

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JANUARY 5, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☐ CONSENT ☒ DISCUSSION

SUBJECT:

GENERAL PLAN AMENDMENT

GPA-2993 - RESCIND PREVIOUS ACTION - PUBLIC HEARING - MOLASKY COMPANIES ON BEHALF OF WILLIAM L. CULLINGS AND THE SCHNEIDER FAMILY TRUST - Request to amend a portion of the Southwest Sector Plan of the General Plan FROM: DR (DESERT RURAL) TO: O (OFFICE) on 4.26 acres adjacent to the northeast and southeast corners of Buffalo Drive and Del Rey Avenue (APN 163-03-101-002 and 003), Ward 1 (Moncrief). (NOTE: This application is for the two lots on the northeast corner only.) 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.

BACKUP DOCUMENTATION:

1. Location Map - Not Applicable
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Submitted after final agenda - Protest letter from Mojtaba Motlagh and Ellis and Myra Glatt
5. Submitted at City Council - District Court Judge Cory's decision submitted by the City Attorney Brad Jerbic for Items 109, 110 and 111 filed under Item 109
6. Submitted at City Council - Information by Attorney Kaempfer, Traffic Study by Mary Green and Maps and Variance notice by Jorina Garretto for Items 109, 110 and 111 filed under Item 109

MOTION:

MONCRIEF - APPROVED RESCISSION - UNANIMOUS

MINUTES:

NOTE: A Combined Verbatim Transcript of Item 109 [GPA-2993 Rescission], Item 110 [DIR-5728] and Item 111 [GPA-2993] is made a part of the Final Minutes under Item 109 [GPA-2993 Rescission].

NOTE: MAYOR GOODMAN directed staff to put Item 111 [GPA-2993] on the next agenda for purposes of the site plan review. CITY ATTORNEY BRAD JERBIC indicated that the concerns raised can be addressed with a properly agendaed item sometime in the future. COUNCILMAN MACK stated that this could be done through a review of conditions. He requested the traffic element be reviewed as well.

ROBERT GENZER, Director, Planning and Development Department, asked that the zone change should be brought back as well because the discussion on the traffic study was a condition of the zone change approval. It would be safer to review both items in case a question should arise that might pertain to one or both items. There were quite a few conditions on the zone change. He asked that staff be allowed to place these items on the February 2nd, 2005 agenda to give them enough time to gather all the necessary information. He verified with MAYOR GOODMAN that the residents would be notified.

CITY COUNCIL MEETING OF: JANUARY 5, 2005

MINUTES - Continued:

CITY ATTORNEY JERBIC pointed out that a number of issues were raised on the record that were not agendaed and, there have been a number of issues that were voted on in December of 2003 that were either conditions or variances that may not be able to be reversed. He requested the opportunity to meet with City staff to identify those issues, which may be fairly revisited and those that may not. For those that may be fairly revisited, the applicant will be notified. MAYOR GOODMAN indicated he is trying to address issues raised today and to be in compliance with the Open Meeting Law.

ATTORNEY KAEMPFER expressed concerns that bringing back the zone change and the site development plan review, both of which have already been approved, including the issuance of building permits, might suggest that somehow they are subject to further reviews and approval or denial. MAYOR GOODMAN replied that the intent is to clarify certain conditions. He wants the opportunity for the Council to be able to review and make sure that everybody is aware of what is occurring. He confirmed with ATTORNEY KAEMPFER that it would be more for clarification of conditions, as opposed to revisiting the approval of these items.

MR. GENZER stated that the items would reflect some form of review of the condition and not for a yes or no vote on either of those items. He will be happy to work with the City Attorney's Office. ATTORNEY KAEMPFER wanted to ascertain that this would not mislead the neighbors. MAYOR GOODMAN reiterated that this would ensure that the conditions are clarified to the Council's satisfaction.

MAYOR GOODMAN declared the Public Hearing open on Item 109 [GPA-2993 Rescission], Item 110 [DIR-5728] and Item 111 [GPA-2993].

APPEARANCES:

OSCAR GOODMAN, Mayor
JANET MONCRIEF, Councilwoman
LARRY BROWN, Councilman
STANLEY PARRY, Attorney, 300 South Fourth Street, Suite 1201
BRAD JERBIC, City Attorney
GARY REESE, Councilman
BRYAN SCOTT, Deputy City Attorney
CHRIS KAEMPFER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway
STEVE WOLFSON, Councilman
UNIDENTIFIED SPEAKER
UNIDENTIFIED MALE
STEVEN "CAPTAIN TRUTH" DEMPSEY
DAVID WRIGHT, 1700 Songlight Court
LAWRENCE WEEKLY, Councilman
MARGO WHEELER, Deputy Director of Planning and Development Department
MICHAEL MACK, Councilman
BART ANDERSON, Public Works
MARY GREEN, resident of Rancho Nevada Estates
MAGGIE FUETRON

CITY COUNCIL MEETING OF: JANUARY 5, 2005

MINUTES - Continued:

JERINA GARETTO, 1500 Ten Palms Court

ROBERT GENZER, Director of Planning and Development Department

MARTIN DOYN

ELLIS GLAD

MAYOR GOODMAN declared the Public Hearing closed on Item 109 [GPA-2993 Rescission], Item 110 [DIR-5728] and Item 111 [GPA-2993].

(2:32 - 5:05)

3-3384/4-1/5-1

AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 5, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: RESCIND - GPA-2993 - MOLASKY COMPANIES ON
BEHALF OF W M LAND DEVELOPMENT, ET AL**

***AS PER THE COURT ORDER, THE ORIGINAL APPROVAL NEEDS TO BE RESCINDED
AND THEN THE ITEM REHEARD.***

**** CONDITIONS ****

Staff recommends APPROVAL.

**** STAFF REPORT ****

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located on 4.46 acres adjacent to the northeast corner of Buffalo Drive and Del Rey Avenue from DR (Desert Rural) to O (Office).

BACKGROUND DATA:

- 08/07/85 The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for Rural Density Residential (R) Residential land uses with a maximum density of 3.59 dwelling units per acre.
- 03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan. On this map, the subject properties were designated for Rural Density (R) Residential land uses, with a maximum density of 3.59 dwelling units per acre.
- 03/20/96 The Las Vegas City Council denied GPA-0052-95, which was a request from Rural Density Residential (R) to Office (O). The Planning Commission and staff recommended approval.
- 11/23/98 The Las Vegas City Council approved GPA-0027-98, which changed the land use on the subject property (along with many other properties within this neighborhood) from Rural Density Residential (R) to Desert Rural Density Residential (DR). The Planning Commission and staff recommended approval.
- 09/30/03 The Planning Commission abeyed this application to the November 20, 2003 Planning Commission.
- 11/20/03 The Planning Commission recommended approval of companion items ZON-3176, VAC-3178 and SDR-3177 as a part of this agenda.
- 11/20/03 The Planning Commission (3-1-2 vote on a motion for approval) failed to obtain a super majority vote, which is tantamount to DENIAL (PC Agenda Item #8/kw).

DETAILS OF APPLICATION REQUEST

Site Area: 4.46 Acres

EXISTING LAND USE

Subject Properties	Undeveloped
North	Apartments
South	Undeveloped
East	Single Family Detached and Undeveloped
West	City Park

PLANNED LAND USE

Subject Properties	DR (Desert Rural Density Residential)
North	M (Medium Density Residential)
South	DR (Desert Rural Density Residential)
East	DR (Desert Rural Density Residential)
West	P/R/OS (Park/Recreation/Open Space)

EXISTING ZONING

Subject Properties	R-E (Residence Estates)
North	R-3 (Medium Density Residential)
South	R-E (Residence Estates)
East	R-E (Residence Estates) and R-E (Residence Estates) ROI to R-PD2
West	R-E (Residence Estates) ROI to C-V (Civic)

SPECIAL DISTRICTS/ZONES	Yes	No
<i>Special Area Plan</i>		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

There are no special districts or zones that affect this request

DEFINITIONS

DR (Desert Rural Density Residential) (0 to 2.0 dwelling units/gross acre). The Desert Rural Density Residential Category allows a maximum of 2 dwelling units per gross acre.

The predominant residential lifestyle is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals.

O (Office) The Office category provides for small lot office conversions as a transition, along Primary and Secondary streets, from residential to 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.

ANALYSIS

The property is located on the east side of Buffalo Drive, a 100 Primary Arterial street shown on the Master Plan of Streets and Highways, south of Charleston Boulevard and north of Del Rey Avenue.

The property has a multi-family development to the north, a large parcel with an antenna to the east, and a vacant parcel to the south, across Del Rey Avenue. Across the street is one of the main entrances to a large city of Las Vegas park. With these uses and the traffic potential that is associated with the large park and the size of Buffalo Drive, the proposed office is an appropriate transition from the impact of the existing uses and traffic and the neighboring residential development.

FINDINGS

Title 19.18.030.I requires that the following conditions be met in order to justify a General Plan Amendment:

- 1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations.**

The intensity of the Office land use, with the associated minimal traffic and limited hours of operation, is compatible with adjacent uses.

- 2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts.**

The proposed Office zoning will permit uses that are compatible in intensity with the adjacent uses.

- 3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment.**

Fire Station #2, located on Durango Drive, just north of Charleston Boulevard, is located approximately $\frac{3}{4}$ of a mile from the amendment area. The subject parcels are located within the jurisdiction of the Southwest Area Command of the Las Vegas Metropolitan

Police Department. That particular command facility is located at Spring Mountain Road and Jones Boulevard, approximately one (1) mile southeast of the properties under consideration. Children of this neighborhood attend Derfelt Elementary School, a nine-month school, which is just west of the area being considered for this General Plan Amendment. Buffalo Park is the closest park to this site, immediately to the west.

4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

This proposal supports Policy B2. of the General Plan that calls for the development of infill parcels to make use of existing utilities, facilities and services. This application supports Program C.2.3 of the General plan that stipulates the use of Office developments as buffers between low density residential districts and more intensive uses such as Buffalo drive.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

10/06/03 A neighborhood meeting sponsored by the applicant was held at the Johnson Community School, 340 Villa Monterey. 31 persons attended and had the following comments:

- If one parcel goes commercial all parcels will change.
- The proposal will lower property values.
- There should be no Del Ray Avenue access to Buffalo Drive.
- The proposal should involve a 20-year lease with a guarantee.
- The neighbors don't want any retail that would be open to public.
- The residents have security concerns; nights and weekends in particular.
- On-street parking is a concern.
- Some of the residents would rather have dirt field than development.
- The location is a bad site
 - o It is not on a bus route.
 - o It is not adjacent to other commercial parcels.
 - o There are other sites available for the proposed use.

All of the neighbors were opposed to the proposal.

PLANNING COMMISSION ACTION

There were 21 speakers protesting this matter at the Planning Commission meeting.

NOTICES MAILED: 1,918 by Planning Department 12-17-04
1,882 by Planning Department 11-07-03

APPROVALS: 3 at the 12-17-03 Planning Commission meeting

PROTESTS: 1,031 at the 12-17-03 Planning Commission meeting

NOTICE OF PUBLIC HEARING

GENERAL PLAN AMENDMENT

16304716002
MOTLAGH MOJTABA R
2131 AMERICAS CUP CIR
LAS VEGAS NV 89117-1925

Case: GPA-2993

MEETING: CITY COUNCIL
DATE: JANUARY 5, 2005
TIME: 1:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

*I object to the
Plan - PHONE # 3245084
Mojtagh*

GPA-2993

Protest

MOLASKY COMPANIES ON BEHALF OF WILLIAM L. CULLINGS AND THE SCHNEIDER FAMILY TRUST - REQUEST TO AMEND A PORTION OF THE SOUTHWEST SECTOR PLAN OF THE GENERAL PLAN FROM: DR (DESERT RURAL) TO: O (OFFICE) ON 4.26 ACRES ADJACENT TO THE NORTHEAST CORNER OF BUFFALO DRIVE AND DEL REY AVENUE (APN 163-03-101-002 AND 003), WARD 1 (MONCRIEF).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTHWEST QUARTER (NW¼) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 60 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

2004 DEC 27 A 10:44

RECEIVED
CITY CLERK

Date 12/27/04 Item #109

RECEIVED
CITY CLERK

ELLIS GLATT

2004 DEC 30 1300 Castle Wall St.
Las Vegas, NV 89117Phone: (702) 363-1617
Fax: (702) 363-3623FAX COVER SHEETTo: BARBARA JO RONEMUS Date: 12-30-04From: E. / MJ GLATTCompany: LAS VEGAS CITY CLERKFax No. 382-4803Subject: CASE GPA 2993 - JAN 5, 2005 HEARINGNumber of pages including this cover sheet 4

Message:

This fax is in response to the City's Notice of Public Hearing on January 5, 2005 re Case GPA 2993 and related matters.

In our letter to the Planning Commission of November 13, 2003, we stated our strong opposition to this GPA, including the specific project being proposed by the developer for this residential site. Again, in our letter of December 14, 2003 to the Mayor and members of the City Council in advance of the Council's initial vote on this matter, we reiterated that opposition.

Now that the City Council is being asked by the Court to reconsider its earlier approval of this controversial and contested project, we have once again gone on record strongly opposing the project and underlying GPA proposal. A copy of the letter we transmitted this morning to Mayor Goodman and members of the City Council stating our position is attached for the record.


Ellis Glatt
Myra J. Glatt

2004 DEC 30 A 9:39

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CITY CLERK

Submitted after final agenda

Date 12/30/04 Item #109-111

ELLIS GLATT

1300 Castle Wall St.
Las Vegas, NV 89117

Phone: (702) 363-1617
Fax: (702) 363-3623

December 30, 2004

Mayor Oscar B. Goodman
City Hall
400 Stewart Avenue
Las Vegas, NV 89101

Re: Case GPA-2993 – January 5, 2005 Public Hearing
Proposed Social Security Building at Buffalo Dr./Del Rey Ave.

Dear Mayor Goodman:

At its next meeting on January 5th, the Las Vegas City Council has a rare opportunity to correct the monumental error it made back on December 17, 2003. On that day last year, four Council members recklessly voted to approve a Molasky Companies' proposed General Plan Amendment that now allows a major Federal office building to be constructed on a residential site in our neighborhood. Unfortunately, it took a lawsuit by the affected neighborhood residents against the City of Las Vegas to bring this matter to the City Council once again for reconsideration.

More than 1200 neighborhood residents, we included, went on record last year opposing the project for a variety of strong reasons. Not the least of which was opposition to the underlying GPA, which appeared to be a blatant example of spot zoning for the benefit of an influential developer. In spite of that overwhelming citizen opposition and the tearful plea of Councilwoman Moncrief for the votes to stop the project in her Ward, Council members Brown, Boggs MacDonald, Weekly, and Mack, whose districts were not adversely impacted by the project, sided with the developer instead. Whether the votes for approval from those outside Council members were cast as a favor to a powerful developer or merely to send a message to a new and unseasoned Council member about the way business is conducted on the Council (it's hard to come up with any other rational explanation), one thing is certain. The constituents of Ward 1 in the affected neighborhood were basically disenfranchised.

Notwithstanding the initiation of legal proceedings by the Neighborhood Alliance Association to try to overturn the Council's earlier approval of project, the developer opted to move ahead with the controversial construction project anyway. Moreover, since Judge Cory's November 9, 2004 ruling requiring a new vote by the City Council on the GPA matter, the developer appears to have further accelerated construction work, as

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Mayor Oscar B. Goodman

-2-

December 30, 2004

if to telegraph to the neighborhood that, once again, he has the votes he needs from the Council on January 5th to continue with the project. We sincerely hope this is not the case. Each time we drive by the site we are continually reminded how irresponsibly the Council acted in its original decision. One thing is obvious, the weekday traffic on Buffalo Drive in the vicinity of the site has become almost unbearable even today. Add in a high-intensity Social Security Building at Del Rey with large volumes of vehicles turning in and out throughout the workday (especially when neighborhood children are commuting to and from school) and we will have a traffic nightmare without a solution.

Following the initial vote on the subject GPA last December, you went on record, along with Mayor Pro-Tem Reese, stating that you thought the Council's decision to approve Molasky's GPA request was a bad one that the Council could come to regret. That certainly demonstrated sound judgment on the part of both you and Mayor Pro-Tem Reese. The problem we have, however, is that you waited until after the vote to voice your concern, instead of exercising your leadership role on the Council as Mayor by trying to persuade, in advance of the vote, some of the others to go along with your well-reasoned position. Therefore, when this matter again comes before the Council on January 5th, more than a thousand of your constituents will be expecting you to come out up front, this time, and exercise the necessary leadership to convince a majority of Council members to rescind its earlier vote and to stop to a project that is totally inappropriate for the site. In this instance, we have a large developer who was well aware of the pending litigation to overturn the Council's initial approval of the GPA and opted to move ahead with the project nevertheless. Since this is Las Vegas, we have to assume that, when a high-roller developer chooses to pour money into a project based on a highly controversial and contested City Council approval, he is prepared to take the hit, should the dice go against him in the end. Thus, as we see it, no Council member's vote re this matter on January 5th should be swayed by any claim of hardship, financial or otherwise, by the developer.

Please understand, Mr. Mayor, that we and most of the other residents who are being adversely impacted in this matter have had the subject GPA forced upon us by Council members who currently are beyond our reach in the voting booth. Perhaps that will change in the future and we will certainly not forget how their votes on January 5th affect us from here on out. For now, however, the buck stops with you and Councilwoman Moncrief, since we do get to vote for these Council seats. With Ms. Moncrief's tenure on the Council now subject to a recall election later in January, she still has a chance to redeem herself on January 5th regarding this issue. However, we will be looking to you on that day, Mayor Goodman, for that leadership we spoke of, so that a decision is reached in this matter based on the sound judgment we citizens expect and deserve from the City Council. We trust you will not let us down this time.

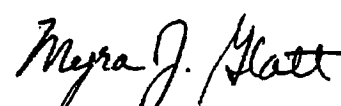
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Mayor Oscar B. Goodman

-3-

December 30, 2004

Respectfully yours,

Ellis Glatt

Myra J. Glatt

Cc:

Mayor Pro-Tem Gary Reese
Councilwoman Janet Moncrief
Councilman Steve Wolfman
Councilman Larry Brown
Councilman Lawrence Weekly
Councilman Michael Mack

Jon Ralston – Las Vegas Sun

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2004 DEC 30 A 9:39

ORDR**CHRISTOPHER L. KAEMPFER**

Nevada Bar No. 1264

JAMES E. SMYTH II

Nevada Bar No. 6506

STEPHANIE HARDIE ALLEN

Nevada Bar No. 8486

KUMMER KAEMPFER BONNER & RENSHAW

Seventh Floor

3800 Howard Hughes Parkway

Las Vegas, Nevada 89109

(702) 792-7000

Attorneys for Intervenor PH SSA, LLC

FILED

2004 DEC -2 A 8:49

DISTRICT COURT
CLARK COUNTY, NEVADA

JORINA GARETTO, an individual; and
CAROLYN STONE, an individual,

Plaintiffs,

vs.

THE CITY OF LAS VEGAS, a Municipal
corporation of the State of Nevada; and
DOES I through X; inclusive,

Defendants.

PH SSA, LLC, a Nevada limited liability
company,

Intervenor.

Case No.: A478940

Dept. No.: I

AMENDED ORDER RE:
PLAINTIFFS/PETITIONERS' PETITION
FOR WRIT OF MANDAMUS

Plaintiffs/Petitioners' Application for Writ of Mandamus having come on for hearing on
 November 9, 2004, the Plaintiffs/Petitioners being represented by Stanley Parry, Esq. of Curran

1 & Parry, the Defendant/Respondent City of Las Vegas being represented by Brian Scott, Esq. of
2 the City of Las Vegas City Attorneys Office, and the Intervenor/Respondent being represented
3 by Christopher Kaempfer, Esq. of Kummer Kaempfer Bonner & Renshaw, the Court, having
4 reviewed the pleadings and papers on file, heard the argument of counsel and good cause
5 appearing therefore;

6 **THE COURT FINDS** that the Record of Proceedings ("Record") did not contain
7 evidence that established that the City of Las Vegas ("City") considered whether the application
8 for GPA 2993 complied with the requirements of LVMC section 19.18.030(C)(3)(a) that the
9 application be signed, notarized and acknowledged by the owner of record of the subject
10 property or, alternatively, whether the application for GPA 2993 was submitted in accordance
11 with the provisions of LVMC section 19.18.030(C)(5) which allows an exception to section
12 19.18.030(C)(3)(a) when an application is filed by a non-property owner who is a lessee, a
13 contract purchaser or an optionee of the subject property. However, the Court recognizes that
14 the determination regarding the satisfaction of the requirements of the Las Vegas Municipal
15 Code is initially a proper function of the City. Therefore,

16 **THE COURT HEREBY ORDERS** that the Order Re: Plaintiffs/Petitioners' Petition
17 For Writ of Mandamus filed in this Court on November 23, 2004 was entered in error and is
18 hereby withdrawn and superseded by this Amended Order Re: Plaintiffs/Petitioners' Petition For
19 Writ of Mandamus.

20 **THE COURT HEREBY FURTHER ORDERS** that Plaintiffs/Petitioners' Writ of
21 Mandamus is granted to the extent that GPA 2993 is hereby remanded to the City Council
22 ("Council") of the City. On Remand, the City Council shall allow the Record to be
23 supplemented so as to determine if GPA 2993 complies with either LVMC section
24 19.18.030(C)(3)(a) or LVMC section 19.18.030(C)(5). Once the record has been supplemented,

1 and the City Council finds that there has been compliance with either LVMC section
2 19.18.030(C)(3)(a) or LVMC section 19.18.030(C)(5), the City Council shall then vote on GPA
3 2993.

4 **ORDER**

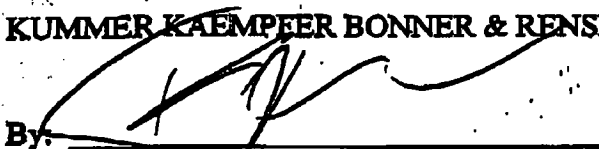
5 **IT IS SO ORDERED.**

6 Dated this 30 day of November, 2004.

7 
8 **DISTRICT COURT JUDGE**

9 **SUBMITTED BY:**

10 **KUMMER KAEMPFER BONNER & RENSHAW**

11 **By:** 

CHRISTOPHER L. KAEMPFER

Nevada Bar No. 1264

JAMES E. SMYTH II

Nevada Bar No. 6506

Seventh Floor

3800 Howard Hughes Parkway

Las Vegas, Nevada 89109

(702) 792-7000

Attorneys For Intervenor PH SSA, LLC

Las Vegas
City Council Hearing

January 5, 2005

GPA-2993

Submitted at City Council

Date 1/5/05 Item #109, 111
(Submitted under 110)

Table of Contents

1. General Plan Amendment 1993 application
2. Amended Order Re: Petitioners' Petition for Writ of Mandamus
3. Affidavit of Steven P. Schneider, Trustee for Schneider Family Trust
4. Purchase and Sale Agreement signed by William L. Cummings (seller) and Irwin A. Molasky on behalf of PH, LLC (buyer)
5. Purchase and Sale Agreement signed by Schneider Family Trust (seller) and Irwin A. Molasky on behalf of PH, LLC (buyer)
6. Extensions to Purchase and Sale Agreements for William L. Cummings and Schneider Family Trust
7. Related land use applications signed by sellers of property William L. Cummings and Schneider Family Trust
8. Recorded transfer of title
9. Neighborhood sign



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) Buffalo/DelRay

Project Name _____ Proposed Use _____

Assessor's Parcel #(s) 163-03-101-002

Ward # 1

General Plan: existing DR proposed SC Zoning: existing _____ proposed _____

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information Property is in escrow for Irwin Molasky.

