feet on the ground floor of the units will be devoted to work space. The unique design of the three-story structures provides for adequate separation of the residential and commercial uses within the unit, while allowing residents to operate low-intensity office and arts-related uses from their home.

FINDINGS

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature.”

Additionally, Title 19.18.070L states:

“Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.”

The request meets the standards of the Code for granting a Variance, as the unique design of the proposed Live/Work units allows for adequate separation of the living and working environments while providing a generous living area for the inhabitants. The work area will be limited to the first floor of the unit, with the living areas on the second and third floors. The amount of gross floor area dedicated to the residential use is justifiable as the three-story design allows for an additional amount of living space while maintaining the intent of the Live/Work Ordinance. By locating the work space to the ground floor and providing vertical separation between the uses, any employees or patrons are confined to the bottom story of the unit, and will not interrupt other residents of the development.

NOTICES MAILED 142 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-5288 APN: 139-35-803-010

Name of Property Owner: URBAN LAND ACQUISITION, INC.

Name of Applicant: Larry S. Davis & Associates

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

 Yes **X** No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: N/A

Partner(s): N/A

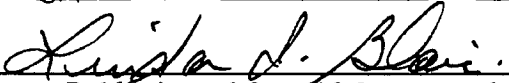
APN: N/A

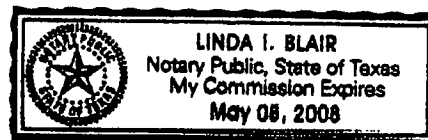
Signature of Property Owner/Authorized Agent: 

Print Name: LARRY S. DAVIS

Subscribed and sworn before me

This 24 day of AUGUST, 2004


Notary Public in and for said County and State





VAR-5288 - APPLICANT: LARRY S. DAVIS AND ASSOCIATES - OWNER: URBAN LAND
AQUISITION, INC.
1980 FREMONT STREET
NOVEMBER 4, 2004 PLANNING COMMISSION

10/15/04