PROPERTY OWNER Schneider Family Trust

Contact IRWIN MOLASKY

Address 12 Quail Run Road

Trustees Stephen P. & Joyce Schneider,

Phone: 735-0191 Fax: _____

City Henderson

State NV

Zip 89014

APPLICANT Molasky Companies

Contact Brad Sher

Address 3111 S. Maryland Parkway

Phone: 735-0191 Fax: 737-7025

City Las Vegas

State NV

Zip 89109

REPRESENTATIVE Kummer Kaempfer Bonner & Rensha

Contact Mark H. Fiorentino

Address 3800 Howard Hughes Parkway, 7th Floor

Phone: 792-7000 Fax: 796-7181

City Las Vegas

State NV

Zip 89109

Property Owner Signature* Irwin A. Molasky

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

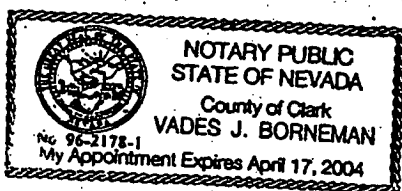
Print Name Irwin A. Molasky

Subscribed and sworn before me

This 26th day of August, 2003

Vades J. Borneman

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # GPA-2993

Meeting Date: 10/9/03

Signs Required: —

Map # _____

Total Fee: \$ 950.00

Receipt # 110054

Date Accepted: 8/26/03

Accepted By: A. Wante



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 163-03-101-002

Name of Property Owner: Schneider Family Trust, Stephen P. & Joyce Schneider, Trustees

Name of Applicant: Molasky Companies

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: _____

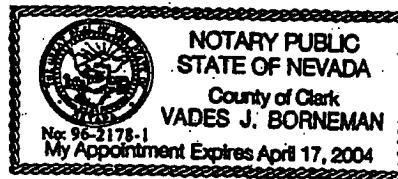
Signature of Property Owner/Authorized Agent: *Ervin A. Molasky*

Print Name: Ervin A. Molasky

Subscribed and sworn before me

This 21st day of August, 2023

Vades J. Borneman
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment
Project Address (Location) Buffalo/DelRay
Project Name _____ Proposed Use _____
Assessor's Parcel #(s) 163-03-101-003 Ward # 1
General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER Cullings William L. Contact Irwin Molasky
Address 1400 S. Valley View #1044 Phone: 735-0191 Fax: _____
City Las Vegas State NV Zip 89102

APPLICANT Molasky Companies Contact Brad Sher
Address 3111 S. Maryland Parkway Phone: 735-0191 Fax: 737-7025
City Las Vegas State NV Zip 89109

REPRESENTATIVE Kummer Kaempfer Bonner & Rensha Contact Mark H. Fiorentino
Address 3800 Howard Hughes Parkway, 7th Floor Phone: 792-7000 Fax: 796-7181
City Las Vegas State NV Zip 89109

Property Owner Signature* Irwin A. Molasky

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

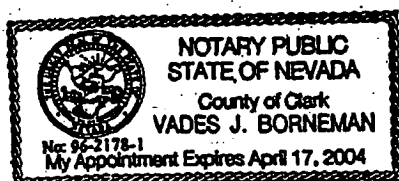
Print Name Irwin A. Molasky

Subscribed and sworn before me

This 26th day of August, 20 03

Vaides J. Borneman

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>GPA-2993</u>
Meeting Date:	<u>10/9/03</u>
Signs Required:	<u>-</u>
Map #	
Total Fee:	<u>\$ 950.00</u>
Receipt #	<u>110054</u>
Date Accepted:	<u>8/26/03</u>
Accepted By:	<u>[Signature]</u>



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 163-03-101-003

Name of Property Owner: Cullings William L.

Name of Applicant: Molasky Companies

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: _____

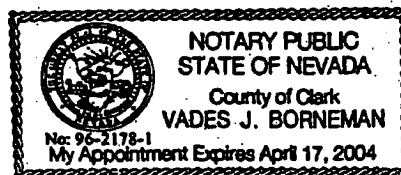
Signature of Property Owner/Authorized Agent: Irwin A. Molasky

Print Name: Irwin A. Molasky

Subscribed and sworn before me

This 26th day of August, 2003

Vades J. Borneman
Notary Public in and for said County and State



FILED

2004 DEC -2 A 8:49

Officer *[Signature]*

DOCKETED

DEC 03 2004

By *[Signature]*

1 **ORDR**
 2 **CHRISTOPHER L. KAEMPFER**
 3 Nevada Bar No. 1264
 4 **JAMES E. SMYTH II**
 5 Nevada Bar No. 6506
 6 **STEPHANIE HARDIE ALLEN**
 7 Nevada Bar No. 8486
 8 **KUMMER KAEMPFER BONNER & RENSHAW**
 9 Seventh Floor
 10 3800 Howard Hughes Parkway
 11 Las Vegas, Nevada 89109
 12 (702) 792-7000
 13
 14 Attorneys for Intervenor PH SSA, LLC

DISTRICT COURT
 CLARK COUNTY, NEVADA

12 JORINA GARETTO, an individual; and)
 13 CAROLYN STONE, an individual,)
 14 Plaintiffs,)
 15 vs.)
 16 THE CITY OF LAS VEGAS, a Municipal)
 17 corporation of the State of Nevada; and)
 18 DOES I through X; inclusive,)
 19 Defendants.)
 20 PH SSA, LLC, a Nevada limited liability)
 21 company,)
 22 Intervenor.)

Case No.: A478940
 Dept. No.: I

AMENDED ORDER RE:
PLAINTIFFS/PETITIONERS' PETITION
FOR WRIT OF MANDAMUS

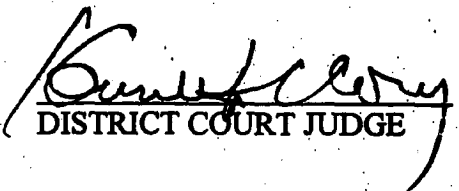
23 Plaintiffs/Petitioners' Application for Writ of Mandamus having come on for hearing on
 24 November 9, 2004, the Plaintiffs/Petitioners being represented by Stanley Parry, Esq. of Curran

1 and the City Council finds that there has been compliance with either LVMC section
2 19.18.030(C)(3)(a) or LVMC section 19.18.030(C)(5), the City Council shall then vote on GPA
3 2993.

4 ORDER

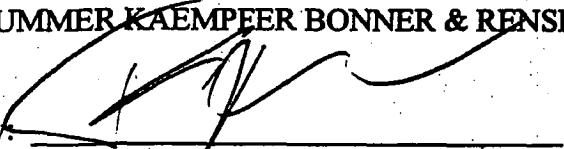
5 IT IS SO ORDERED.

6 Dated this 30 day of November, 2004.

7 
8 DISTRICT COURT JUDGE

9 SUBMITTED BY:

10 KUMMER KAEMPEER BONNER & RENSHAW

11 By: 

12 CHRISTOPHER L. KAEMPFER

13 Nevada Bar No. 1264

14 JAMES E. SMYTH II

15 Nevada Bar No. 6506

16 Seventh Floor

17 3800 Howard Hughes Parkway

18 Las Vegas, Nevada 89109

19 (702) 792-7000

20 Attorneys For Intervenor PH SSA, LLC

AFFIDAVIT

I, Stephen P. Schneider, being first duly sworn, depose and say that the following statements are true and correct and are made of my first hand knowledge:

- 1) Mr. William Cullings and I owned the two parcels of land (being APN numbers 163-03-101-002 and 163-03-101-003) located on the east side of Buffalo Drive, south of the Buffalo Highlands Apartments and north of Del Rey Avenue.
- 2) Prior to July of 2003, Mr. Cullings and I entered into negotiations with representatives of the Molasky Companies for the sale of these two parcels.
- 3) During these negotiations, we were advised by representatives of the Molasky Companies that it was their desire to construct an office building on these two parcels.
- 4) In order to construct an office building on these parcels, it was necessary to obtain land use approvals from the City of Las Vegas for a General Plan Amendment, Zone Change and Site Development Review.
- 5) Mr. Cullings and I agreed that it would be the responsibility of representatives of the Molasky Companies to obtain all such required land use approvals and we agreed to allow all such approvals to be obtained on our parcels.
- 6) In July of 2003, Mr. Cullings and I executed Purchase and Sale Agreements with PH, LLC, which agreements specifically gave the Molasky Companies, as Buyer, the right to apply for and secure all required land use approvals.
- 7) All of the land use approvals applied for and obtained with regard to these two parcels were applied for and obtained with our full and absolute consent, including but not limited to, General Plan Amendment, "GPA-2993."
- 8) After the City of Las Vegas approved all land use applications, including GPA-2993, these two parcels of land were purchased by the Molasky Companies in accordance with the terms and conditions of the Purchase and Sale Agreements.

Stephen P. Schneider, Trustee
Stephen P. Schneider, Trustee of the Schneider Family Trust

1-04-05
Date

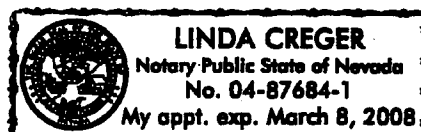
STATE OF NEVADA } ss.

COUNTY OF CLARK

This instrument was acknowledged before me on January 4, 2005 by,

Stephen Schneider as Trustee of the Schneider Family Trust

Linda Greger
NOTARY PUBLIC



PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS

THIS PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS ("Agreement") is entered into as of July 23rd 2003, by and between the Schneider Family Trust and the Steven P. and Joyce Schneider Trust ("Seller"), and PH, LLC, a Nevada limited liability company ("Buyer").

RECITALS

A. Seller is the owner of certain real property located in the City of Las Vegas, State of Nevada, known as Assessor's Parcel Number 163-03-101-002, which is approximately 2.13 acres, plus all of Seller's right in the north half of the adjacent, vacated or to be vacated portion of Del Rey Avenue (collectively, the "Property"), and depicted on Exhibit A attached hereto.

B. Buyer desires to purchase from Seller and Seller desires to sell to Buyer the Property.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is agreed:

SECTION 1 CERTAIN DEFINITIONS

In addition to other terms defined elsewhere in this Agreement, the following terms will be defined as follows:

1.1 "Closing" or "Closing Date"

The date that is ten (10) days after Seller obtains the Land Use Approvals (as defined in Section 1.3), all applicable appeals periods to the Land Use Approvals have expired and there are no pending, unresolved appeals, or such earlier date as determined by Buyer.

1.2 "Deposit"

Ten Thousand Dollars (\$10,000.00).

1.3 "Due Diligence Period"

The period of time starting on the date hereof and ending on December 5, 2003, within which time Buyer shall complete its due diligence as described in Section 9.1, and shall attempt to obtain an amendment to the City of Las Vegas General Plan and a zoning change to permit the operation of an office building for general office use on the Property (collectively, the "Land Use Approvals").

1.4 "Escrow Holder"

Fidelity National Title, Attn: Yolanda Lizarrago.

1.5 "Purchase Price"

Nine Hundred Fifty Four Thousand Dollars (\$954,000.00).

SECTION 2 PURCHASE AND SALE

Upon and subject to the terms and conditions set forth in this Agreement, Seller agrees to sell to Buyer and Buyer agrees to buy from Seller the Property, together with all easements, hereditaments and appurtenances thereto.

SECTION 3 PURCHASE PRICE

The Purchase Price for the Property shall be paid as follows:

3.1 Deposit.

Within three (3) business days after the Opening of Escrow (as defined in Section 4), Buyer shall deliver the Deposit to Escrow Holder in same day funds. Escrow Holder shall invest the Deposit in an interest bearing account if requested by Buyer and interest will be for the account of Buyer except as otherwise provided in this Agreement and will be applied against the Purchase Price at Closing.

3.2 Delivery of Deposit.

If Buyer has terminated this Agreement by written notice to Seller and Escrow Holder before the expiration of the Due Diligence Period, Escrow Holder shall promptly return to Buyer the Deposit and all interest thereon, less Escrow Holder's normal and customary escrow cancellation charges, which shall be paid by Buyer, and less the sum of One Hundred Dollars (\$100), which sum the parties agree is fair consideration for Buyer's opportunity to inspect the Property as contemplated in this Agreement (the "Fair Consideration"), which Fair Consideration shall be paid to Seller. Following the expiration of the Due Diligence Period, the Deposit shall be refundable to Buyer only upon Seller's default, a failure of a condition to Buyer's purchase of the Property or the successful, adverse appeal of the Land Use Approvals by any person other than Buyer or an affiliate of Buyer.

3.3 Cash Balance.

On or before the Closing Date, Buyer shall deposit into the Escrow (as defined in Section 4) the balance of the Purchase Price in the form of cash, bank cashier's check or confirmed wire transfer of funds.

SECTION 4 ESCROW

Within five (5) days after the execution of this Agreement, Buyer shall open an escrow (the "Escrow") with Escrow Holder by delivering to Escrow Holder a fully executed copy of this Agreement (the "Opening of Escrow"). The date of Opening of Escrow will be filled in by Escrow Holder in the "Joinder By Escrow Holder" section at the end of this Agreement, which date, as determined by Escrow Holder, shall be binding upon Seller and Buyer. The purchase and sale of the Property will be completed through the Escrow. Buyer and Seller agree to execute any additional instructions reasonably required by the Escrow Holder. If there is a conflict between any printed escrow instructions and this Agreement, the terms of this Agreement will govern. No cancellation or other provision of any printed escrow instructions shall extend the Closing Date or provide either party with any grace period not provided in this Agreement.

SECTION 5 CANCELLATION FEES AND EXPENSES

In the event that the Closing does not occur at the time and in the manner provided in this Agreement because of the default of one of the parties, the non-defaulting party shall have the right to cancel the Escrow by written notice to the defaulting party and to the Escrow Holder. All costs of cancellation of Escrow shall be paid by the defaulting party. In addition, in the event of a default by Seller, Buyer shall be entitled to a return of the Deposit, less the Fair Consideration (which shall be paid to Seller). If the Closing does not take place for any reason other than a default by one of the parties, the cancellation costs shall be shared equally by Buyer and Seller, and Buyer shall be entitled to a return of the Deposit, less the Fair Consideration (which shall be paid to Seller).

SECTION 6 DELIVERIES TO ESCROW HOLDER

6.1 By Seller.

On or before the Closing Date, Seller shall deliver or cause to be delivered to Escrow Holder the following items:

(a) A Grant, Bargain, Sale Deed in a form acceptable to Buyer, duly executed and acknowledged by Seller and in recordable form, conveying the Property to Buyer subject only to the Permitted Exceptions.

(b) A Transferor's Certificate of Non-Foreign Status, substantially in the form attached to this Agreement as Exhibit B, properly executed by Seller.

6.2 By Buyer.

On or before the Closing Date, Buyer will deliver or cause to be delivered to Escrow Holder the balance of the cash Purchase Price in accordance with Section 3.

6.3 By Buyer and Seller.

Buyer and Seller will each deposit such other instruments as are reasonably required by Escrow Holder or otherwise required to close Escrow. Seller and Buyer hereby designate the Escrow Holder as the "Reporting Person" for the transaction pursuant to Section 6045(e) of the Internal Revenue Code.

SECTION 7 TITLE MATTERS

7.1 Title Review Process.

Buyer shall obtain from Escrow Holder a preliminary title report for the Property with copies of the documents described in such report. Buyer shall request Escrow Holder to deliver a copy of the preliminary title report and copies of the documents described on such report to Seller. Buyer will have until the date that is sixty (60) days following Buyer's receipt of the preliminary title report and copies of the documents described on such report within which to examine the preliminary title report, the documents and a survey, if Buyer desires to obtain a survey, and notify Seller in writing of any defects in title. If Buyer fails to notify Seller of any such defects by such date, title shall be deemed accepted. If Buyer timely notifies Seller of

specific defects, Seller will have ten (10) days after receipt of Buyer's notification of any defect in which to advise Buyer that:

(i) Seller will remove any objectionable exceptions to title or obtain appropriate endorsements to the Title Policy (as defined in Section 11) on or before the Closing Date; or

(ii) Seller will not cause the exceptions to be removed.

If Seller advises Buyer that it will not cause the exceptions to be removed, Buyer will have five (5) days to elect, as its sole remedy, to:

(iii) proceed with the purchase and acquire the Property subject to such exceptions without reduction in the Purchase Price; or

(iv) terminate this Agreement by written notice to Seller and Escrow Holder, in which case the Deposit and any interest thereon will be returned to Buyer, less the Fair Consideration (which shall be paid to Seller), and the cancellation costs will be equally borne by Seller and by Buyer.

If Buyer does not give Seller notice of its election within five (5) days, Buyer will be deemed to have elected to proceed with this transaction, subject to Buyer's right to terminate this Agreement for other reasons as set forth herein. The exceptions to title approved or deemed approved by Buyer pursuant to this Section 7.1 shall be the "Permitted Exceptions".

7.2 No Further Encumbrances.

Seller covenants and agrees that during the term of this Agreement, Seller will not cause or permit any liens, conditions, easements, covenants, restrictions, rights, encumbrances, or other matters ("Title Matters") to be added or recorded as a matter of title affecting the Property. Any Title Matters that may appear of record or be revealed after the date of the title report described in Section 7.1 shall be subject to Buyer's approval and must be eliminated or ameliorated to Buyer's satisfaction by Seller before Closing as a condition to the Closing for Buyer's benefit.

7.3 Improvement Districts.

Notwithstanding anything in this Agreement to the contrary, Seller shall ensure at closing that no special or limited improvement district has a principal balance encumbering the Property as of Closing in excess of Nine Thousand Three Hundred Dollars (\$9,300). Seller shall pay any sums necessary to reduce such principal balance to such amount in the event any such principal balance is higher than such amount as of the Closing.

SECTION 8 CONDITIONS TO THE CLOSE OF ESCROW

8.1 Conditions Precedent to Buyer's Obligations.

The following conditions must be satisfied not later than the Closing Date or such other period of time as may be specified below and, as such, are conditions precedent to Buyer's obligations under Section 6.2:

(a) Representations, Warranties and Covenants of Seller. Seller will have duly performed each and every agreement to be performed by Seller hereunder and Seller's representations, warranties and covenants set forth in this Agreement will be true and correct as of the Closing Date.

(b) Seller's Deliveries. Seller will have delivered the items described in Section 6.1.

(c) Title Insurance. As of the Closing, Escrow Holder will issue or has committed to issue the Title Policy (or an ALTA title policy, in Buyer's sole discretion) to Buyer subject only to the Permitted Exceptions.

(d) Material Adverse Change. There shall have been no material, adverse change to the Property, the effect of which would be reasonably likely to cause a material diminution in value of the Property, between the expiration of the Due Diligence Period and Closing.

(e) Damage or Condemnation. There shall have been no damage to the Property or condemnation proceeding brought or threatened that results in or may result in a material loss of the Property (as determined in Buyer's reasonable discretion).

(f) Closing of Adjacent Parcel. The owner of the property adjacent to the Property, known as Assessor's Parcel Number 163-03-101-003, shall concurrently sell such property to Buyer, the purchase for which property Buyer has executed or intends to execute a purchase agreement on similar terms to this Agreement.

The conditions set forth in this Section 8.1 are solely for the benefit of Buyer and may be waived only by Buyer. At all times Buyer has the right to waive any such condition. Such waiver or waivers must be in writing to Seller.

8.2 Conditions Precedent to Seller's Obligations.

The following conditions must be satisfied not later than the Closing Date or such other period of time as may be specified below and, as such, are conditions precedent to Seller's obligations under Section 6.1:

(a) Representations, Warranties and Covenants of Buyer. Buyer will have duly performed each and every agreement to be performed by Buyer hereunder and Buyer's representations, warranties and covenants set forth in this Agreement will be true and correct as of the Closing Date.

(b) Buyer's Deliveries. Buyer shall have delivered to Escrow Holder the items described in Section 6.2.

The conditions set forth in this Section 8.2 are solely for the benefit of Seller and may be waived only by Seller. At all times Seller has the right to waive any such condition. Such waiver or waivers must be in writing to Buyer.

SECTION 9 DUE DILIGENCE PERIOD

9.1 Due Diligence Matters.

Buyer shall have the right, at any time up to and including the day on which the Due Diligence Period is to expire, to terminate this Agreement for any reason in Buyer's sole and absolute discretion upon written notice to Seller and Escrow Holder. During this time, Buyer may, if Buyer chooses to do so, investigate any matters regarding the condition of the Property and the feasibility of purchasing the Property as Buyer may determine in its sole and absolute discretion.

9.2 Documents Pertaining to Property.

Seller shall use its reasonable efforts to identify and produce to Buyer copies of that information in Seller's possession which is relevant and material to the Property. Buyer acknowledges, however, that Seller can make no representation or warranty that all such relevant and material information has been identified and produced and it is expressly made a basis of this Agreement that although Seller has attempted to provide such information for the convenience of Buyer, all information identified or provided must be confirmed or verified by Buyer as to accuracy and completeness during the course of Buyer's own due diligence. In the event this Agreement is canceled for any reason, Buyer shall deliver and quit claim to Seller all materials delivered or made available to Buyer by Seller pursuant to this Section 9.2.

9.3 Zoning.

Buyer shall, at its sole cost and expense, make application for the Land Use Approvals on or before August 26, 2003, which will enable consideration of the Land Use Approvals to be scheduled on the November 5, 2003, meeting of the Las Vegas City Council. Buyer shall promptly notify Seller of the date on which the Land Use Approvals have been obtained. Seller shall reasonably cooperate with Buyer, at Buyer's expense, in assisting Buyer in obtaining the Land Use Approvals.

9.4 Notice of Termination.

If Buyer fails to terminate this Agreement as provided in Section 9.1 by the expiration of the Due Diligence Period, Buyer shall be deemed to have approved all matters pertaining to or affecting the Property, except for those matters set forth in Section 7.2 and 8.1.

SECTION 10 INTENTIONALLY OMITTED

SECTION 11 TITLE INSURANCE

At the Closing, Escrow Holder will cause the issuance to Buyer of a standard ALTA policy of title insurance in an amount equal to the Purchase Price showing fee title to the Property vested in Buyer subject only to the Permitted Exceptions ("Title Policy") and the standard printed exceptions and conditions in the policy of title insurance. Seller shall not be required to incur any liability or provide any indemnities whatsoever respecting the extended ALTA coverage or any endorsements requested by Buyer. Escrow Holder, by closing the Escrow, shall be deemed to have irrevocably committed to cause the issuance of the Title Policy.

SECTION 12 COSTS AND EXPENSES

12.1 Seller.

Seller will pay Seller's share of prorations.

12.2 Buyer.

Buyer will pay (a) any document recording charges; (b) all escrow fees and costs; (c) all premiums for the Title Policy and the entire additional cost of any endorsements to the Title Policy, including the cost of any required survey; (d) all documentary transfer taxes; and (e) Buyer's share of prorations.

12.3 Other Costs and Expenses.

Buyer and Seller will each pay all legal and professional fees and fees of other consultants incurred by Buyer and Seller, respectively. All other costs and expenses will be allocated between Buyer and Seller in accordance with the customary practice in Clark County, Nevada, as determined by Escrow Holder.

SECTION 13 PRORATIONS

13.1 Taxes and Assessments.

All non-delinquent real estate taxes and assessments on the Property will be prorated as of the Closing based on the actual current tax bill. If the Closing takes place before the real estate taxes are fixed for the tax year in which the Closing occurs, the apportionment of real estate taxes and assessments will be made on the basis of the real estate taxes and assessments for the immediately preceding tax year applied to the latest assessed valuation. All delinquent taxes and the entire amount of any rollback taxes, bonds and assessments, if any, on the Property will be paid at the Closing from funds accruing to Seller. All supplemental taxes or assessments regarding the Property billed after the Closing for periods before the Closing will be paid promptly by Seller. All taxes or assessments regarding the Property billed to Seller after the Closing for periods after the Closing will be paid promptly by Buyer upon demand by Seller.

13.2 Method of Proration.

All prorations will be made as of the date of Closing based on a three hundred sixty-five (365) day year or a thirty (30) day month, as applicable.

SECTION 14 REPRESENTATIONS AND WARRANTIES

14.1 Seller's Representations and Warranties.

In consideration of Buyer's entering into this Agreement and as an inducement to Buyer to purchase the Property, Seller makes the following representations and warranties, each of which is material and is being relied upon by Buyer (and the continued truth and accuracy of which shall constitute a condition precedent to Buyer's obligations hereunder).

(a) Authority. Seller has the full power and authority to sell the Property. This Agreement has been duly and validly authorized, executed and delivered by Seller and no other authorization or third party consent is requisite to the valid and binding execution, delivery and performance of this Agreement by Seller.

(b) Not a Foreign Person. Seller is not a "foreign person" within the meaning of Section 1445(f)(3) of the Internal Revenue Code.

(c) Truthfulness at Closing. Except as expressly herein otherwise provided, the representations and warranties of Seller set forth in subsections (a) and (b) above shall be true on and as of the Close of Escrow as if those representations and warranties were made on and as of such time.

14.2 Buyer's Representations and Warranties.

In consideration of Seller entering into this Agreement and as an inducement to Seller to sell the Property to Buyer, Buyer makes the following representations and warranties, each of which is material and is being relied upon by Seller (the continued truth and accuracy of which shall constitute a condition precedent to Seller's obligations hereunder):

(a) Authority. Buyer has the full power and authority to buy the Property. This Agreement has been duly and validly authorized, executed and delivered by Buyer and no other authorization or third party consent is requisite to the valid and binding execution, delivery and performance of this Agreement by Buyer;

(b) Representations. All representations and warranties of Buyer set forth in this Agreement shall be true on and as of the Close of Escrow as if those representations and warranties were made on and as of such time.

SECTION 15 INTENTIONALLY OMITTED

SECTION 16 ACCESS

Buyer, Buyer's employees, representatives agents and subcontractors will be afforded access to the Property, throughout and after the Due Diligence Period, for the purposes of conducting its investigation of the feasibility of purchasing the Property. Buyer's access to the Property during and after the expiration of the Due Diligence Period shall not be deemed to extend the Due Diligence Period. Buyer covenants and agrees to indemnify and hold Seller harmless from all losses, damages, liabilities, actions, suits, proceedings, claims, demands, assessments, judgments, costs and expenses including reasonable attorneys' fees arising from Buyer's, its representatives', employees', agents' and subcontractors' entry upon the Property. This Section 16 shall survive the Closing or sooner termination of this Agreement.

SECTION 17 REMEDIES

17.1 Default by Seller.

In the event the Closing and the consummation of the transaction contemplated by this Agreement do not occur by reason of any default by Seller, Buyer may pursue any legal or equitable remedy available to Buyer under applicable law, including, without limitation, actions for damages and specific performance.

17.2 Default by Buyer.

IF THE CLOSING DOES NOT OCCUR BY REASON OF ANY DEFAULT BY BUYER, BUYER AND SELLER AGREE THAT IT WOULD BE IMPRACTICAL AND EXTREMELY DIFFICULT TO ESTIMATE THE DAMAGES SUFFERED BY SELLER AS A RESULT OF BUYER'S FAILURE TO COMPLETE THE PURCHASE OF THE PROPERTY PURSUANT TO THIS AGREEMENT, AND THAT UNDER THE CIRCUMSTANCES EXISTING AS OF THE DATE OF THIS AGREEMENT, THE LIQUIDATED DAMAGES PROVIDED FOR IN THIS SUBSECTION REPRESENT A REASONABLE ESTIMATE OF THE DAMAGES WHICH SELLER WILL INCUR AS A RESULT OF SUCH FAILURE. THEREFORE, BUYER AND SELLER DO HEREBY AGREE THAT A REASONABLE ESTIMATE OF THE TOTAL NET DETRIMENT THAT SELLER WOULD SUFFER IN THE EVENT THAT BUYER DEFAULTS OR FAILS TO COMPLETE THE PURCHASE OF THE PROPERTY IS AN AMOUNT EQUAL TO THE DEPOSIT (WHICH INCLUDES ANY ACCRUED INTEREST THEREON). THIS AMOUNT WILL BE THE FULL, AGREED AND LIQUIDATED DAMAGES FOR THE BREACH OF THIS AGREEMENT BY BUYER. THE PAYMENT OF SUCH AMOUNT AS LIQUIDATED DAMAGES IS NOT INTENDED AS A FORFEITURE OR A PENALTY, BUT IS INTENDED TO CONSTITUTE LIQUIDATED DAMAGES TO SELLER. UPON DEFAULT BY BUYER, THIS AGREEMENT WILL BE TERMINATED AND, EXCEPT FOR BUYER'S INDEMNITY OBLIGATIONS WHICH MAY BE ENFORCED BY SELLER (IN ADDITION TO COLLECTION AND RETENTION BY SELLER OF THE DEPOSIT), NEITHER PARTY SHALL HAVE ANY FURTHER RIGHTS OR OBLIGATIONS HEREUNDER, EACH TO THE OTHER EXCEPT FOR THE RIGHT OF SELLER TO COLLECT SUCH LIQUIDATED DAMAGES FROM BUYER AND ESCROW HOLDER.

Seller's Initials



Buyer's Initials

SECTION 18 BROKERS

Seller represents and warrants to Buyer, and Buyer represents and warrants to Seller, that Realty Holdings Group and Grubb & Ellis/ Las Vegas have been engaged by Buyer in connection with any of the transactions contemplated by this Agreement. Except for Realty Holdings Group and Grubb & Ellis/ Las Vegas, Buyer and Seller will indemnify, save harmless and defend the other from any liability, cost or expense arising out of or connected with any claim for any commission or compensation made by any person or entity claiming to have been retained or contacted by the other party in connection with this transaction. Realty Holdings Group and Grubb & Ellis/Las Vegas shall collectively be paid a commission by the Seller through escrow and at the close of escrow in the amount of Fifty Four Thousand Dollars (\$54,000).

**SECTION 19
NOTICES**

19.1 Notice.

Any and all notices and demands by either party hereto to the other party, required or desired to be given hereunder shall be in writing and shall be validly given only if (i) personally delivered, (ii) deposited in the United States mail, certified or registered, postage prepaid, return receipt requested, (iii) made by Federal Express or other delivery service which keeps records of deliveries and attempted deliveries, or (iv) made by facsimile machine with electronic confirmation of receipt (receipt of which is acknowledged or if a copy thereof is promptly delivered by one of the delivery methods permitted in subsections (i)-(iii)). Service shall be conclusively deemed made on the first business day delivery is attempted or upon receipt, whichever is sooner, and addressed as follows:

To Seller: Schneider Family Trust
 Attn: Steve Schneider
 12541 Sun Road
 Henderson, Nevada 89014
 Fax: (702) 454-8894

To Buyer: PH, LLC
 Attn: Richard Worthington
 3111 South Maryland Parkway
 Las Vegas, Nevada 89109
 Fax: (702) 737-7025

To Escrow Holder: Fidelity National Title
 Attn: Ms. Yolanda Ljarrago
 6655 W. Sahara Ave. # A110
 Las Vegas, Nevada
 Fax: (702) 242-8940

19.2 Changes.

A party hereto may change its address for the purpose of receiving notices or demands as herein provided by a written notice given in the manner aforesaid to the other party hereto, which notice of change of address shall not become effective, however, until the actual receipt thereof by the other party.

**SECTION 20
MISCELLANEOUS PROVISIONS**

20.1 Nevada Law.

The laws of the State of Nevada applicable to contracts made and wholly performed therein shall govern the validity, construction, performance and effect of this Agreement.

20.2 Successors.

This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

20.3 Assignment.

Seller may not assign, transfer or convey its rights or obligations under this Agreement without the prior written consent of Buyer, and then only if Seller's assignee assumes in writing all of Seller's obligations hereunder; provided, however, that Seller shall in no event be released from its obligations hereunder by reason of such assignment. Buyer, without being relieved of liability hereunder, shall have the right to assign its rights and obligations under this Agreement or to nominate another person or entity in whom title to the Property shall vest.

20.4 Non-Waiver.

The failure to enforce or the delay in enforcement of any provision of this Agreement by a party hereto or the failure of a party to exercise any right hereunder shall in no way be construed to be a waiver of such provision or right (or of any other provision or right hereof whether of a similar or dissimilar nature) unless such party expressly waives such provision or right in writing.

20.5 Partial Invalidity.

If any term, provision, covenant or condition of this Agreement, or any application thereof, is held by a court of competent jurisdiction to be invalid, void or unenforceable, all provisions, covenants and conditions of this Agreement, and all applications thereof, not held invalid, void or unenforceable, shall continue in full force and effect and shall in no way be affected, impaired or invalidated thereby.

20.6 Attorneys' Fees.

In the event any action is commenced by either party against the other in connection herewith (including any action to lift stay or other bankruptcy proceedings), the prevailing party shall be entitled to its costs and expenses, including reasonable attorneys' fees, as determined by the court.

20.7 Entire Agreement.

This Agreement constitutes the entire agreement between the parties pertaining to the subject matter contained herein and supersedes all prior representations, agreements and understandings of the parties, including any "letter of intent," "letter of understanding," or similar documents. No addition to or modification of this Agreement shall be binding unless executed in writing by the parties hereto.

20.8 Time of Essence.

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

20.9 Dates.

If any dates hereunder for the taking of some action or the expiration of some time period fall on a Saturday, Sunday or legal holiday, such date shall be the next following day that is not a Saturday, Sunday or legal holiday.

20.10 Counterparts.

This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original, but all such counterparts shall constitute one and the same agreement. Any signature page of this Agreement may be detached from any counterpart without impairing the legal effect of any signatures thereon, and may be attached to another counterpart, identical in form thereto, but having attached to it one or more additional signature pages.

20.11 Submission.

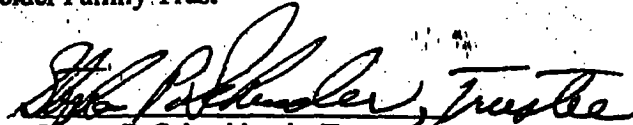
The submission of this Agreement for examination and/or execution hereof does not constitute an offer to purchase the Property and this Agreement becomes effective only upon execution and delivery thereof by Buyer and Seller.

SIGNATURE PAGE FOLLOWS.

IN WITNESS WHEREOF, Buyer and Seller have executed this Agreement as of the day and year first set forth above.

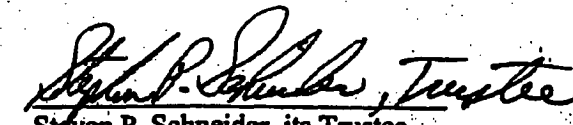
"SELLER"

Schneider Family Trust

By: 
Steven P. Schneider, its Trustee

By: 
Joyce Schneider, its Trustee

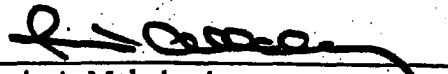
Steven P. and Joyce Schneider Trust

By: 
Steven P. Schneider, its Trustee

By: 
Joyce Schneider, its Trustee

"BUYER"

PH, LLC, a Nevada limited liability company

By: 
Irwin A. Molasky, its manager

JOINDER BY ESCROW HOLDER

Fidelity National Title joins this Agreement for the purposes of agreeing to act as Escrow Holder under this Agreement and to confirm that the Opening of Escrow occurred on _____, 2003.

FIDELITY NATIONAL TITLE

By: _____
Name: _____
Title: _____

Escrow Number: _____

EXHIBIT A

DEPICTION OF PROPERTY

See Attached

NOTES This map is for assessment use only and does not represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office. This map is compiled from official records, including surveys and deeds, and only contains the information required for assessment. See the recorded documents for more detailed legal information. USE THIS SCALE(1:2500) WHEN MAP REPRODUCED FROM THIS ORIGINAL	MAP LEGEND AVERAGE 43 PARCEL BOUNDARY SUBD BOUNDARY ROAD EASEMENT PAVD BOUNDARY NON-PARCEL LOT LINE WATCH LINE / LEADER LINE ROAD ID NUMBER	ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		T21S R60E	03	H 2 NW 4	163-03-1
		PARCEL NUMBER 001 202 5 1 016	PARCEL NUMBER ACREAGE PARCEL SUB/SEQ NUMBER PLAT RECORDING NUMBER BLOCK NUMBER LOT NUMBER GOV. LOT NUMBER	ASSESSOR'S MAP 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141			
		Scale: 1"=200' Rev: 05/16/01					

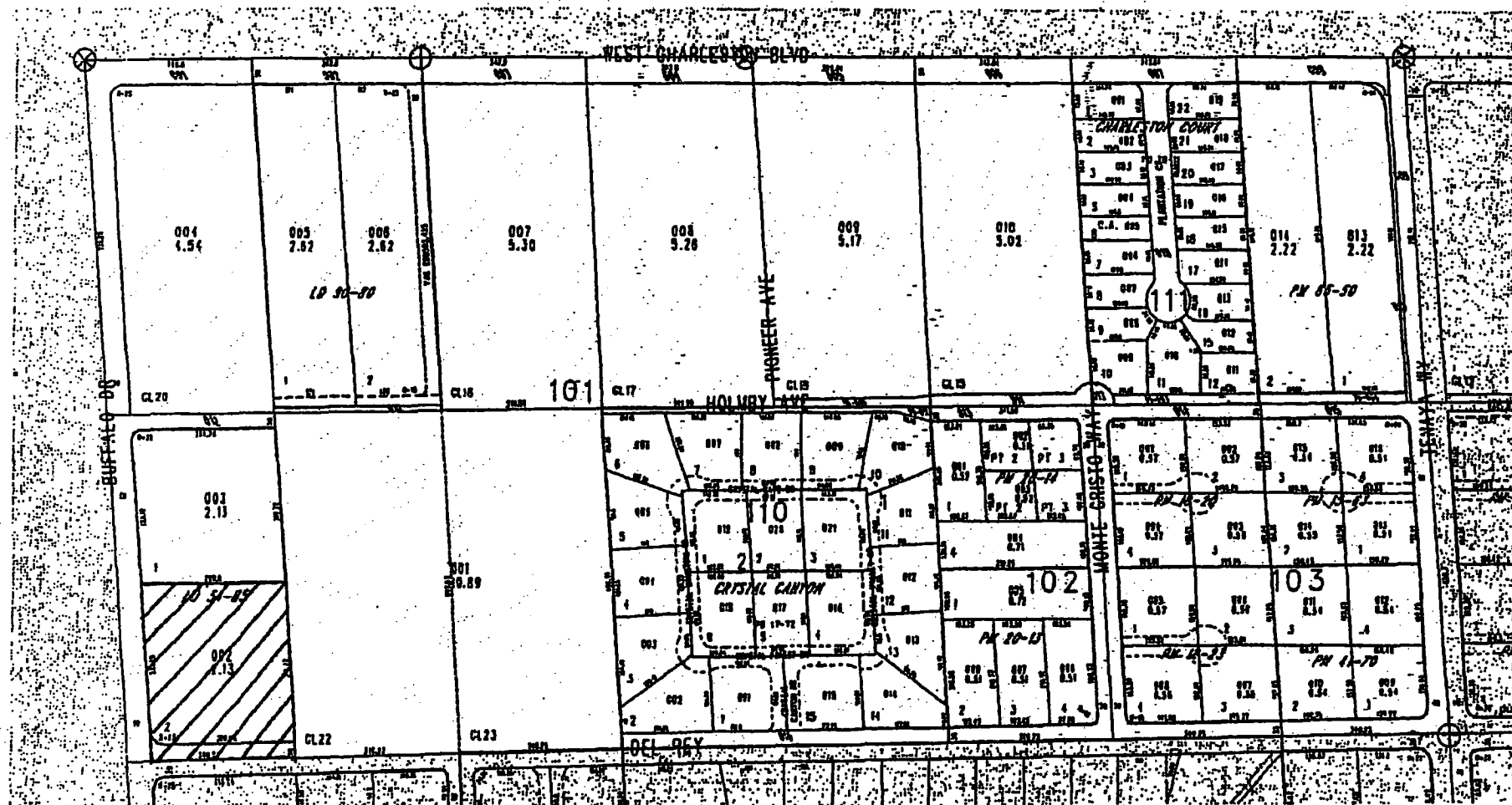


EXHIBIT A

TAX DIST 200

EXHIBIT B

FIRPTA AFFIDAVIT

Section 1445(a) of the Internal Revenue Code of 1986, as amended (the "Code"), provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the transferee that withholding of tax is not required upon the disposition of a U.S. real property interest by Schneider Family Trust (the "Transferor"), the undersigned hereby certifies the following on behalf of the Transferor:

1. Transferor is not a foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Code and Income Tax Regulations);

2. The U.S. Employer Identification Number of Transferor is _____; and

3. Transferor's address is 12 Quail Run Road, Henderson, Nevada 89014

Transferor understands that this Certification may be disclosed to the Internal Revenue Service by the transferee and that any false statement contained herein could be punished by fine, imprisonment, or both.

Under penalties of perjury, I declare that I have examined this Certification and to the best of my knowledge and belief, it is true, correct and complete, and I further declare that I have authority to sign this document on behalf of the Transferor.

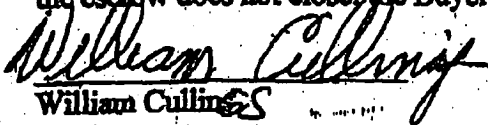
Date: 7-23-, 2000.

Schneider Family Trust

By: Stephen Schneider
Name: Stephen Schneider
Title: Trustee

ESCROW AMENDMENT AGREEMENT TO PAY TAXES

It is mutually agreed between the Seller, William L. Cullins and the Buyer, PH, LLC, a Nevada limited liability company, that all property taxes due in January, 2004 of \$1,225.49 not paid prior to the close of escrow # 126786 YL shall be paid out of the earnest money held by Fidelity National Title in escrow #126786 YL. The taxes shall be paid through escrow. At the close of escrow, the taxes paid shall be prorated. In the event the escrow does not close, the Buyer shall not receive reimbursement for the taxes paid.


William Cullins

Date

PH, LLC

Date

Jul 23 02 02:05p

Steve Schneider

702-454-8894

P. 1

FIRST AMENDMENT TO PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS

THIS FIRST AMENDMENT TO PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS (this "Amendment") is entered into as of July 23, 2003, by and between the Schneider Family Trust and the Steven P. and Joyce Schneider Trust ("Seller"), and PH, LLC, a Nevada limited liability company ("Buyer").

RECITALS

A. Buyer and Seller are parties to a Purchase Agreement and Joint Escrow Instructions dated as of July 23, 2003, for the sale of certain real property more particularly described in the Agreement.

B. The parties desire to amend the Agreement as set forth herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. The following section shall be added to the Agreement:

20.12 1031 Exchange

Seller may participate in a 1031 tax deferred exchange. Buyer agrees to cooperate in effectuating Seller's exchange and to sign reasonable documents presented to Buyer to effectuate the exchange, all at no cost or expense to Buyer.

2. Except as amended by this Amendment, the Agreement shall remain in full force and effect.

Executed as of the date first above written.

SELLER

Schneider Family Trust

By:

Steven P. Schneider, Trustee
Steven P. Schneider, its Trustee

By:

Joyce Schneider, Trustee
Joyce Schneider, its Trustee

Steven P. and Joyce Schneider Trust

By:

Steven P. Schneider, Trustee
Steven P. Schneider, its Trustee

By:

Joyce Schneider, Trustee
Joyce Schneider, its Trustee

BUYER

PH, LLC, a Nevada limited liability company

By:

Irwin A. Molasky
Irwin A. Molasky, its manager

Witnessed by: JAMES SCHERER, JAMES HYDE, JAMES JOHNS
July 23, 2003

SECOND AMENDMENT TO PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS

THIS SECOND AMENDMENT TO PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS (this "Amendment") is entered into as of December 2, 2003, by and between the Schneider Family Trust and the Steven P. and Joyce Schneider Trust (collectively, "Seller"), and PH, LLC, a Nevada limited liability company ("Buyer").

RECITALS

A. Buyer and Seller are parties to a Purchase Agreement and Joint Escrow Instructions dated as of July 23, 2003, as amended by a First Amendment to Purchase Agreement and Joint Escrow Instructions dated as of July ____, 2003 (collectively, the "Agreement"), for the sale of certain real property more particularly described in the Agreement.

B. The parties desire to amend the Agreement as set forth herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

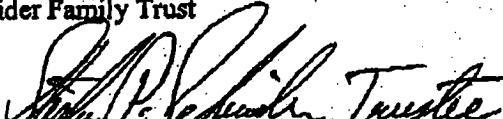
1. Notwithstanding anything in Section 1.1 of the Agreement to the contrary, the Closing shall not occur before January 19, 2004, unless otherwise agreed by the parties.
2. The date of December 5, 2003, in Section 1.3 of the Agreement shall be deleted and replaced with the date of January 7, 2004.
3. Except as amended by this Amendment, the Agreement shall remain in full force and effect.

Executed as of the date first-above written.

SELLER

Schneider Family Trust

By:


Steven P. Schneider, its Trustee

BUYER

PH, LLC, a Nevada limited liability company

By:

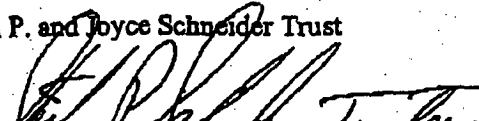
Richard S. Worthington, attorney in fact for Irwin A. Molasky, its mgr.
Richard S. Worthington,
Attorney-in-Fact for
Irwin A. Molasky, its manager

By:

Joyce Schneider, its Trustee

Steven P. and Joyce Schneider Trust

By:


Steven P. Schneider, its Trustee

By:

Joyce Schneider, its Trustee

PURCHASE AND SALE AGREEMENT
AND JOINT ESCROW INSTRUCTIONS

THIS PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS ("Agreement") is entered into as of July ____, 2003, by and between William L. Cullings ("Seller"), and PH, LLC, a Nevada limited liability company ("Buyer").

RECITALS

A. Seller is the owner of certain real property (the "Property") located in the City of Las Vegas, State of Nevada, known as Assessor's Parcel Number 163-03-101-003, which is approximately 2.13 acres, and depicted on Exhibit A attached hereto.

B. Buyer desires to purchase from Seller and Seller desires to sell to Buyer the Property.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is agreed:

SECTION 1
CERTAIN DEFINITIONS

In addition to other terms defined elsewhere in this Agreement, the following terms will be defined as follows:

1.1 "Closing" or "Closing Date"

The date that is ten (10) days after Seller obtains the Land Use Approvals (as defined in Section 1.3), all applicable appeals periods to the Land Use Approvals have expired and there are no pending, unresolved appeals, or such earlier date as determined by Buyer.

1.2 "Deposit"

Ten Thousand Dollars (\$10,000.00).

1.3 "Due Diligence Period"

The period of time starting on the date hereof and ending on December 5, 2003, within which time Buyer shall complete its due diligence as described in Section 9.1, and shall attempt to obtain an amendment to the City of Las Vegas General Plan and a zoning change to permit the operation of an office building for general office use on the Property (collectively, the "Land Use Approvals").

1.4 "Escrow Holder"

Fidelity National Title, Attn: Yolanda Lizarrago.

1.5 "Purchase Price"

Six Hundred Thirty Six Thousand Dollars (\$636,000.00).

SECTION 2 PURCHASE AND SALE

Upon and subject to the terms and conditions set forth in this Agreement, Seller agrees to sell to Buyer and Buyer agrees to buy from Seller the Property, together with all easements, hereditaments and appurtenances thereto.

SECTION 3 PURCHASE PRICE

The Purchase Price for the Property shall be paid as follows:

3.1 Deposit.

Within three (3) business days after the Opening of Escrow (as defined in Section 4), Buyer shall deliver the Deposit to Escrow Holder in same day funds. Escrow Holder shall invest the Deposit in an interest bearing account if requested by Buyer and interest will be for the account of Buyer except as otherwise provided in this Agreement and will be applied against the Purchase Price at Closing.

3.2 Delivery of Deposit.

If Buyer has terminated this Agreement by written notice to Seller and Escrow Holder before the expiration of the Due Diligence Period, Escrow Holder shall promptly return to Buyer the Deposit and all interest thereon, less Escrow Holder's normal and customary escrow cancellation charges, which shall be paid by Buyer, and less the sum of One Hundred Dollars (\$100), which sum the parties agree is fair consideration for Buyer's opportunity to inspect the Property as contemplated in this Agreement (the "Fair Consideration"), which Fair Consideration shall be paid to Seller. Following the expiration of the Due Diligence Period, the Deposit shall be refundable to Buyer only upon Seller's default, a failure of a condition to Buyer's purchase of the Property or the successful, adverse appeal of the Land Use Approvals by any person other than Buyer or an affiliate of Buyer.

3.3 Cash Balance.

On or before the Closing Date, Buyer shall deposit into the Escrow (as defined in Section 4) the balance of the Purchase Price in the form of cash, bank cashier's check or confirmed wire transfer of funds.

SECTION 4 ESCROW

Within five (5) days after the execution of this Agreement, Buyer shall open an escrow (the "Escrow") with Escrow Holder by delivering to Escrow Holder a fully executed copy of this Agreement (the "Opening of Escrow"). The date of Opening of Escrow will be filled in by Escrow Holder in the "Joinder By Escrow Holder" section at the end of this Agreement, which date, as determined by Escrow Holder, shall be binding upon Seller and Buyer. The purchase and sale of the Property will be completed through the Escrow.

Buyer and Seller agree to execute any additional instructions reasonably required by the Escrow Holder. If there is a conflict between any printed escrow instructions and this Agreement, the terms of this Agreement will govern. No cancellation or other provision of any printed escrow instructions shall extend the Closing Date or provide either party with any grace period not provided in this Agreement.

SECTION 5 CANCELLATION FEES AND EXPENSES

In the event that the Closing does not occur at the time and in the manner provided in this Agreement because of the default of one of the parties, the non-defaulting party shall have the right to cancel the Escrow by written notice to the defaulting party and to the Escrow Holder. All costs of cancellation of Escrow shall be paid by the defaulting party. In addition, in the event of a default by Seller, Buyer shall be entitled to a return of the Deposit, less the Fair Consideration (which shall be paid to Seller). If the Closing does not take place for any reason other than a default by one of the parties, the cancellation costs shall be shared equally by Buyer and Seller, and Buyer shall be entitled to a return of the Deposit, less the Fair Consideration (which shall be paid to Seller).

SECTION 6 DELIVERIES TO ESCROW HOLDER

6.1 By Seller.

On or before the Closing Date, Seller shall deliver or cause to be delivered to Escrow Holder the following items:

(a) A Grant, Bargain, Sale Deed in a form acceptable to Buyer, duly executed and acknowledged by Seller and in recordable form, conveying the Property to Buyer subject only to the Permitted Exceptions.

(b) A Transferor's Certificate of Non-Foreign Status, substantially in the form attached to this Agreement as Exhibit B, properly executed by Seller.

6.2 By Buyer.

On or before the Closing Date, Buyer will deliver or cause to be delivered to Escrow Holder the balance of the cash Purchase Price in accordance with Section 3.

6.3 By Buyer and Seller.

Buyer and Seller will each deposit such other instruments as are reasonably required by Escrow Holder or otherwise required to close Escrow. Seller and Buyer hereby designate the Escrow Holder as the "Reporting Person" for the transaction pursuant to Section 6045(e) of the Internal Revenue Code.

SECTION 7 TITLE MATTERS

7.1 Title Review Process.

Buyer shall obtain from Escrow Holder a preliminary title report for the Property with copies of the documents described in such report. Buyer shall request Escrow Holder to deliver a copy of the preliminary title report and copies of the documents described on such report to Seller. Buyer will have until the date that is sixty (60) days following Buyer's receipt of the preliminary title report and copies of the documents described on such report within which to examine the preliminary title report, the documents and a survey, if Buyer desires to obtain a survey, and notify Seller in writing of any defects in title. If Buyer fails to notify Seller of any such defects by such date, title shall be deemed accepted. If Buyer timely notifies Seller of

specific defects, Seller will have ten (10) days after receipt of Buyer's notification of any defect in which to advise Buyer that:

(i) Seller will remove any objectionable exceptions to title or obtain appropriate endorsements to the Title Policy (as defined in Section 11) on or before the Closing Date; or

(ii) Seller will not cause the exceptions to be removed.

If Seller advises Buyer that it will not cause the exceptions to be removed, Buyer will have five (5) days to elect, as its sole remedy, to:

(iii) proceed with the purchase and acquire the Property subject to such exceptions without reduction in the Purchase Price; or

(iv) terminate this Agreement by written notice to Seller and Escrow Holder, in which case the Deposit and any interest thereon will be returned to Buyer, less the Fair Consideration (which shall be paid to Seller), and the cancellation costs will be equally borne by Seller and by Buyer.

If Buyer does not give Seller notice of its election within five (5) days, Buyer will be deemed to have elected to proceed with this transaction, subject to Buyer's right to terminate this Agreement for other reasons as set forth herein. The exceptions to title approved or deemed approved by Buyer pursuant to this Section 7.1 shall be the "Permitted Exceptions".

7.2 No Further Encumbrances.

Seller covenants and agrees that during the term of this Agreement, Seller will not cause or permit any liens, conditions, easements, covenants, restrictions, rights, encumbrances, or other matters ("Title Matters") to be added or recorded as a matter of title affecting the Property. Any Title Matters that may appear of record or be revealed after the date of the title report described in Section 7.1 shall be subject to Buyer's approval and must be eliminated or ameliorated to Buyer's satisfaction by Seller before Closing as a condition to the Closing for Buyer's benefit.

7.3 Improvement Districts.

Notwithstanding anything in this Agreement to the contrary, Seller shall ensure at Closing that no special or limited improvement district has a principal balance encumbering the Property as of Closing in excess of Nine Thousand Three Hundred Dollars (\$9,300). Seller shall pay any sums necessary to reduce such principal balance to such amount in the event any such principal balance is higher than such amount as of the Closing.

SECTION 8 CONDITIONS TO THE CLOSE OF ESCROW

8.1 Conditions Precedent to Buyer's Obligations.

The following conditions must be satisfied not later than the Closing Date or such other period of time as may be specified below and, as such, are conditions precedent to Buyer's obligations under Section 6.2:

(a) Representations, Warranties and Covenants of Seller. Seller will have duly performed each and every agreement to be performed by Seller hereunder and Seller's representations, warranties and covenants set forth in this Agreement will be true and correct as of the Closing Date.

(b) Seller's Deliveries. Seller will have delivered the items described in Section 6.1.

(c) Title Insurance. As of the Closing, Escrow Holder will issue or has committed to issue the Title Policy (or an ALTA title policy, in Buyer's sole discretion) to Buyer subject only to the Permitted Exceptions.

(d) Material Adverse Change. There shall have been no material, adverse change to the Property, the effect of which would be reasonably likely to cause a material diminution in value of the Property, between the expiration of the Due Diligence Period and Closing.

(e) Damage or Condemnation. There shall have been no damage to the Property or condemnation proceeding brought or threatened that results in or may result in a material loss of the Property (as determined in Buyer's reasonable discretion).

(f) Closing of Adjacent Parcel. The owner of the property adjacent to the Property, known as Assessor's Parcel Number 163-03-101-002, shall concurrently sell such property to Buyer, the purchase for which property Buyer has executed or intends to execute a purchase agreement on similar terms to this Agreement.

The conditions set forth in this Section 8.1 are solely for the benefit of Buyer and may be waived only by Buyer. At all times Buyer has the right to waive any such condition. Such waiver or waivers must be in writing to Seller.

8.2 Conditions Precedent to Seller's Obligations.

The following conditions must be satisfied not later than the Closing Date or such other period of time as may be specified below and, as such, are conditions precedent to Seller's obligations under Section 6.1:

(a) Representations, Warranties and Covenants of Buyer. Buyer will have duly performed each and every agreement to be performed by Buyer hereunder and Buyer's representations, warranties and covenants set forth in this Agreement will be true and correct as of the Closing Date.

(b) Buyer's Deliveries. Buyer shall have delivered to Escrow Holder the items described in Section 6.2.

The conditions set forth in this Section 8.2 are solely for the benefit of Seller and may be waived only by Seller. At all times Seller has the right to waive any such condition. Such waiver or waivers must be in writing to Buyer.

SECTION 9 DUE DILIGENCE PERIOD

9.1 Due Diligence Matters.

Buyer shall have the right, at any time up to and including the day on which the Due Diligence Period is to expire, to terminate this Agreement for any reason in Buyer's sole and absolute discretion upon written notice to Seller and Escrow Holder. During this time, Buyer may, if Buyer chooses to do so, investigate any matters regarding the condition of the Property and the feasibility of purchasing the Property as Buyer may determine in its sole and absolute discretion.

9.2 Documents Pertaining to Property.

Seller shall use its reasonable efforts to identify and produce to Buyer copies of that information in Seller's possession which is relevant and material to the Property. Buyer acknowledges, however, that Seller can make no representation or warranty that all such relevant and material information has been identified and produced and it is expressly made a basis of this Agreement that although Seller has attempted to provide such information for the convenience of Buyer, all information identified or provided must be confirmed or verified by Buyer as to accuracy and completeness during the course of Buyer's own due diligence. In the event this Agreement is canceled for any reason, Buyer shall deliver and quit claim to Seller all materials delivered or made available to Buyer by Seller pursuant to this Section 9.2.

9.3 Zoning.

Buyer shall, at its sole cost and expense, make application for the Land Use Approvals on or before August 26, 2003, which will enable consideration of the Land Use Approvals to be scheduled on the November 5, 2003, meeting of the Las Vegas City Council. Buyer shall promptly notify Seller of the date on which the Land Use Approvals have been obtained. Seller shall reasonably cooperate with Buyer, at Buyer's expense, in assisting Buyer in obtaining the Land Use Approvals.

9.4 Notice of Termination.

If Buyer fails to terminate this Agreement as provided in Section 9.1 by the expiration of the Due Diligence Period, Buyer shall be deemed to have approved all matters pertaining to or affecting the Property, except for those matters set forth in Section 7.2 and 8.1.

SECTION 10 INTENTIONALLY OMITTED

SECTION 11 TITLE INSURANCE

At the Closing, Escrow Holder will cause the issuance to Buyer of a standard ALTA policy of title insurance in an amount equal to the Purchase Price showing fee title to the Property vested in Buyer subject only to the Permitted Exceptions ("Title Policy") and the standard printed exceptions and conditions in the policy of title insurance. Seller shall not be required to incur any liability or provide any indemnities whatsoever respecting the extended ALTA coverage or any endorsements requested by Buyer. Escrow Holder, by closing the Escrow, shall be deemed to have irrevocably committed to cause the issuance of the Title Policy.

SECTION 12 COSTS AND EXPENSES

12.1 Seller.

Seller will pay Seller's share of prorations.

12.2 Buyer.

Buyer will pay (a) any document recording charges; (b) all escrow fees and costs; (c) all premiums for the Title Policy and the entire additional cost of any endorsements to the Title Policy, including the cost of any required survey; (d) all documentary transfer taxes; and (e) Buyer's share of prorations.

12.3 Other Costs and Expenses.

Buyer and Seller will each pay all legal and professional fees and fees of other consultants incurred by Buyer and Seller, respectively. All other costs and expenses will be allocated between Buyer and Seller in accordance with the customary practice in Clark County, Nevada, as determined by Escrow Holder.

SECTION 13 PRORATIONS

13.1 Taxes and Assessments.

All non-delinquent real estate taxes and assessments on the Property will be prorated as of the Closing based on the actual current tax bill. If the Closing takes place before the real estate taxes are fixed for the tax year in which the Closing occurs, the apportionment of real estate taxes and assessments will be made on the basis of the real estate taxes and assessments for the immediately preceding tax year applied to the latest assessed valuation. All delinquent taxes and the entire amount of any rollback taxes, bonds and assessments, if any, on the Property will be paid at the Closing from funds accruing to Seller. All supplemental taxes or assessments regarding the Property billed after the Closing for periods before the Closing will be paid promptly by Seller. All taxes or assessments regarding the Property billed to Seller after the Closing for periods after the Closing will be paid promptly by Buyer upon demand by Seller.

13.2 Method of Proration.

All prorations will be made as of the date of Closing based on a three hundred sixty-five (365) day year or a thirty (30) day month, as applicable.

SECTION 14 REPRESENTATIONS AND WARRANTIES

14.1 Seller's Representations and Warranties.

In consideration of Buyer's entering into this Agreement and as an inducement to Buyer to purchase the Property, Seller makes the following representations and warranties, each of which is material and is being relied upon by Buyer (and the continued truth and accuracy of which shall constitute a condition precedent to Buyer's obligations hereunder).

(a) Authority. Seller has the full power and authority to sell the Property. This Agreement has been duly and validly authorized, executed and delivered by Seller and no other authorization or third party consent is requisite to the valid and binding execution, delivery and performance of this Agreement by Seller.

(b) Not a Foreign Person. Seller is not a "foreign person" within the meaning of Section 1445(f)(3) of the Internal Revenue Code.

(c) Truthfulness at Closing. Except as expressly herein otherwise provided, the representations and warranties of Seller set forth in subsections (a) and (b) above shall be true on and as of the Close of Escrow as if those representations and warranties were made on and as of such time.

14.2 Buyer's Representations and Warranties.

In consideration of Seller entering into this Agreement and as an inducement to Seller to sell the Property to Buyer, Buyer makes the following representations and warranties, each of which is material and is being relied upon by Seller (the continued truth and accuracy of which shall constitute a condition precedent to Seller's obligations hereunder):

(a) Authority. Buyer has the full power and authority to buy the Property. This Agreement has been duly and validly authorized, executed and delivered by Buyer and no other authorization or third party consent is requisite to the valid and binding execution, delivery and performance of this Agreement by Buyer;

(b) Representations. All representations and warranties of Buyer set forth in this Agreement shall be true on and as of the Close of Escrow as if those representations and warranties were made on and as of such time.

SECTION 15 INTENTIONALLY OMITTED

SECTION 16 ACCESS

Buyer, Buyer's employees, representatives agents and subcontractors will be afforded access to the Property, throughout and after the Due Diligence Period, for the purposes of conducting its investigation of the feasibility of purchasing the Property. Buyer's access to the Property during and after the expiration of the Due Diligence Period shall not be deemed to extend the Due Diligence Period. Buyer covenants and agrees to indemnify and hold Seller harmless from all losses, damages, liabilities, actions, suits, proceedings, claims, demands, assessments, judgments, costs and expenses including reasonable attorneys' fees arising from Buyer's, its representatives', employees', agents' and subcontractors' entry upon the Property. This Section 16 shall survive the Closing or sooner termination of this Agreement.

**SECTION 17
REMEDIES**

17.1 Default by Seller.

In the event the Closing and the consummation of the transaction contemplated by this Agreement do not occur by reason of any default by Seller, Buyer may pursue any legal or equitable remedy available to Buyer under applicable law, including, without limitation, actions for damages and specific performance.

17.2 Default by Buyer.

IF THE CLOSING DOES NOT OCCUR BY REASON OF ANY DEFAULT BY BUYER, BUYER AND SELLER AGREE THAT IT WOULD BE IMPRACTICAL AND EXTREMELY DIFFICULT TO ESTIMATE THE DAMAGES SUFFERED BY SELLER AS A RESULT OF BUYER'S FAILURE TO COMPLETE THE PURCHASE OF THE PROPERTY PURSUANT TO THIS AGREEMENT, AND THAT UNDER THE CIRCUMSTANCES EXISTING AS OF THE DATE OF THIS AGREEMENT, THE LIQUIDATED DAMAGES PROVIDED FOR IN THIS SUBSECTION REPRESENT A REASONABLE ESTIMATE OF THE DAMAGES WHICH SELLER WILL INCUR AS A RESULT OF SUCH FAILURE. THEREFORE, BUYER AND SELLER DO HEREBY AGREE THAT A REASONABLE ESTIMATE OF THE TOTAL NET DETRIMENT THAT SELLER WOULD SUFFER IN THE EVENT THAT BUYER DEFAULTS OR FAILS TO COMPLETE THE PURCHASE OF THE PROPERTY IS AN AMOUNT EQUAL TO THE DEPOSIT (WHICH INCLUDES ANY ACCRUED INTEREST THEREON). THIS AMOUNT WILL BE THE FULL, AGREED AND LIQUIDATED DAMAGES FOR THE BREACH OF THIS AGREEMENT BY BUYER. THE PAYMENT OF SUCH AMOUNT AS LIQUIDATED DAMAGES IS NOT INTENDED AS A FORFEITURE OR A PENALTY, BUT IS INTENDED TO CONSTITUTE LIQUIDATED DAMAGES TO SELLER. UPON DEFAULT BY BUYER, THIS AGREEMENT WILL BE TERMINATED AND, EXCEPT FOR BUYER'S INDEMNITY OBLIGATIONS WHICH MAY BE ENFORCED BY SELLER (IN ADDITION TO COLLECTION AND RETENTION BY SELLER OF THE DEPOSIT), NEITHER PARTY SHALL HAVE ANY FURTHER RIGHTS OR OBLIGATIONS HEREUNDER, EACH TO THE OTHER EXCEPT FOR THE RIGHT OF SELLER TO COLLECT SUCH LIQUIDATED DAMAGES FROM BUYER AND ESCROW HOLDER.

Seller's Initials

Buyer's Initials

**SECTION 18
BROKERS**

Seller represents and warrants to Buyer, and Buyer represents and warrants to Seller, that Realty Holdings Group and Grubb & Ellis/ Las Vegas have been engaged by Buyer in connection with any of the transactions contemplated by this Agreement. Except for Realty Holdings Group and Grubb & Ellis/ Las Vegas, Buyer and Seller will indemnify, save harmless and defend the other from any liability, cost or expense arising out of or connected with any claim for any commission or compensation made by any person or entity claiming to have been retained or contacted by the other party in connection with this transaction. Realty Holdings Group and Grubb & Ellis/Las Vegas shall collectively be paid a commission by the Seller through escrow and at the close of escrow in the amount of Thirty Six Thousand Dollars (\$36,000).

SECTION 19 NOTICES

19.1 Notice.

Any and all notices and demands by either party hereto to the other party, required or desired to be given hereunder shall be in writing and shall be validly given only if (i) personally delivered, (ii) deposited in the United States mail, certified or registered, postage prepaid, return receipt requested, (iii) made by Federal Express or other delivery service which keeps records of deliveries and attempted deliveries, or (iv) made by facsimile machine with electronic confirmation of receipt (receipt of which is acknowledged or if a copy thereof is promptly delivered by one of the delivery methods permitted in subsections (i)-(iii)). Service shall be conclusively deemed made on the first business day delivery is attempted or upon receipt, whichever is sooner, and addressed as follows:

To Seller: William Cullings
12 Quail Run
Las Vegas, Nevada
Fax: () -

To Buyer: PH, LLC
Attn: Richard Worthington
3111 South Maryland Parkway
Las Vegas, Nevada 89109
Fax: (702) 737-7025

To Escrow Holder: Fidelity National Title
Attn: Ms. Yolanda Lizarrago

Las Vegas, Nevada _____
Fax: (702) _____

19.2 Changes.

A party hereto may change its address for the purpose of receiving notices or demands as herein provided by a written notice given in the manner aforesaid to the other party hereto, which notice of change of address shall not become effective, however, until the actual receipt thereof by the other party.

SECTION 20 MISCELLANEOUS PROVISIONS

20.1 Nevada Law.

The laws of the State of Nevada applicable to contracts made and wholly performed therein shall govern the validity, construction, performance and effect of this Agreement.

20.2 Successors.

This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

20.3 Assignment.

Seller may not assign, transfer or convey its rights or obligations under this Agreement without the prior written consent of Buyer, and then only if Seller's assignee assumes in writing all of Seller's obligations hereunder; provided, however, that Seller shall in no event be released from its obligations hereunder by reason of such assignment. Buyer, without being relieved of liability hereunder, shall have the right to assign its rights and obligations under this Agreement or to nominate another person or entity in whom title to the Property shall vest.

20.4 Non-Waiver.

The failure to enforce or the delay in enforcement of any provision of this Agreement by a party hereto or the failure of a party to exercise any right hereunder shall in no way be construed to be a waiver of such provision or right (or of any other provision or right hereof whether of a similar or dissimilar nature) unless such party expressly waives such provision or right in writing.

20.5 Partial Invalidity.

If any term, provision, covenant or condition of this Agreement, or any application thereof, is held by a court of competent jurisdiction to be invalid, void or unenforceable, all provisions, covenants and conditions of this Agreement, and all applications thereof, not held invalid, void or unenforceable, shall continue in full force and effect and shall in no way be affected, impaired or invalidated thereby.

20.6 Attorneys' Fees.

In the event any action is commenced by either party against the other in connection herewith (including any action to lift stay or other bankruptcy proceedings), the prevailing party shall be entitled to its costs and expenses, including reasonable attorneys' fees, as determined by the court.

20.7 Entire Agreement.

This Agreement constitutes the entire agreement between the parties pertaining to the subject matter contained herein and supersedes all prior representations, agreements and understandings of the parties, including any "letter of intent," "letter of understanding," or similar documents. No addition to or modification of this Agreement shall be binding unless executed in writing by the parties hereto.

20.8 Time of Essence.

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

20.9 Dates.

If any dates hereunder for the taking of some action or the expiration of some time period fall on a Saturday, Sunday or legal holiday, such date shall be the next following day that is not a Saturday, Sunday or legal holiday.

20.10 Counterparts.

This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original, but all such counterparts shall constitute one and the same agreement. Any signature page of this Agreement may be detached from any counterpart without impairing the legal effect of any signatures thereon, and may be attached to another counterpart, identical in form thereto, but having attached to it one or more additional signature pages.

20.11 Submission.

The submission of this Agreement for examination and/or execution hereof does not constitute an offer to purchase the Property and this Agreement becomes effective only upon execution and delivery thereof by Buyer and Seller.

SIGNATURE PAGE FOLLOWS.

IN WITNESS WHEREOF, Buyer and Seller have executed this Agreement as of the day and year first set forth above.

"SELLER"


William L. Cullings

"BUYER"

PH, LLC, a Nevada limited liability company

By:


Irwin A. Molasky, its manager

JOINDER BY ESCROW HOLDER

Fidelity National Title joins this Agreement for the purposes of agreeing to act as Escrow Holder under this Agreement and to confirm that the Opening of Escrow occurred on _____, 2003.

FIDELITY NATIONAL TITLE

By: _____
Name: _____
Title: _____

Escrow Number: _____

EXHIBIT A

DEPICTION OF PROPERTY

See Attached



TAX DIST 200

EXHIBIT B

FIRPTA AFFIDAVIT

Section 1445(a) of the Internal Revenue Code of 1986, as amended (the "Code"), provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the transferee that withholding of tax is not required upon the disposition of a U.S. real property interest by _____ (the "Transferor"), the undersigned hereby certifies the following on behalf of the Transferor:

1. Transferor is not a foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Code and Income Tax Regulations);

2. The U.S. Employer Identification Number of Transferor is _____; and

3. Transferor's address is _____

Transferor understands that this Certification may be disclosed to the Internal Revenue Service by the transferee and that any false statement contained herein could be punished by fine, imprisonment, or both.

Under penalties of perjury, I declare that I have examined this Certification and to the best of my knowledge and belief, it is true, correct and complete, and I further declare that I have authority to sign this document on behalf of the Transferor.

Date: _____, 200__.

By: _____
Name: _____
Title: _____

JOINDER BY ESCROW HOLDER

Fidelity National Title joins this Agreement for the purposes of agreeing to act as Escrow Holder under this Agreement and to confirm that the Opening of Escrow occurred on _____, 2003.

FIDELITY NATIONAL TITLE

By: _____
Name: _____
Title: _____

Escrow Number: _____

EXHIBIT A

DEPICTION OF PROPERTY

See Attached

NOTES This map is for assessment use only and does not represent a survey. No liability is assumed for the accuracy of the data reflected herein. Information on roads and other non-assessed parcels may be obtained from the Road Department listing in the Assessor's Office. This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information. USE THIS SCALE (FEET) WHEN MAP REDUCED FROM THIS ORIGINAL 0 50 100 150 200	MAP LEGEND — PARCEL BOUNDARY — ROAD BOUNDARY --- ROAD EASEMENT --- PM/LD BOUNDARY --- NON-PARCEL LOT LINE --- WATCH LINE / LEADER LINE --- ROAD ID NUMBER	ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		T21S R60E	03	N 2 NW 4	163-03-1	
		AVERAGE OF VOLUMES 15	PARCEL NUMBER 001 ACREAGE 1.00	PARCEL SUR/SEQ NUMBER 202	PLAT RECORDING NUMBER 5	CLOCK NUMBER 9	LOT NUMBER 5	COV. LOT NUMBER 613
		PARCEL BOUNDARY 001	PARCEL NUMBER 001	PARCEL SUR/SEQ NUMBER 202	PLAT RECORDING NUMBER 5	CLOCK NUMBER 9	LOT NUMBER 5	COV. LOT NUMBER 613
		PARCEL BOUNDARY 001	PARCEL NUMBER 001	PARCEL SUR/SEQ NUMBER 202	PLAT RECORDING NUMBER 5	CLOCK NUMBER 9	LOT NUMBER 5	COV. LOT NUMBER 613

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200

Scale: 1"=200' Rev: 05/14/01

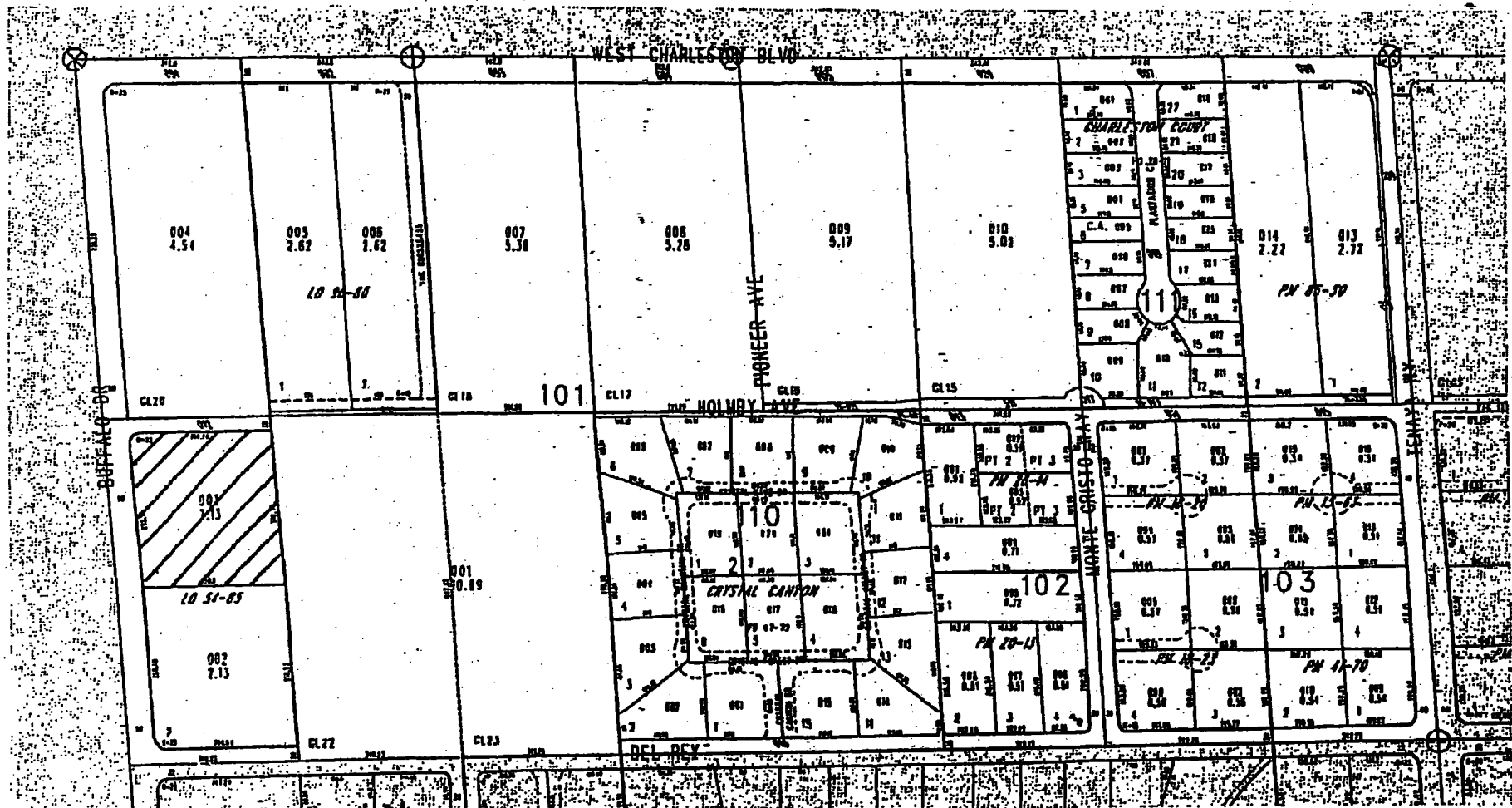


EXHIBIT A

TAX DIST 200

EXHIBIT B

FIRPTA AFFIDAVIT

Section 1445(a) of the Internal Revenue Code of 1986, as amended (the "Code"), provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the transferee that withholding of tax is not required upon the disposition of a U.S. real property interest by _____ (the "Transferor"), the undersigned hereby certifies the following on behalf of the Transferor:

1. Transferor is not a foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Code and Income Tax Regulations);
2. The U.S. Employer Identification Number of Transferor is _____; and
3. Transferor's address is _____

Transferor understands that this Certification may be disclosed to the Internal Revenue Service by the transferee and that any false statement contained herein could be punished by fine, imprisonment, or both.

Under penalties of perjury, I declare that I have examined this Certification and to the best of my knowledge and belief, it is true, correct and complete, and I further declare that I have authority to sign this document on behalf of the Transferor.

Date: _____, 200__.

By: _____

Name: _____

Title: _____

FIRST AMENDMENT TO PURCHASE AGREEMENT
AND JOINT ESCROW INSTRUCTIONS

THIS FIRST AMENDMENT TO PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS (this "Amendment") is entered into as of December 2, 2003, by and between William L. Cullings ("Seller"), and PH, LLC, a Nevada limited liability company ("Buyer").

RECITALS

A. Buyer and Seller are parties to a Purchase Agreement and Joint Escrow Instructions dated as of July 23, 2003 (the "Agreement"), for the sale of certain real property more particularly described in the Agreement.

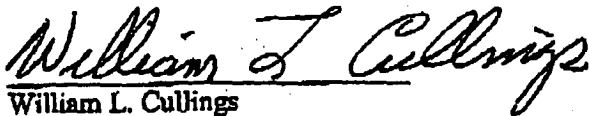
B. The parties desire to amend the Agreement as set forth herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. The parties to the Agreement inadvertently did not date the Agreement. The Agreement shall be deemed to have been dated as of July 23, 2003.
2. Notwithstanding anything in Section 1.1 of the Agreement to the contrary, the Closing shall not occur before January 19, 2004, unless otherwise agreed by the parties.
3. The date of December 5, 2003, in Section 1.3 of the Agreement shall be deleted and replaced with the date of January 7, 2004.
4. Except as amended by this Amendment, the Agreement shall remain in full force and effect.

Executed as of the date first-above written.

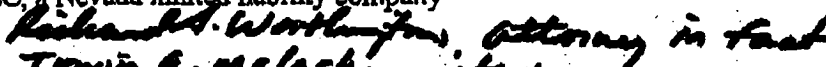
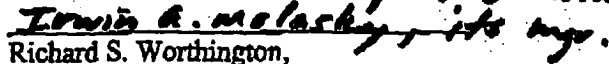
"SELLER"


William L. Cullings

"BUYER"

PH, LLC, a Nevada limited liability company

By:



Richard S. Worthington,
Attorney-in- Fact for
Irwin A. Molasky, its manager

FIRST AMENDMENT TO PURCHASE AGREEMENT
AND JOINT ESCROW INSTRUCTIONS

THIS FIRST AMENDMENT TO PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS (this "Amendment") is entered into as of December 2, 2003, by and between William L. Cullings ("Seller"), and PH, LLC, a Nevada limited liability company ("Buyer").

RECITALS

A. Buyer and Seller are parties to a Purchase Agreement and Joint Escrow Instructions dated as of July 23, 2003 (the "Agreement"), for the sale of certain real property more particularly described in the Agreement.

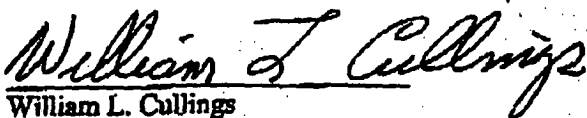
B. The parties desire to amend the Agreement as set forth herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. The parties to the Agreement inadvertently did not date the Agreement. The Agreement shall be deemed to have been dated as of July 23, 2003.
2. Notwithstanding anything in Section 1.1 of the Agreement to the contrary, the Closing shall not occur before January 19, 2004, unless otherwise agreed by the parties.
3. The date of December 5, 2003, in Section 1.3 of the Agreement shall be deleted and replaced with the date of January 7, 2004.
4. Except as amended by this Amendment, the Agreement shall remain in full force and effect.

Executed as of the date first-above written.

"SELLER"


William L. Cullings

"BUYER"

PH, LLC, a Nevada limited liability company

By:



Richard S. Worthington,
Attorney-in-Fact for
Irwin A. Molasky, its manager

FIRST AMENDMENT TO PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS
AND JOINT ESCROW INSTRUCTIONS
THIS FIRST AMENDMENT TO PURCHASE AGREEMENT AND JOINT ESCROW
INSTRUCTIONS (this "Amendment") is entered into as of July 23, 2003, by and between the Seller
Family Trust and the Steven P. and Joyce Schneider Trust ("Seller"), and PH, LLC, a Nevada limited
liability company ("Buyer").

RECITALS

A. Buyer and Seller are parties to a Purchase Agreement and Joint Escrow Instructions dated as of July 23, 2003, for the sale of certain real property more particularly described in the Agreement.

B. The parties desire to amend the Agreement as set forth herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. The following section shall be added to the Agreement

20.12 1031 Exchange

Seller may participate in a 1031 tax deferred exchange. Buyer agrees to cooperate in effectuating Seller's exchange and to sign reasonable documents presented to Buyer to effectuate the exchange, all at no cost or expense to Buyer.

2. Except as amended by this Amendment, the Agreement shall remain in full force and effect.

Executed as of the date first-above written.

SELLER

BUYER

PH, LLC, a Nevada limited liability company

By:

Steven P. Schneider, its Trustee
Joyce Schneider, its Trustee

By:

Steven P. Schneider, its Trustee
Joyce Schneider, its Trustee

By:

Steven P. and Joyce Schneider Trust

By:

Steven P. Schneider, its Trustee
Joyce Schneider, its Trustee

By:

Joyce Schneider, its Trustee
Steven P. Schneider, its Trustee

Amendment to Purchase Agreement dated July 23, 2003

SECOND AMENDMENT TO PURCHASE AGREEMENT
AND JOINT ESCROW INSTRUCTIONS

THIS SECOND AMENDMENT TO PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS (this "Amendment") is entered into as of December 2, 2003, by and between the Schneider Family Trust and the Steven P. and Joyce Schneider Trust (collectively, "Seller"), and PH, LLC, a Nevada limited liability company ("Buyer").

RECITALS

A. Buyer and Seller are parties to a Purchase Agreement and Joint Escrow Instructions dated as of July 23, 2003, as amended by a First Amendment to Purchase Agreement and Joint Escrow Instructions dated as of July ____, 2003 (collectively, the "Agreement"), for the sale of certain real property more particularly described in the Agreement.

B. The parties desire to amend the Agreement as set forth herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

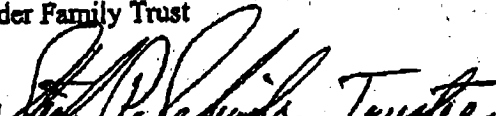
1. Notwithstanding anything in Section 1.1 of the Agreement to the contrary, the Closing shall not occur before January 19, 2004, unless otherwise agreed by the parties.
2. The date of December 5, 2003, in Section 1.3 of the Agreement shall be deleted and replaced with the date of January 7, 2004.
3. Except as amended by this Amendment, the Agreement shall remain in full force and effect.

Executed as of the date first-above written.

SELLER

Schneider Family Trust

By:

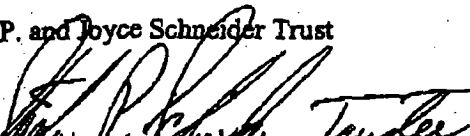

Steven P. Schneider, its Trustee

By:

Joyce Schneider, its Trustee

Steven P. and Joyce Schneider Trust

By:


Steven P. Schneider, its Trustee

By:

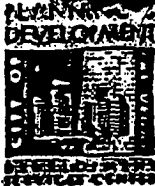
Joyce Schneider, its Trustee

BUYER

PH, LLC, a Nevada limited liability company

By:

Richard S. Worthington attorney in fact for Irwin A. Molasky, its mgr.
Richard S. Worthington,
Attorney-in-Fact for
Irwin A. Molasky, its manager



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Zone Change

Project Address (Location) Buffalo/Del Rey

Project Name _____ Proposed Use _____

Assessor's Parcel #(s) 163-03-101-003 Ward # _____

General Plan: existing DR proposed SC Zoning: existing RE proposed C1

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres 2.13 Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER William L. Cullings Contact Suzanne Sanders

Address 1400 S. Valley View #1044 Phone: _____ Fax: _____

City Las Vegas State NV Zip 89102

APPLICANT PH SSA, LLC Contact Suzanne Sanders

Address 3111 S. Maryland Parkway Phone: 735-0191 Fax: 737-7025

City Las Vegas State NV Zip 89109

REPRESENTATIVE Kummer Kaempfer Bonner & Renshaw Contact Jennifer Lazovich

Address 3800 Howard Hughes Parkway, 7th Floor Phone: 792-7000 Fax: 796-7181

City Las Vegas State NV Zip 89109

Property Owner Signature* William L. Cullings

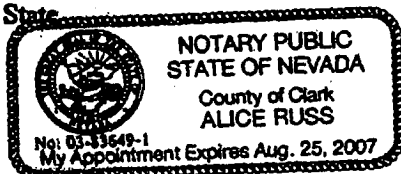
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name WILLIAM L. CULLINGS

Subscribed and sworn before me

This 1st day of October, 2003

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>ZON-3176</u>
Meeting Date:	<u>11/20/03 RC</u>
Signs Required:	<u>12-1700</u>
Map #	
Total Fee:	<u>\$ 725.00</u>
Receipt #	<u>112158</u>
Date Accepted:	<u>10/6/03</u>
Accepted By:	<u>[Signature]</u>



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 163-03-101-003

Name of Property Owner: Cullings William L.

Name of Applicant: PH SSA, 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: _____

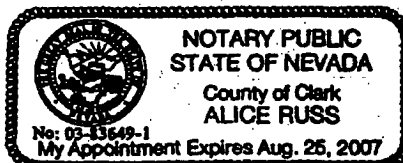
Signature of Property Owner/Authorized Agent: William L Cullings

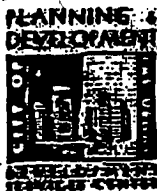
Print Name: WILLIAM L CULLINGS

Subscribed and sworn before me

This 1st day of October, 2003

[Signature]
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Zone Change
Project Address (Location) Buffalo/Del Rey
Project Name _____ Proposed Use _____
Assessor's Parcel #(s) 163-03-101-002 Ward # 1
General Plan: existing DR proposed SC Zoning: existing RE proposed C1
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 2.13 Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER Schneider Family Trust
Stephen P. & Joyce Schneider, Trustees Contact Suzanne Sanders
Address 12 Quail Run Road Phone: _____ Fax: _____
City Henderson State NV Zip 89014

APPLICANT PH SSA, LLC Contact Suzanne Sanders
Address 3111 S. Maryland Parkway Phone: 735-0191 Fax: 737-7025
City Las Vegas State NV Zip 89109

REPRESENTATIVE Kummer Kaempfer Bonner & Renshaw Contact Jennifer Lazovich
Address 3800 Howard Hughes Parkway, 7th Floor Phone: 792-7000 Fax: 796-7181
City Las Vegas State NV Zip 89109

Property Owner Signature* [Signature]

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Schneider Family Trust

Subscribed and sworn before me

This 1 day of October, 20 03.

Angela Patterson / Angela Patterson

Notary Public in and for said County and State State of Georgia
Barrow County

ANGELA PATTERON
Notary Public Barrow County, Georgia
My Commission Expires April 18, 2005

FOR DEPARTMENT USE ONLY

Case #	<u>ZON- 3176</u>
Meeting Date:	<u>11/20/03</u>
Signs Required:	
Map #	
Total Fee:	<u>\$725. ^{xx}_{xx}</u>
Receipt #	<u>112158</u>
Date Accepted:	<u>10/6/03</u>
Accepted By:	<u>[Signature]</u>



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 163-03-101-002

Name of Property Owner: Schneider Family Trust, Stephen P. & Joyce Schneider, Trustees

Name of Applicant: PH SSA, 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

_____ ☒ 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: *Stephen P. Schneider, Trustee*

Print Name: Schneider Family Trustee

Subscribed and sworn before me

This 1 day of October, 2003

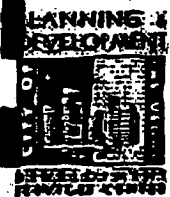
Angela Patterson / Angela Patterson

Notary Public in and for said County and State

State of Georgia
Barrow County

ANGELA PATTERON

Notary Public Barrow County, Georgia
My Commission Expires April 18, 2005



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) Buffalo/Del Rey

Project Name _____ Proposed Use _____

Assessor's Parcel #(s) 163-03-101-003 Ward # _____

General Plan: existing DR proposed SC Zoning: existing RE proposed C1

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres 2.13 Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER William L. Cullings Contact Suzanne Sanders

Address 1400 S. Valley View #1044 Phone: _____ Fax: _____

City Las Vegas State NV Zip 89102

APPLICANT PH SSA, LLC Contact Suzanne Sanders

Address 3111 S. Maryland Parkway Phone: 735-0191 Fax: 737-7025

City Las Vegas State NV Zip 89109

REPRESENTATIVE Kummer Kaempfer Bonner & Renshaw Contact Jennifer Lazovich

Address 3800 Howard Hughes Parkway, 7th Floor Phone: 792-7000 Fax: 796-7181

City Las Vegas State NV Zip 89109

Property Owner Signature* William L. Cullings

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

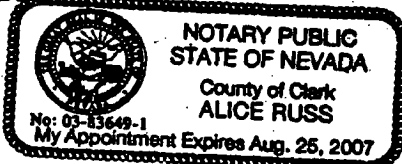
Print Name WILLIAM L. CULLINGS

Subscribed and sworn before me

This 1st day of October, 20 03

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Signs Required:
Map #
Total Fee:
Receipt #
Date Accepted:
Accepted By:



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 163-03-101-003

Name of Property Owner: Cullings William L.

Name of Applicant: PH SSA, 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: _____

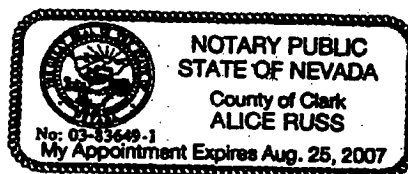
Signature of Property Owner/Authorized Agent: William L Cullings

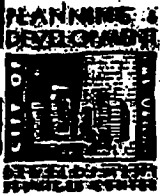
Print Name: WILLIAM L CULLINGS

Subscribed and sworn before me

This 1st day of October, 2003

[Signature]
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review
Project Address (Location) Buffalo/Del Rey
Project Name _____ Proposed Use _____
Assessor's Parcel #(s) 163-03-101-002 Ward # 1
General Plan: existing DR proposed SC Zoning: existing RE proposed C1
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 2.13 Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER Schneider Family Trust
Stephen P. & Joyce Schneider, Trustees Contact Suzanne Sanders
Address 12 Quail Run Road Phone: _____ Fax: _____
City Henderson State NV Zip 89014

APPLICANT PH SSA, LLC Contact Suzanne Sanders
Address 3111 S. Maryland Parkway Phone: 735-0191 Fax: 737-7025
City Las Vegas State NV Zip 89109

REPRESENTATIVE Kummer Kaempfer Bonner & Renshaw Contact Jennifer Lazovich
Address 3800 Howard Hughes Parkway, 7th Floor Phone: 792-7000 Fax: 796-7181
City Las Vegas State NV Zip 89109

Property Owner Signature* [Signature]

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Schneider Family Trust

Subscribed and sworn before me

This 1 day of October, 20 03

Angela Patterson / Angela Patterson

Notary Public in and for said County and State

State of Georgia

Barrow County

ANGELA PATTERON

Notary Public Barrow County, Georgia
My Commission Expires April 18, 2005

FOR DEPARTMENT USE ONLY

Case #

Meeting Date:

Signs Required:

Map #

Total Fee:

Receipt #

Date Accepted:

Accepted By:



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 163-03-101-002

Name of Property Owner: Schneider Family Trust, Stephen P. & Joyce Schneider, Trustees

Name of Applicant: PH SSA, 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

_____ ☒ 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: Schneider Family Trust

Subscribed and sworn before me

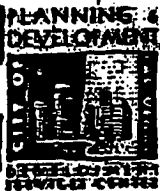
This 1 day of October, 2003

Angela Patterson / Angela Patterson

Notary Public in and for said County and State

State of Georgia
Barrow County

ANGELA PATTERON
Notary Public Barrow County, Georgia
My Commission Expires April 18, 2005



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Vacation of Holmby Street.

Project Address (Location) Buffalo/Del Rey

Project Name _____ Proposed Use _____

Assessor's Parcel #(s) 163-03-101-003 Ward # _____

General Plan: existing DR proposed SC Zoning: existing RE proposed C1

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres 2.13 Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER William L. Cullings Contact Suzanne Sanders

Address 1400 S. Valley View #1044 Phone: _____ Fax: _____

City Las Vegas State NV Zip 89102

APPLICANT PH SSA, LLC Contact Suzanne Sanders

Address 3111 S. Maryland Parkway Phone: 735-0191 Fax: 737-7025

City Las Vegas State NV Zip 89109

REPRESENTATIVE Kummer Kaempfer Bonner & Renshaw Contact Jennifer Lazovich

Address 3800 Howard Hughes Parkway, 7th Floor Phone: 792-7000 Fax: 796-7181

City Las Vegas State NV Zip 89109

Property Owner Signature William L. Cullings

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name WILLIAM L. CULLINGS

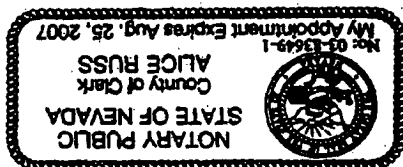
Subscribed and sworn before me

This 1st day of October, 20 03

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Signs Required:
Map #
Total Fee:
Receipt #
Date Accepted:
Accepted By:





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 163-03-101-003

Name of Property Owner: William L. Cullings

Name of Applicant: PH SSA, 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: _____

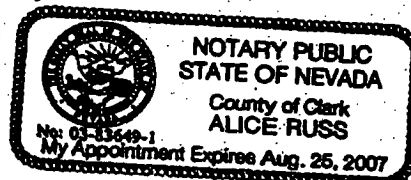
Signature of Property Owner/Authorized Agent: William L. Cullings

Print Name: WILLIAM L. CULLINGS

Subscribed and sworn before me

This 1st day of October, 2003

[Signature]
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Vacation of Holmby Street
Project Address (Location) Buffalo/Del Rey
Project Name _____ Proposed Use _____
Assessor's Parcel #(s) 163-03-101-002 Ward # 1
General Plan: existing DR proposed SC Zoning: existing RE proposed C1
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 2.13 Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER Schneider Family Trust
Stephen P. & Joyce Contact Suzanne Sanders
Schneider, Trustees
Address 12 Quail Run Road Phone: _____ Fax: _____
City Henderson State NV Zip 89014

APPLICANT PH SSA, LLC Contact Suzanne Sanders
Address 3111 S. Maryland Pkwy. Phone: 735-0191 Fax: 737-7025
City Las Vegas State NV Zip 89109

REPRESENTATIVE Kummer Kaempfer Bonner & Contact Jennifer Lazovich
Renshaw
Address 3800 Howard Hughes Pkwy, 7th Floor Phone: 792-7000 Fax: 796-7181
City Las Vegas State NV Zip 89109

Property Owner Signature* [Signature]

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Schneider Development Co.

Subscribed and sworn before me Schneider Family Trust

This 1 day of October, 20 03

Angela Patterson

Notary Public in and for said County and State

State of Georgia

Barrow County

ANGELA PATTERON

Notary Public Barrow County, Georgia
My Commission Expires April 18, 2005

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Signs Required:
Map #
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Receipt #
Date Accepted:
Accepted By:



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 163-03-101-002

Name of Property Owner: Schneider Family Trust, Stephen P. & Joyce Schneider,
Trustees

Name of Applicant: PH SSA, 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

☒ 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: [Signature]

Print Name: Schneider Family Trust

Subscribed and sworn before me

This 1 day of October, 2003

Angela Patterson Angela Patterson

Notary Public in and for said County and State

State of Georgia
Barrow County

ANGELA PATTERON
Notary Public Barrow County, Georgia
My Commission Expires April 18, 2005



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Vacation of Del Rey

Project Address (Location) Buffalo/Del Rey

Project Name _____ Proposed Use _____

Assessor's Parcel #(s) 163-03-101-003 Ward # _____

General Plan: existing DR proposed SC Zoning: existing RE proposed C1

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres 2.13 Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER William L. Cullings Contact Suzanne Sanders

Address 1400 S. Valley View #1044 Phone: _____ Fax: _____

City Las Vegas State NV Zip 89102

APPLICANT PH SSA, LLC Contact Suzanne Sanders

Address 3111 S. Maryland Parkway Phone: 735-0191 Fax: 737-7025

City Las Vegas State NV Zip 89109

REPRESENTATIVE Kummer Kaempfer Bonner & Renshaw Contact Jennifer Lazovich

Address 3800 Howard Hughes Parkway, 7th Floor Phone: 792-7000 Fax: 796-7181

City Las Vegas State NV Zip 89109

Property Owner Signature William L. Cullings

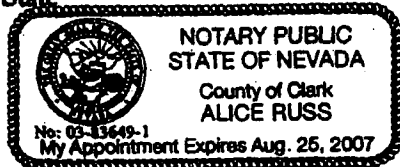
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name WILLIAM L. CULLINGS

Subscribed and sworn before me

This 1st day of October, 2003

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Signs Required:
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Total Fee:
Receipt #
Date Accepted:
Accepted By:



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 163-03-101-003

Name of Property Owner: Cullings William L.

Name of Applicant: PH SSA, 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: _____

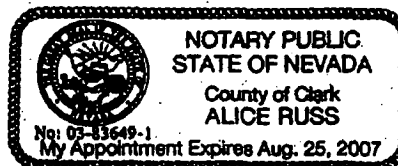
Signature of Property Owner/Authorized Agent: William L. Cullings

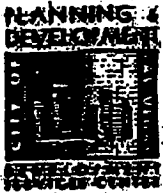
Print Name: WILLIAM L. CULLINGS

Subscribed and sworn before me

This 1st day of October, 2003

[Signature]
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Vacation of Del Rey
Project Address (Location) Buffalo/Del Rey
Project Name _____ Proposed Use _____
Assessor's Parcel #(s) 163-03-101-002 Ward # 1
General Plan: existing DR proposed SC Zoning: existing RE proposed C1
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 2.13 Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER Schneider Family Trust
Stephen P. & Joyce Schneider, Trustees Contact Suzanne Sanders
Address 12 Quail Run Road Phone: _____ Fax: _____
City Henderson State NV Zip 89014

APPLICANT PH SSA, LLC Contact Suzanne Sanders
Address 3111 S. Maryland Parkway Phone: 735-0191 Fax: 737-7025
City Las Vegas State NV Zip 89109

REPRESENTATIVE Kummer Kaempfer Bonner & Renshaw Contact Jennifer Lazovich
Address 3800 Howard Hughes Parkway, 7th Floor Phone: 792-7000 Fax: 796-7181
City Las Vegas State NV Zip 89109

Property Owner Signature* [Signature]

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Schneider Family Trust

Subscribed and sworn before me

This 1 day of October, 20 03

Angela Patterson / Angela Patterson

Notary Public in and for said County and State

State of Georgia

Barrow County

ANGELA PATTERON

Notary Public Barrow County, Georgia

My Commission Expires April 18, 2005

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Signs Required:
Map #
Total Fee:
Receipt #
Date Accepted:
Accepted By:



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 163-03-101-002

Name of Property Owner: Schneider Family Trust, Stephen P. & Joyce Schneider, Trustees

Name of Applicant: PH SSA, 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

_____ ☒ 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: *Stephen Schneider*, Trustee

Print Name: Schneider Family Trust

Subscribed and sworn before me

This 1 day of October, 2003

Angela Patterson / Angela Patterson
Notary Public in and for said County and State

State of Georgia
Barrow County

ANGELA PATTERON
Notary Public Barrow County, Georgia
My Commission Expires April 18, 2008



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) Buffalo/Del Rey

Project Name _____ Proposed Use _____

Assessor's Parcel #(s) 163-03-101-003 Ward # _____

General Plan: existing DR proposed SC Zoning: existing RE proposed C1

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres 2.13 Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER William L. Cullings Contact Suzanne Sanders

Address 1400 S. Valley View #1044 Phone: _____ Fax: _____

City Las Vegas State NV Zip 89102

APPLICANT PH SSA, LLC Contact Suzanne Sanders

Address 3111 S. Maryland Parkway Phone: 735-0191 Fax: 737-7025

City Las Vegas State NV Zip 89109

REPRESENTATIVE Kummer Kaempfer Bonner & Renshaw Contact Jennifer Lazovich

Address 3800 Howard Hughes Parkway, 7th Floor Phone: 792-7000 Fax: 796-7181

City Las Vegas State NV Zip 89109

Property Owner Signature William L. Cullings

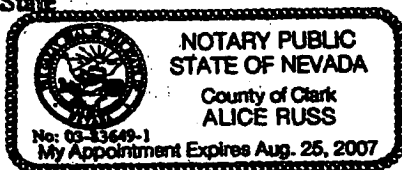
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name WILLIAM L. CULLINGS

Subscribed and sworn before me

This 1st day of October, 2003

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Signs Required:
Map #
Total Fee:
Receipt #
Date Accepted:
Accepted By:



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 163-03-101-003

Name of Property Owner: Cullings William L.

Name of Applicant: PH SSA, 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: _____

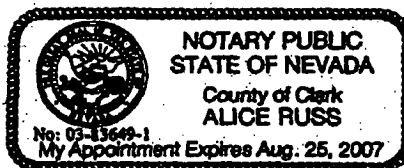
Signature of Property Owner/Authorized Agent: William L. Cullings

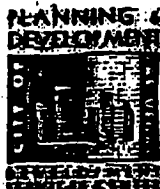
Print Name: WILLIAM L. CULLINGS

Subscribed and sworn before me

This 1st day of October, 2003

[Signature]
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance
Project Address (Location) Buffalo/Del Rey
Project Name: _____ Proposed Use _____
Assessor's Parcel #(s) 163-03-101-002 Ward # 1
General Plan: existing DR proposed SC Zoning: existing RE proposed C1
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 2.13 Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER Schneider Family Trust
Stephen P. & Joyce Schneider, Trustees Contact Suzanne Sanders
Address 12 Quail Run Road Phone: _____ Fax: _____
City Henderson State NV Zip 89014

APPLICANT PH SSA, LLC Contact Suzanne Sanders
Address 3111 S. Maryland Parkway Phone: 735-0191 Fax: 737-7025
City Las Vegas State NV Zip 89109

REPRESENTATIVE Kummer Kaempfer Bonner & Renshaw Contact Jennifer Lazovich
Address 3800 Howard Hughes Parkway, 7th Floor Phone: 792-7000 Fax: 796-7181
City Las Vegas State NV Zip 89109

Property Owner Signature* [Signature]

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Schneider Family Trust

Subscribed and sworn before me

This 1 day of October, 20 03

Angela Patterson / Angela Patterson

Notary Public in and for said County and State

State of Georgia

Barrow County

ANGELA PATTERON

Notary Public Barrow County, Georgia
My Commission Expires April 18, 2005

FOR DEPARTMENT USE ONLY

Case #

Meeting Date:

Signs Required:

Map #

Total Fee:

Receipt #

Date Accepted:

Accepted By:



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 163-03-101-002

Name of Property Owner: Schneider Family Trust, Stephen P. & Joyce Schneider, Trustees

Name of Applicant: PH SSA, 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

_____ ☒ 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: *Stephen P. Schneider, Trustee*

Print Name: Schneider Family Trust

Subscribed and sworn before me

This 1 day of October, 2003

Angela Patterson / Angela Patterson

Notary Public in and for said County and State

State of Georgia
Barrow County

ANGELA PATTERON
Notary Public Barrow County, Georgia
My Commission Expires April 18, 2008

RECORDING REQUESTED BY:

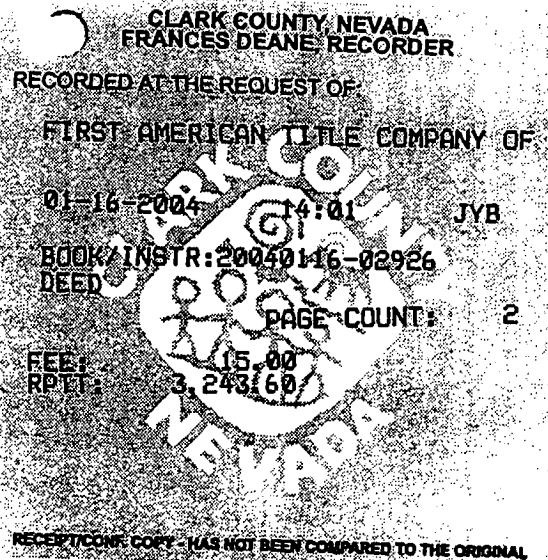
Fidelity National Title Agency of Nevada, Inc.
Escrow No. 03-126786-YL
Title Order No. 00126786

**When Recorded Mail Document
and Tax Statement To:**

PH/LLC PH SSA LLC
3111 So. Maryland Pkwy
Las Vegas, NV 89109

RPTT: 3,243.60

APN: 163-03-101-003



GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That William L. Cullings, an unmarried man

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant,
Bargain, Sell and Convey to, PH SSA LLC

all that real property situated in County, State of Nevada, bounded and described as follows:

SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF

- SUBJECT TO:**
1. Taxes for the fiscal year 2004-2005
 2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

DATED: January 13, 2004

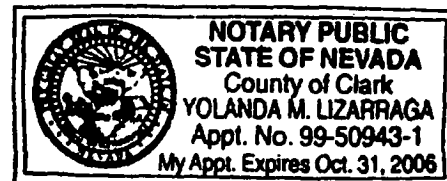
**STATE OF NEVADA
COUNTY OF CLARK**

This instrument was acknowledged before me
on 11/13/04
by William L. Cullings

Signature _____ Notary Public

My Commission Expires: 10-31-06

William L. Cullings
William L. Cullings



MAIL TAX STATEMENTS AS DIRECTED ABOVE

Escrow No. 03-126786-YL
Title Order No. 00126786

EXHIBIT ONE

The Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4), of Section 3, Township 21 South, Range 60 East, M.D.B. & M.

Excepting therefrom the North Thirty (30.00) feet, the West Fifty (50.00) feet and twenty-five (25.00) foot spandrel area in the Northwest Corner intersection.

RECORDED AT THE REQUEST OF:

FIRST AMERICAN TITLE COMPANY OF

01-16-2004 14:01 JYB

BOOK/INSTR: 20040116-02941
DEED

PAGE COUNT: 2

FEE: 40.00
RPTT: 4,865.40

NON-COMPLIANCE CHARGE INC: 25.00

RECEIPT/CONF. COPY - HAS NOT BEEN COMPARED TO THE ORIGINAL

RECORDING REQUESTED BY:

Fidelity National Title Agency of Nevada, Inc.
Escrow No. 03-126787-YL
Title Order No. 00126787

**When Recorded Mail Document
and Tax Statement To:**

David Schneider PH SSA LLC
3800 Howard Hughes Pkwy// 3111 So. Maryland Pkwy
Las Vegas, NV 89109

RPTT: 4,865.40

APN: 163-03-101-002

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That The Schneider Family Trust, Stephen P. Schneider and Joyce H. Schneider, as Trustees

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to, PH SSA LLC

all that real property situated in CLARK County, State of Nevada, bounded and described as follows:

SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: 1. Taxes for the fiscal year 2004-2005
2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

DATED: January 13, 2004

STATE OF NEVADA
COUNTY OF CLARK

This instrument was acknowledged before me on 1/13/04

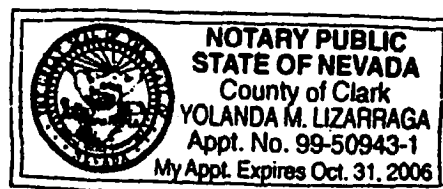
by Stephen P. Schneider, Trustee
Joyce H. Schneider, Trustee

Signature _____

My Commission Expires 10-31-06 Notary Public

Stephen P. Schneider, Trustee
Stephen P. Schneider, Trustee

Joyce H. Schneider, Trustee
Joyce H. Schneider, Trustee



MAIL TAX STATEMENTS AS DIRECTED ABOVE

Escrow No. 03-126787-YL
Title Order No. 00126787

EXHIBIT ONE

That portion of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of the Northwest Quarter of Section 3, Township 21 South, Range 60 East, M.D.B & M.

EXCEPTING THEREFROM the South (30) feet and the West (50) feet and a (25) foot spandrel area in the Southwest Corner intersection.

CALL IT WIN MOJASKY
SAY NO TO COMMERCIAL
DEVELOPMENT ON THESE LOTS
735-0155



Land Use: 715

Single Tenant Office Building

Description

A single tenant office building generally contains offices, meeting rooms and space for file storage and data processing for a single business or company, and possibly other service functions, including a restaurant or cafeteria. General office building (Land Use 710), corporate headquarters building (Land Use 714), office park (Land Use 750), research and development center (Land Use 760) and business park (Land Use 770) are related uses.

Additional Data

The average vehicle occupancy for the ten studies where information was submitted was approximately 1.1 persons per automobile. The vehicle occupancy rates ranged from 1.03 to 1.14 persons per automobile.

The sites were surveyed from the 1970s to the late 1990s throughout the United States.

Trip Characteristics

The trip generation for the a.m. and p.m. peak hours of the generator typically coincided with the peak hours of the adjacent street traffic; therefore, only one a.m. peak hour and one p.m. peak hour, which represent both the peak hour of the generator and the peak hour of the adjacent street traffic, are shown for single tenant office buildings.

Source Numbers

89, 92, 212, 262, 273, 279, 303, 304, 322, 323, 324, 327, 407, 510

Submitted at City Council

Date 5/05 Item 09, 110, 111
(Submitted under 111)

Single Tenant Office Building (715)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
A.M. Peak Hour

Number of Studies: 42

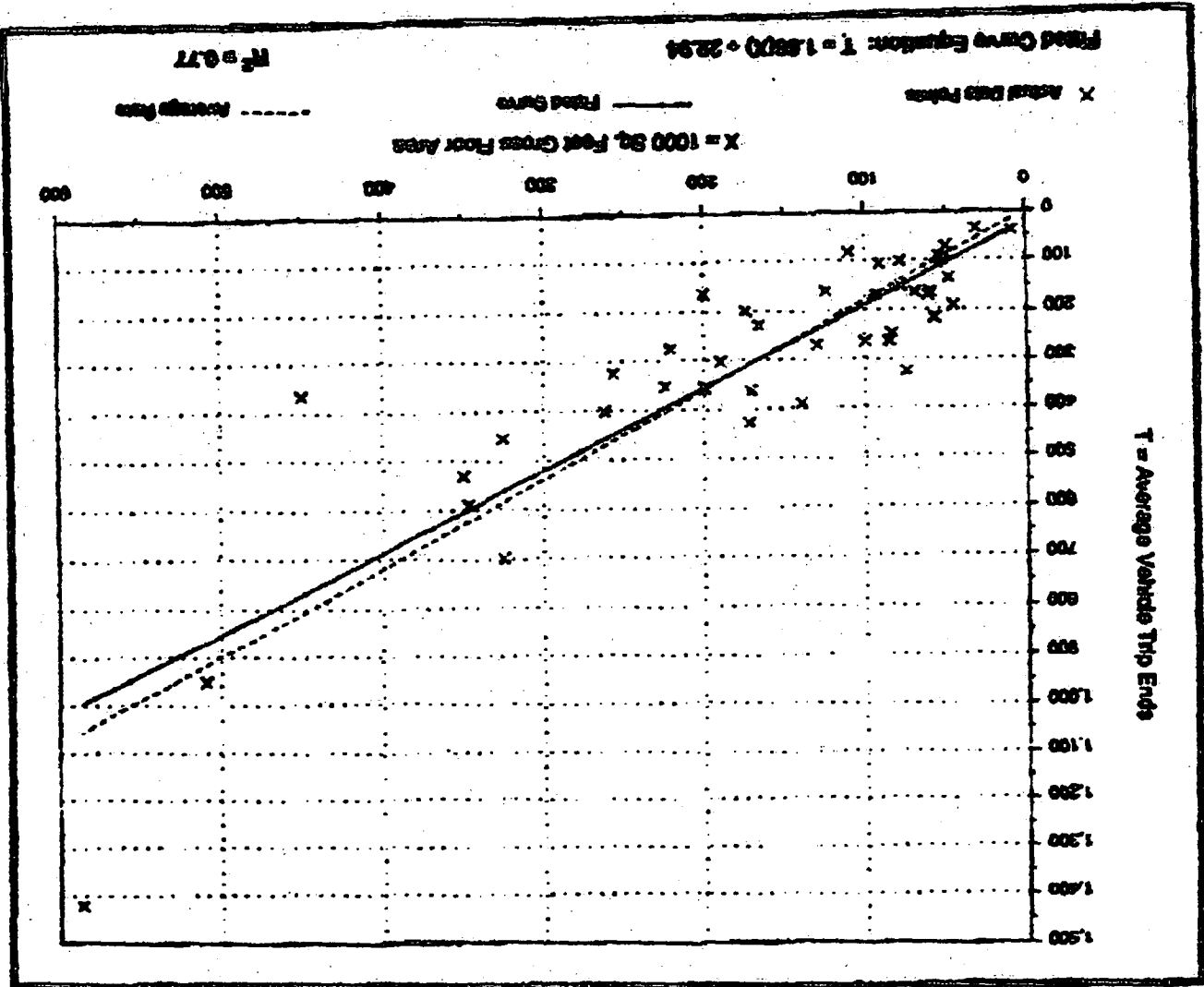
Average 1000 Sq. Feet GFA: 164

Directional Distribution: 89% entering, 11% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
1.80	0.75 - 4.57	1.51

Data Plot and Equation



Single Tenant Office Building (715)

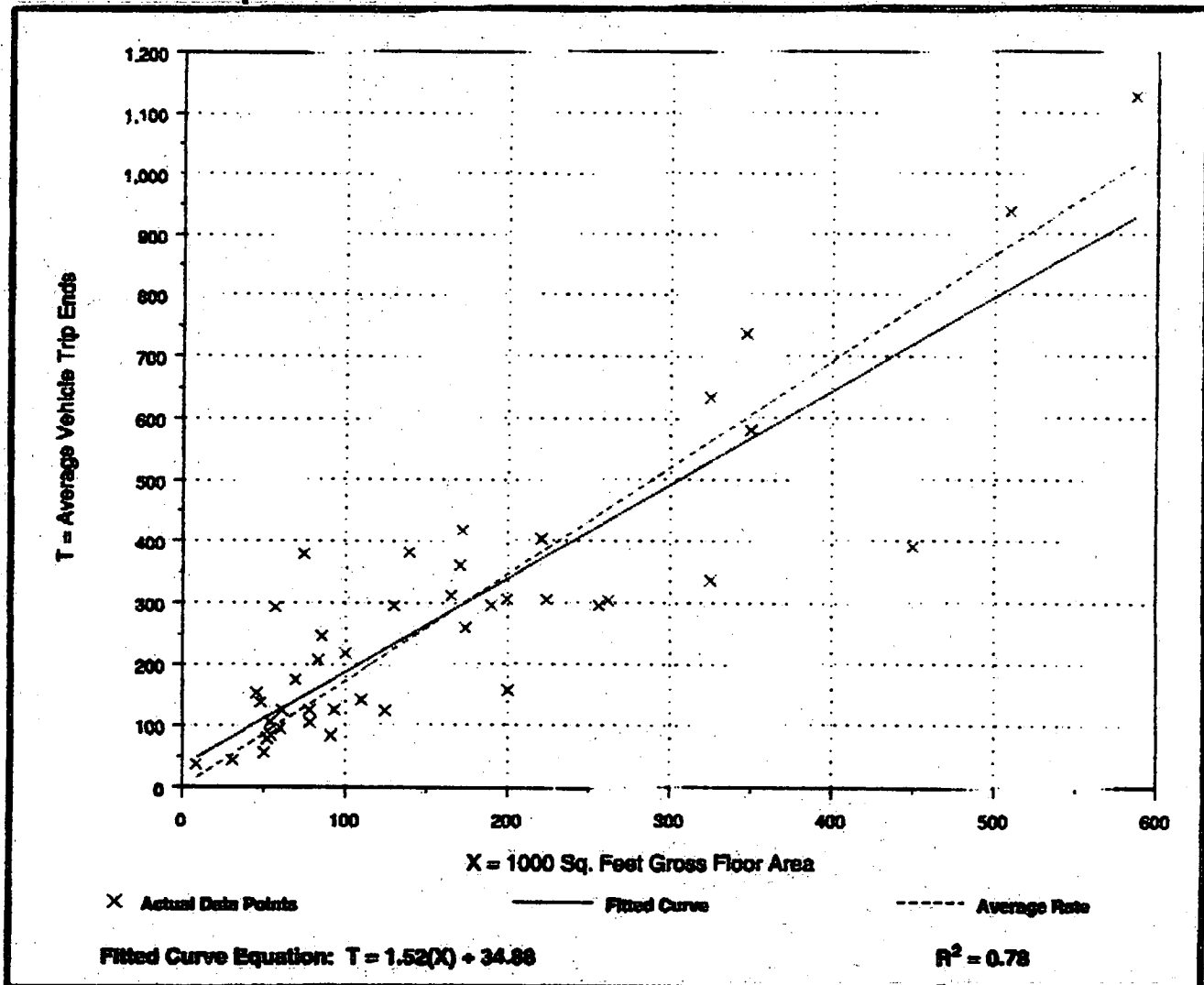
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
P.M. Peak Hour

Number of Studies: 42
Average 1000 Sq. Feet GFA: 164
Directional Distribution: 15% entering, 85% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
1.73	0.79 - 5.14	1.49

Data Plot and Equation



Land Use: 730

Government Office Building

Description

A government office building is an individual building containing either the entire function or simply one agency of a city, county, state, federal, or other governmental unit. This type of building differs from a government office complex (Land Use 733) in that it is not a group of buildings that are interconnected by pedestrian walkways.

Additional Data

Peak hours of the generator—

The weekday a.m. peak hour typically coincided with the peak hour of the adjacent street traffic. The weekday p.m. peak hour was between 1:00 p.m. and 2:00 p.m.

The sites were surveyed in 1970 and 2002 in California and Oregon, respectively. Two of the sites were city halls.

Source Numbers

11, 579

Land Use: 730

Government Office Building

Independent Variables With One Observation

The following trip generation data are for independent variables with only one observation. This information is shown in this table only; there are no related plots for these data.

Users are cautioned to use data with care because of the small sample size.

<u>Independent Variable</u>	<u>Trip Generation Rate</u>	<u>Size of Independent Variable</u>	<u>Number of Studies</u>	<u>Directional Distribution</u>
Employees				
Weekday	11.95	102	1	50% entering, 50% exiting
Weekday a.m. Peak Hour of Adjacent Street Traffic	1.02	102	1	84% entering, 16% exiting
Weekday a.m. Peak Hour of Generator	1.02	102	1	84% entering, 16% exiting
Weekday p.m. Peak Hour of Generator	1.91	102	1	74% entering, 26% exiting
1,000 Square Feet Gross Floor Area				
Weekday	68.93	18	1	50% entering, 50% exiting
Weekday a.m. Peak Hour of Adjacent Street Traffic	5.88	18	1	84% entering, 16% exiting
Weekday a.m. Peak Hour of Generator	5.88	18	1	84% entering, 16% exiting
Weekday p.m. Peak Hour of Generator	11.03	18	1	74% entering, 26% exiting

Government Office Building (730)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

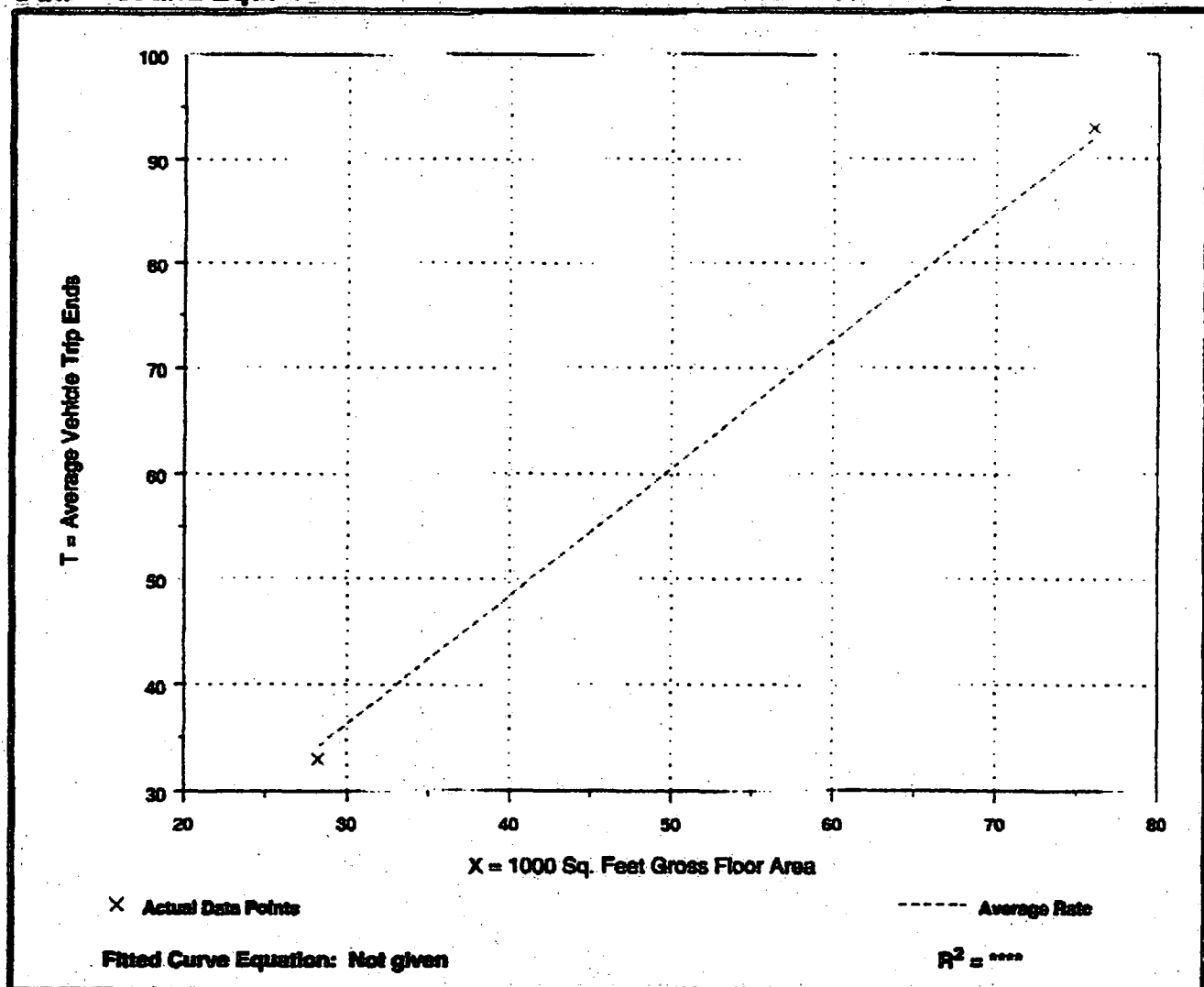
Number of Studies: 2
 Average 1000 Sq. Feet GFA: 52
 Directional Distribution: 31% entering, 69% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
1.21	1.17 - 1.22	.

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



TRAFFIC STUDY
for
SOCIAL SECURITY ADMINISTRATION BUILDING
(BUFFALO DRIVE AND DEL REY AVENUE)

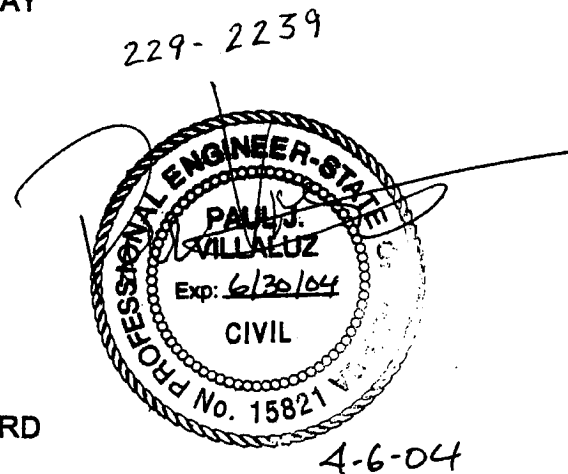
APRIL 2004

PREPARED FOR:

THE MOLASKY COMPANIES
3111 SOUTH MARYLAND PARKWAY
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PREPARED BY:

G. C. WALLACE, INC.
1555 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NV 89146



ACCEPTED FOR REVIEW

APR 7 2004
BY: REN

TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
1.0 INTRODUCTION.....	3
1.1 Adjacent Land Use.....	3
1.2 Area Roadways	3
2.0 TRAFFIC PROJECTIONS	8
2.1 Background Traffic.....	8
2.2 Traffic Projections	8
3.0 OPERATIONAL ANALYSES	15
3.1 Intersection LOS	15
3.2 Left Turn Lane Evaluations	16
4.0 SPECIAL ANALYSES	19
4.1 Accident Analyses.....	19
4.2 Queuing Analyses.....	19

APPENDIX

SECTION ONE	Traffic Count Data Area Growth Rate Calculations
SECTION TWO	Level of Service Calculation Sheets FAST Signal Timing Sheets
SECTION THREE	Driveway Queue Calculations

LIST OF FIGURES

Figure 1. Vicinity Map.....	5
Figure 2. Preliminary Site Plan.....	6
Figure 3. Lane Configurations and Control.....	7
Figure 4. 2004 Existing Traffic.....	10
Figure 5. 2005 Background Traffic.....	11
Figure 6. Trip Distribution and Assignment.....	12
Figure 7. Site Traffic.....	13
Figure 8. Site Traffic + 2005 Background Traffic	14

LIST OF TABLES

Table 1. Social Security Building Trip Generation	9
Table 2. Level-of-Service Criteria.....	15
Table 3. Summary of Level-of-Service Calculations	16
Table 4. Summary of Left-turn Queue Storage Evaluations.....	18

EXECUTIVE SUMMARY

This study documents the traffic impacts of a proposed 42,500 square foot office building in the City of Las Vegas. The Social Security Administration is the projected primary occupant of the building. The site parcel is located on the northeast corner of Del Rey Avenue and Buffalo Drive. The site is bound by Holmby Avenue on the north, Buffalo Drive on the west, Del Rey Avenue on the south, and a vacant parcel of land on the east. The Assessor's Parcel Numbers for the Project site are 163-03-101-002 and 163-03-101-003. Completion and occupancy of the site is expected in 2005.

The Project is projected to generate 93 trips in the AM peak hour (83 in & 10 out), and 100 trips in the PM peak hour (15 in & 85 out). Trips have been distributed and assigned based on the location of retirees the Project is expected to serve.

All of the signalized study intersections are projected to operate at LOS D or better for the background as well as background plus site conditions.

The unsignalized intersection at Del Rey Avenue and Buffalo Drive operates at LOS F due to the delays experienced by vehicles turning from either leg of Del Rey Avenue onto Buffalo Drive. As noted in the *HCM 2000* (page 17-26) this is not an unusual condition for TWSC intersections on multi-lane urban arterials. Prohibition of the movements would require additional travel and create additional U-turn movements on Buffalo Drive. Since the projected minor street left-turn demands are relatively low, it is recommended that they be permitted as long as safety and operational problems do not develop.

The existing left-turn storage lanes listed below fail to satisfy calculated 95th percentile design queues for Background as well as Background-plus-Project traffic demands:

- Northbound Left Turn at Charleston Boulevard and Buffalo Drive
- Southbound Left Turn at Oakey Boulevard and Buffalo Drive
- Southbound and Eastbound Left Turns at Sahara Boulevard and Buffalo Drive

Project left-turn demands on the northbound approach to Charleston Boulevard/Buffalo Drive are estimated to be only 10 vph (3.8%) of the 264 vph total in the critical PM peak hour. An extension of the northbound left-turn pocket on Buffalo at Charleston would probably require elimination of the left-in movement to the property in the southeast corner of the intersection.

The Project is not expected to add any significant peak hour left-turn demand to the southbound approach of the Buffalo Drive/Oakey Boulevard intersection.

Project left-turn demands on the southbound approach to the Buffalo Drive/Sahara Avenue intersection are estimated to be only 2 vph (<1%) of the 536 vph total in the critical AM peak hour. An extension of the southbound left-turn pocket on Buffalo Drive at Sahara Avenue would require elimination of the left-in movement to the property at the southwest corner of the Buffalo Drive/Via Olivero intersection.

Project left-turn demands on the eastbound approach to the Buffalo Drive/Sahara Avenue intersection are estimated to be only 1 vph (<1%) of the 303 vph total in the critical PM peak hour. Lengthening of the eastbound left-turn pocket may require a reduction to the length of the westbound left-turn pocket at the first Sahara Avenue median opening west of Buffalo Drive.

The employee parking lot within the parcel will incorporate gated access. The estimated peak hour volume using this gated access is 16 vph during the morning peak hour. The design queue is estimated to be less than one vehicle at a 98th percentile confidence level. Therefore, the proposed driveway length of 75 feet (measured from the gate to the sidewalk) is sufficient.

Accident data for the intersections has been requested, and will be submitted in a future addendum as soon as it is received and analyzed.

1.0 INTRODUCTION

This study documents the traffic impacts of a proposed 42,500 square foot office building in the City of Las Vegas. The Social Security Administration is the projected primary occupant of the building. The site parcel is located on the northeast corner of Del Rey Avenue and Buffalo Drive. The site is bound by Holmby Avenue on the north, Buffalo Drive on the west, Del Rey Avenue on the south, and a vacant parcel of land on the east. The Assessor's Parcel Numbers for the Project site are 163-03-101-002 and 163-03-101-003. Completion and occupancy of the site is expected in 2005.

A vicinity map depicting the location of the site relative to area roadways is presented in Figure 1. A preliminary site plan is included in the back pocket of this study and is also included in reduced form as Figure 2.

The scope of work for this traffic study was defined by the City of Las Vegas (CLV) on February 25, 2004. Level of Service (LOS), left-turn storage capacity, and accident analyses were required at the following intersections:

- Charleston Boulevard and Buffalo Drive
- Oakey Boulevard and Buffalo Drive
- Sahara Avenue and Buffalo Drive
- Del Rey Avenue and Buffalo Drive

1.1 ADJACENT LAND USE

The project site parcels are currently zoned for Residence Estates District (R-E). The property to the north of the site is fully developed. Properties directly to the east and the south are not developed.

1.2 AREA ROADWAYS

The site is located in an area with roadways that are fully developed, with the exception of Del Rey Avenue which forms the southern boundary of the site. Existing intersection lane configurations are presented in Figure 3, and are expected to remain unchanged at Project completion in 2006.

Buffalo Drive is a north-south 100-foot section-line arterial abutting the Project. Half-street improvements on Buffalo Drive are completely adjacent to the Project site. It is recommended that on-street parking be prohibited on Buffalo Drive along the project's frontage.

Holmby Avenue was an east-west 30-foot roadway located immediately north of the site. This roadway has been vacated.

Del Rey Avenue is an east-west 50-foot roadway located immediately south of the site. Project improvements to Del Rey Avenue are to include a 10-foot right-of-way vacation on the north side and a subsequent 40-foot wide full street improvement section (26 feet of asphalt) from the current curb returns at the intersection of Del Rey Avenue and Buffalo Drive to the eastern property line. Del Rey Avenue is to be discontinuous at the east boundary of the site.

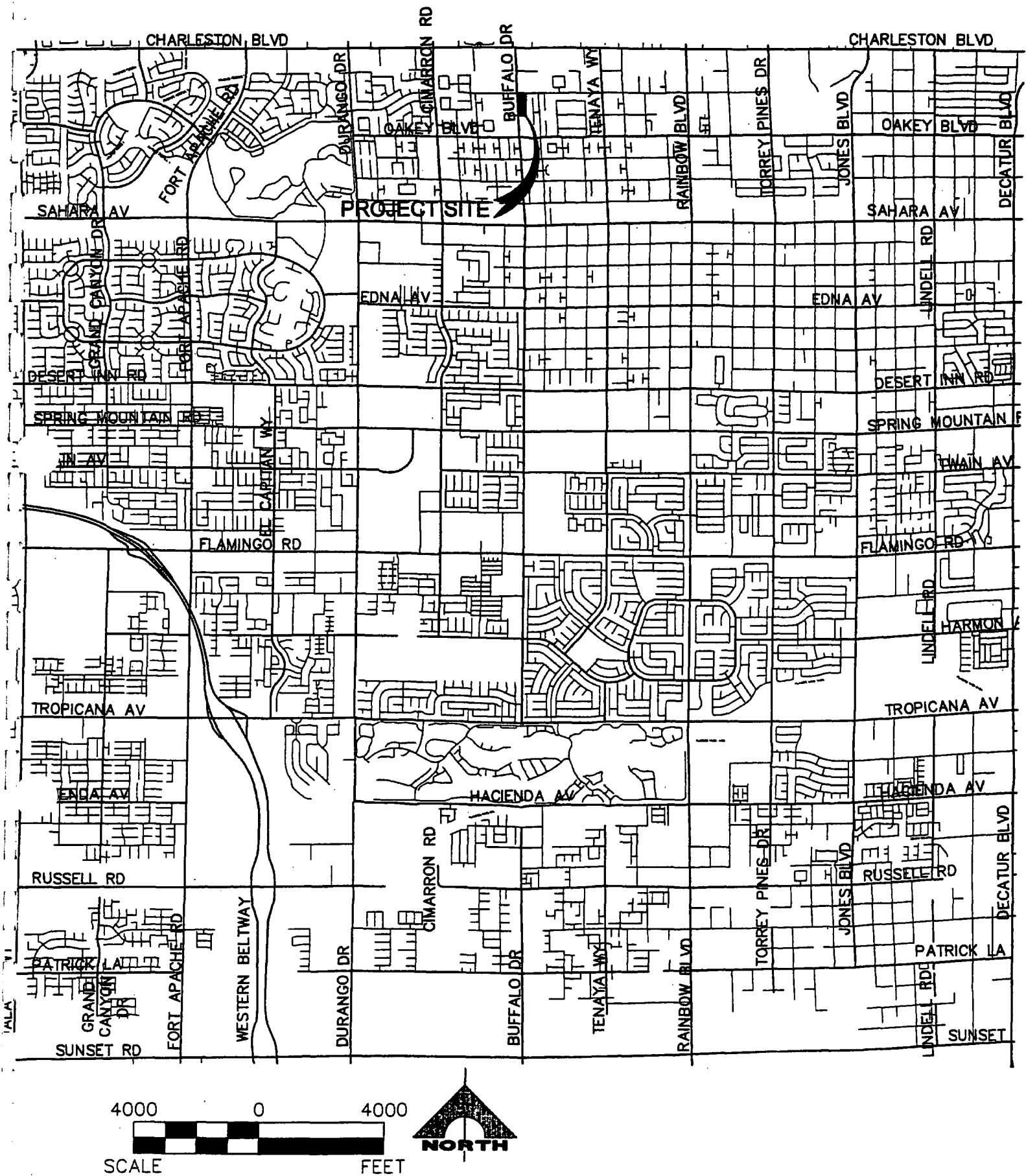
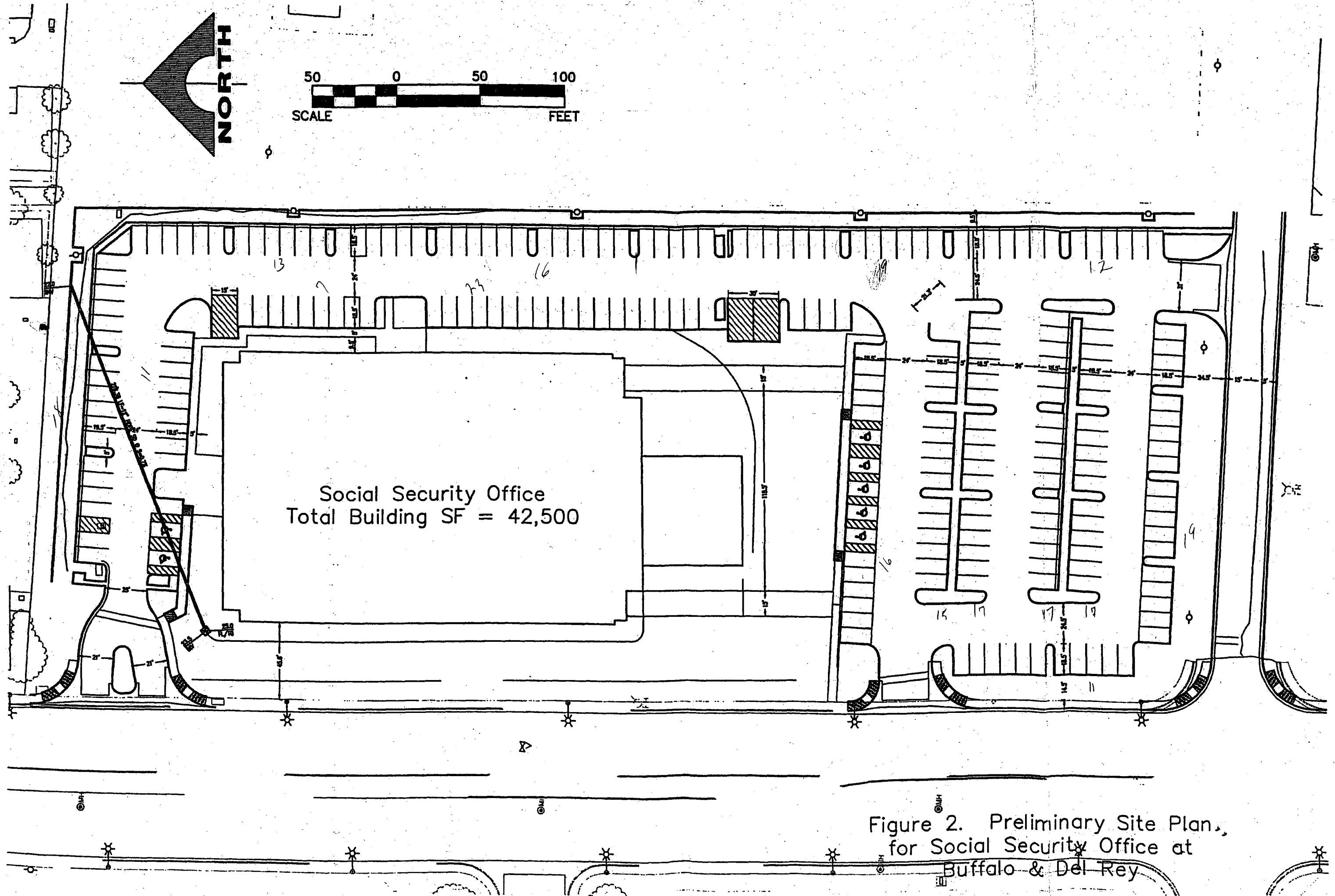


FIGURE 1. VICINITY MAP



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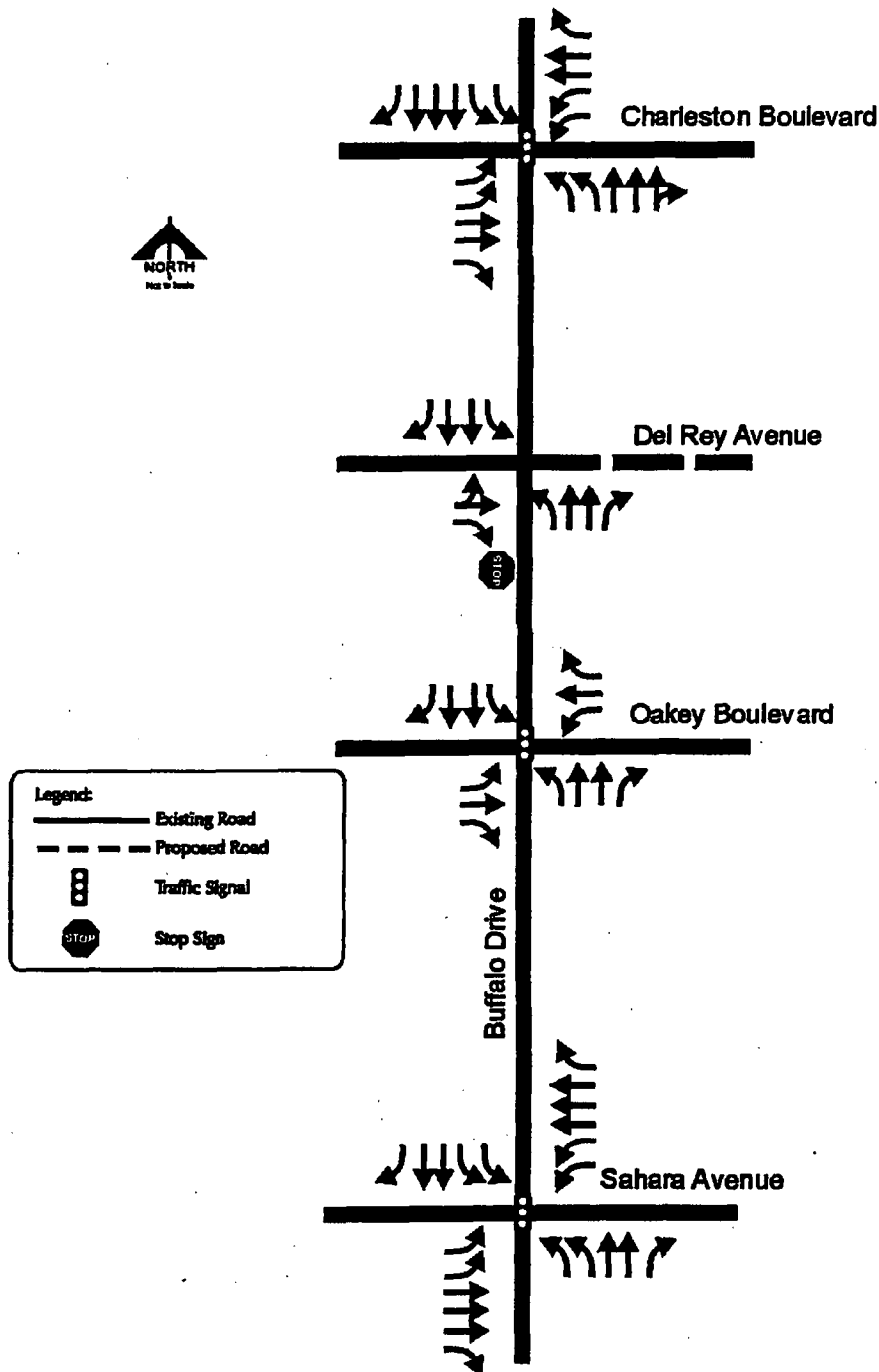


Figure 3. Lane Configurations and Control

2.0 TRAFFIC PROJECTIONS

Peak hour turning movement counts have been collected at each of the study area intersections on March 3, 2004. These turning movement counts are presented in Figure 4; and the count data sheets are included in Section One of the Appendix. The system peak hour calculation sheets are also included in Section One of the Appendix.

2.1 BACKGROUND TRAFFIC

In order to determine the traffic impacts of the proposed project, future background traffic volumes must be determined at each of the key intersections.

Since the project is anticipated to be complete in 2005, the future background traffic volumes were calculated by applying an average growth factor of 2.5% per year to the existing traffic volumes for a 1 year period. This factor was based on data from three counting stations in the area:

- #1056 - Buffalo Dr, .1 mi S of SR-589 (Sahara Av).
- #1099 - Buffalo Dr, 200' N of Oakey Bl.
- #1100 - SR-159 (Charleston Bl), .2 mi E of Buffalo Dr.

Year 2005 background traffic has been estimated based on linear extrapolation of historical traffic growth in the area; and is presented in Figure 5. Please see Section One of the Appendix for detailed calculations.

2.2 TRAFFIC PROJECTIONS

Project trip generation and peak hour rates have been based on the Institute of Transportation Engineers (ITE) publication *Trip Generation*, 7th Edition and the *ITE Trip Generation Handbook*. The Social Security Administration is the projected primary occupant of the building. There are 3,500 square feet reserved for retail and restaurant services that are open only during the regular business hours of the Social Security Administration. Since these additional services are not independent trip attractors, this project utilized ITE Land Use Category: Single Tenant Office Building (ITE-715). Estimated trip generation for the study area is presented in Table 1.

TABLE 1. SOCIAL SECURITY BUILDING TRIP GENERATION

Land Use	Code	Quantity	AM Peak					PM Peak				
			Rate	% In	% Out	Trips In	Trips Out	Rate	% In	% Out	Trips In	Trips Out
Residential	715	42.5	2.20	89	11	83	10	2.34	15	85	15	85

Trip distribution percentages for the study area have been based on the location of retirees that the Project is expected to serve. Most of the trips to and from the Social Security Administration building are assumed to be home-based. It is assumed that the Project will primarily serve retirees living in the west and northwest areas of Las Vegas and Clark County. These offices will replace Social Security offices on West Sahara. Other Social Security offices exist or will exist in North Las Vegas and Henderson. The largest portion of Project trips (40%) have been distributed to and from the north toward Sun City Summerlin and the Summerlin Parkway. Regional trip distributions and detailed trip assignment percentages for the site are presented in Figure 6. Detailed site trip assignments are presented in Figure 7. The site trips presented in Figure 7 have been combined with background traffic estimates to yield anticipated traffic demands upon completion of the Project site as presented in Figure 8.

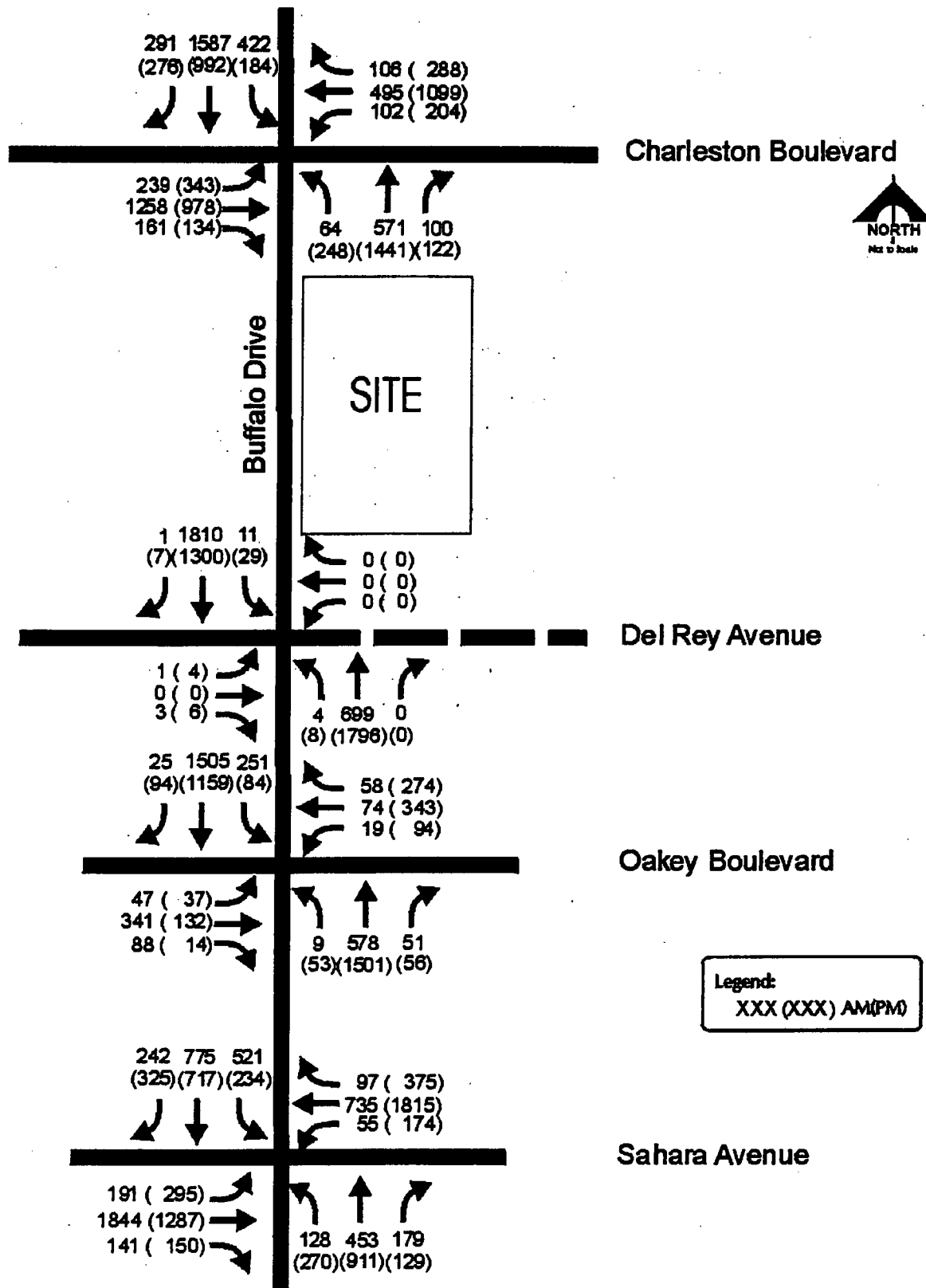


Figure 4. 2004 Existing Traffic

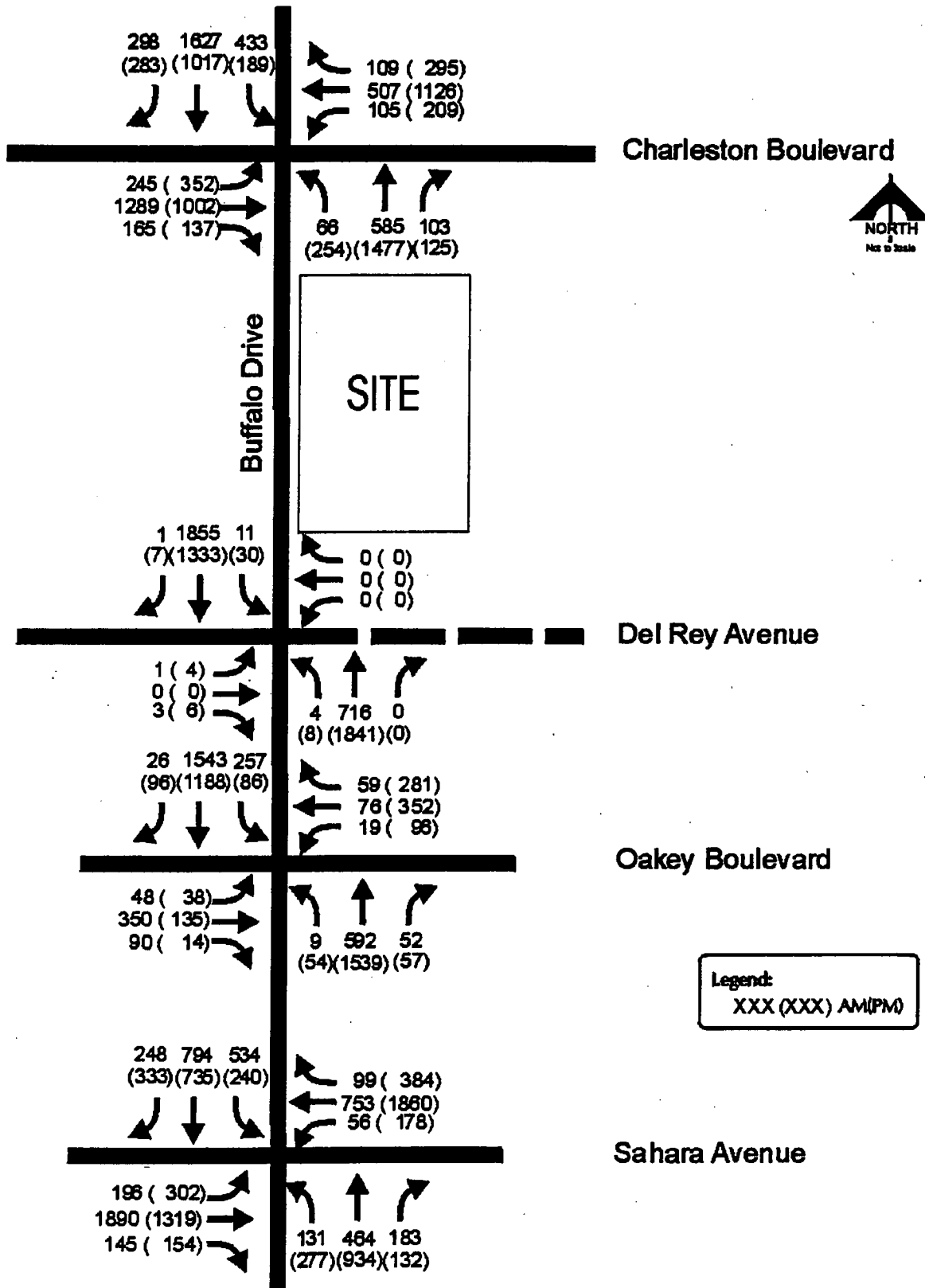


Figure 5. 2005 Background Traffic

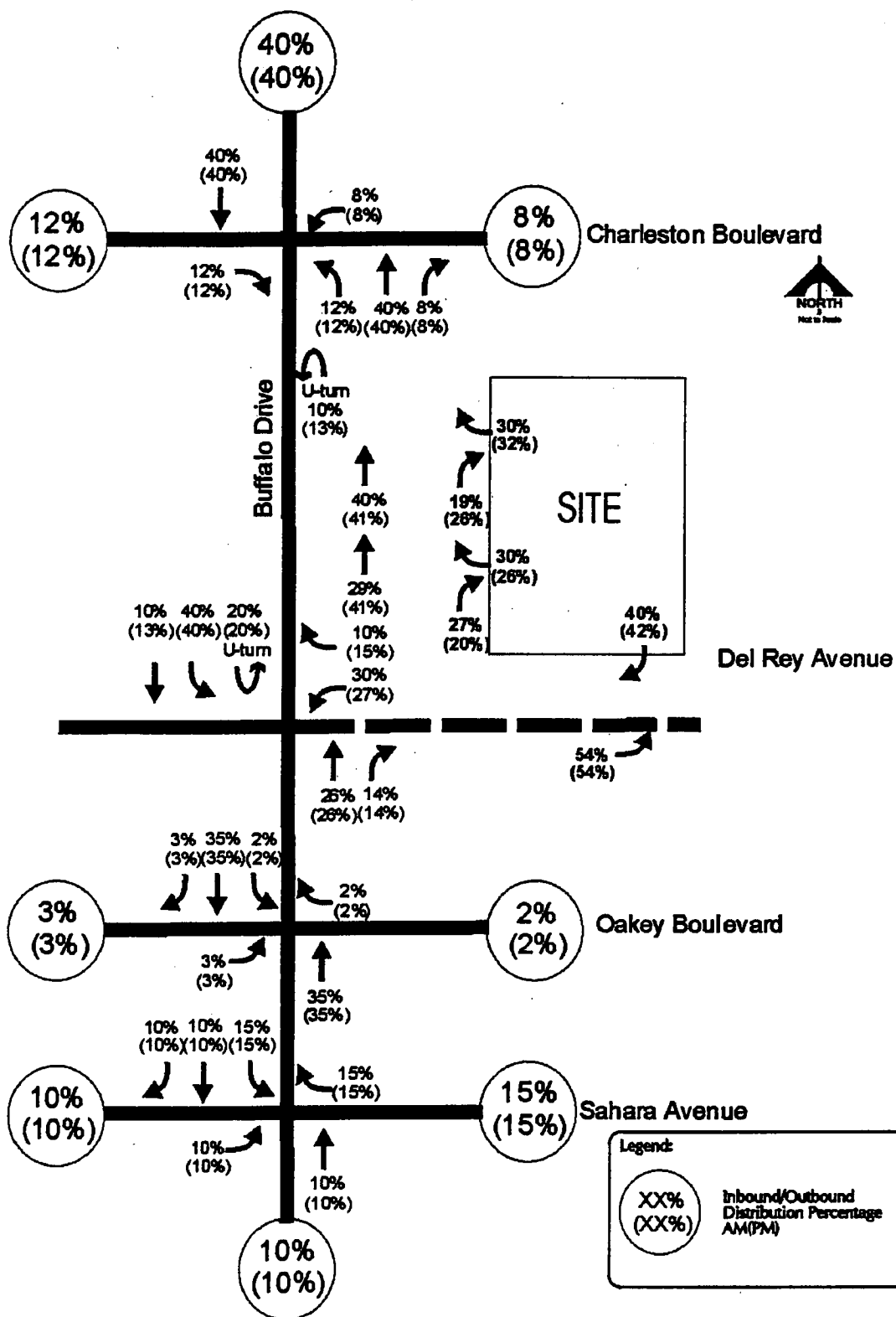


Figure 6. Trip Distribution and Assignment

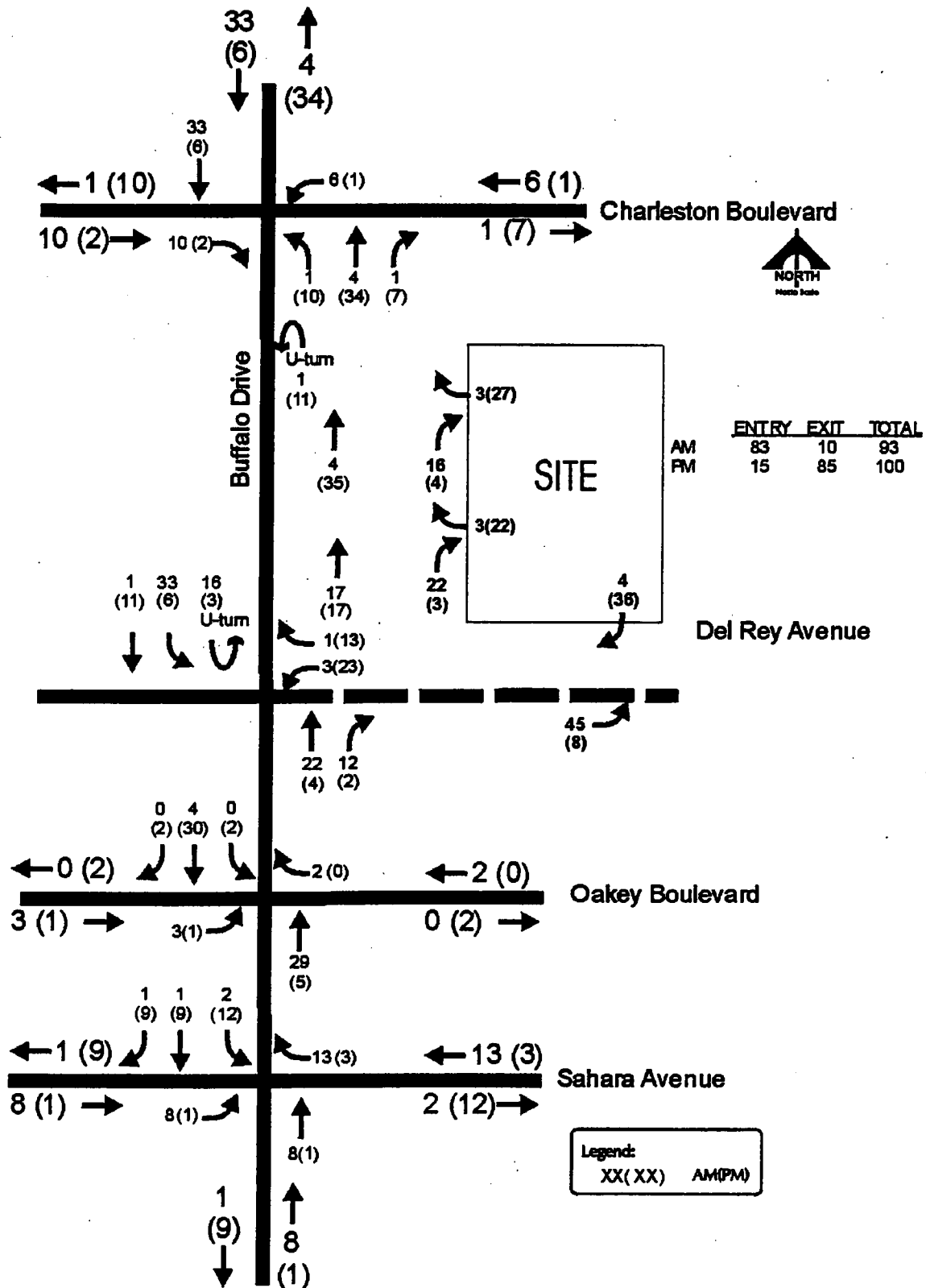


Figure 7. Site Traffic

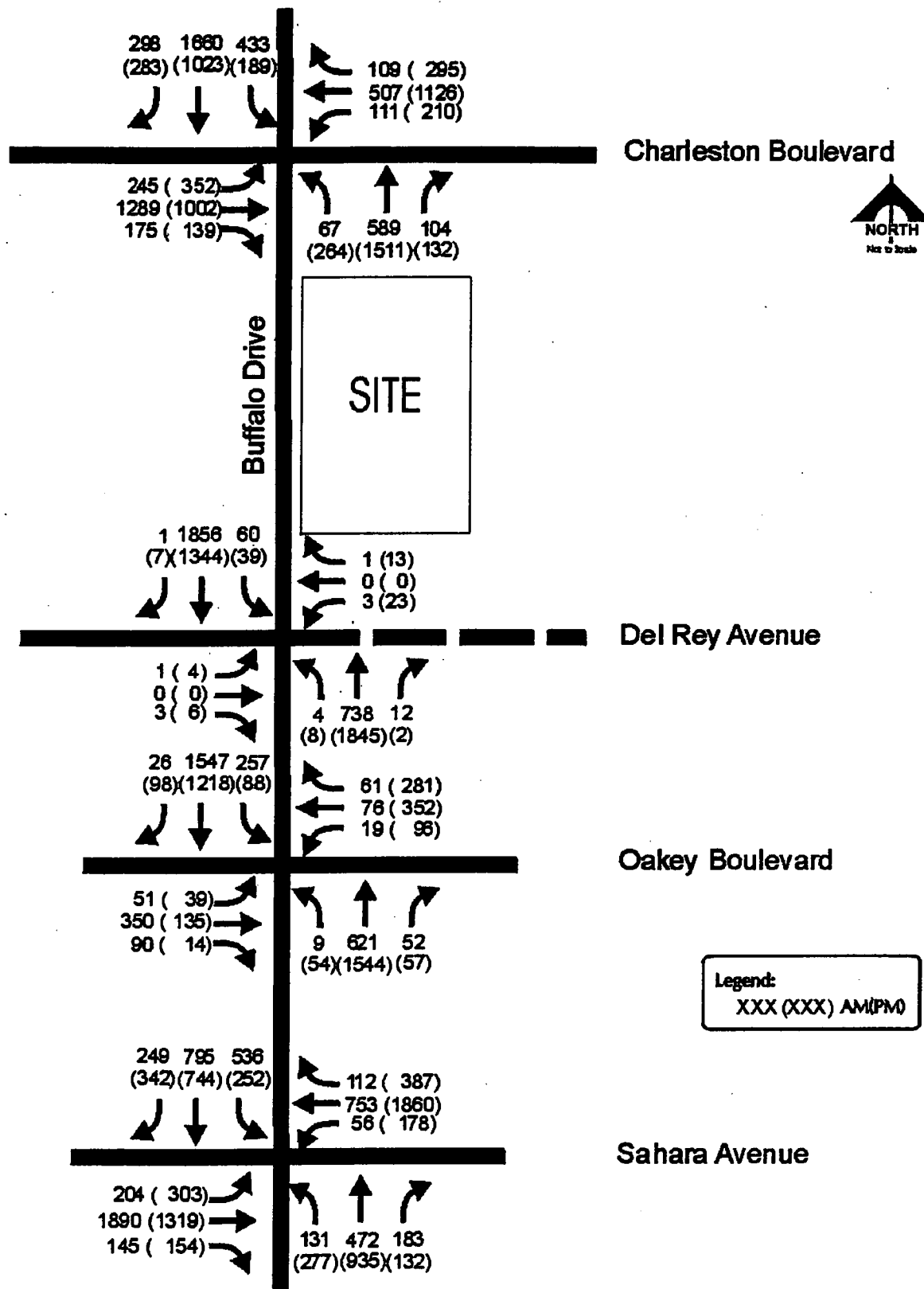


Figure 8. Site Traffic + 2005 Background Traffic

3.0 OPERATIONAL ANALYSES

3.1 INTERSECTION LOS

Level-of-service (LOS) is a qualitative measure of the operating conditions experienced at an intersection when it is subject to varying traffic volumes. Intersection capacity analyses have been conducted using procedures outlined in Chapter 16 (signalized) and Chapter 17 (unsignalized) of the Highway Capacity Manual (HCM2000). Calculation forms are contained in Section Two of the Appendix. In accordance with HCM procedures, LOS has been determined by estimating average vehicle delay of the intersections and intersection movements. The ranges of traffic delay associated with each LOS are presented in Table 2 for signalized and unsignalized intersections.

TABLE 2. LEVEL-OF-SERVICE CRITERIA		
LOS	Signalized Intersection	Unsignalized Intersections
	Avg. Control Delay (sec/veh)	Average Delay (sec/veh)
A	≤ 10	≤ 10
B	> 10 and ≤ 20	> 10 and ≤ 15
C	> 20 and ≤ 35	> 15 and ≤ 25
D	> 35 and ≤ 55	> 25 and ≤ 35
E	> 55 and ≤ 80	> 35 and ≤ 50
F	> 80	> 50

Analyses of the study intersections are summarized in Table 3. LOS C is the preferred condition for design, although LOS D is often tolerated during peak periods for signalized and unsignalized intersections. All of the signalized study intersections are projected to operate at LOS D or better for the background as well as background plus site conditions.

The worst-case movements (i.e., minor street lefts from north legs) at the unsignalized intersection of Del Rey Avenue and Buffalo Drive operate at LOS F. As noted in the HCM 2000 (page 17-26) this is not an unusual condition for TWSC intersections on multi-lane urban arterials. Prohibition of the movements would require additional travel and create additional U-turn movements on Buffalo Drive. Since the projected minor street left-turn demands are relatively low, it is recommended that they be permitted as long as safety and operational problems do not develop.

Calculation summary sheets and timing summary sheets as provided by FAST are located in Section Two of the Appendix.

TABLE 3. SUMMARY OF LEVEL-OF-SERVICE CALCULATIONS

Node	Intersection	Condition (Control)	Worst Case Movements or Intersection	AM Peak					PM Peak				
				Volume	Capacity	X	Delay	LOS	Volume	Capacity	X	Delay	LOS
1	Charleston Boulevard / Buffalo Drive	Existing (Signalized)	Intersection	-	-	0.790	47.8	D	-	-	0.780	43.0	D
		Background / Year 2005 (Signalized)	Intersection	-	-	0.810	50.0	D	-	-	0.800	43.8	D
		Buildout (Signalized)	Intersection	-	-	0.820	51.0	D	-	-	0.808	44.1	D
2	Del Rey Avenue / Buffalo Drive	Existing (TWSC)	EB LT	1	26	0.038	148.0	F	4	30	0.133	145.3	F
		Background / Year 2005 (TWSC)	EB LT	1	24	0.042	162.9	F	4	27	0.148	162.1	F
		Buildout (TWSC)	(AM) EB LT (PM) WB LT	1	11	0.083	360.0	F	24	10	2.43	910.0	F
3	Oakley Boulevard / Buffalo Drive	Existing (Signalized)	Intersection	-	-	0.541	31.5	C	-	-	0.683	26.7	C
		Background / Year 2005 (Signalized)	Intersection	-	-	0.554	32.2	C	-	-	0.701	27.1	C
		Buildout (Signalized)	Intersection	-	-	0.563	32.3	C	-	-	0.703	27.2	C
4	Sahara Avenue / Buffalo Drive	Existing (Signalized)	Intersection	-	-	0.687	37.4	D	-	-	0.773	40.4	D
		Background / Year 2005 (Signalized)	Intersection	-	-	0.704	37.8	D	-	-	0.792	41.0	D
		Buildout (Signalized)	Intersection	-	-	0.707	37.9	D	-	-	0.796	40.7	D

3.2 LEFT TURN LANE EVALUATIONS

The left turn storage bays at the subject intersections to which the proposed Project are expected to add traffic were analyzed under future conditions to check for storage requirements. Design queues have been calculated using the Poisson Method for signalized intersections, and AASHTO methodology for uncontrolled arterial approaches (2-minute queuing interval and uniform arrivals). The design queue estimates and existing storage lane lengths are summarized in Table 4. These queue demand estimates are based on the cycle lengths as furnished by FAST and a 95th percentile

confidence level.

The existing left-turn storage lanes listed below fail to satisfy calculated 95th percentile design queues for Background as well as Background-plus-Project traffic demands:

- Northbound Left Turn at Charleston Boulevard and Buffalo Drive
- Southbound Left Turn at Oakey Boulevard and Buffalo Drive
- Southbound and Eastbound Left Turns at Sahara Boulevard and Buffalo Drive

Total available left-turn storage on the northbound approach to the Charleston Boulevard/Bufalo Drive intersection is estimated to be 375 feet when the portion of the bay taper wider than 10 feet is included. This storage is approximately equal to the 90th percentile design queue. An extension of the northbound left-turn pocket on Buffalo at Charleston would probably require elimination of the left-in movement to the property in the southeast corner of the intersection. Project left-turn demands on the northbound approach to Charleston Boulevard/Bufalo Drive are estimated to be only 10 vph (3.8%) of the 264 vph total in the critical PM peak hour.

The southbound left-turn storage on Buffalo Drive at Oakey could be lengthened without impacting northbound left-turn access. The Park does not take access at the first median opening north of Oakey. Consequently, the 200-foot northbound turn pocket at the median opening north of Oakey only serves infrequent U-turn movements. The Project is not expected to add any significant peak hour left-turn demand to the southbound approach of the Buffalo Drive/Oakey Boulevard intersection.

Total available left-turn storage on the southbound approach to the Sahara Avenue/Bufalo Drive intersection is estimated to be 500 feet when the portion of the bay taper wider than 10 feet is included. An extension of the southbound left-turn pocket on Buffalo Drive at Sahara Avenue would require elimination of the left-in movement to the property at the southwest corner of the Buffalo Drive/Via Olivero intersection. Project left-turn demands on the southbound approach to the Buffalo Drive/Sahara Avenue intersection are estimated to be only 2 vph (<1%) of the 536 vph total in the critical AM peak hour.

Total available left-turn storage on the eastbound approach to the Sahara Avenue/Bufalo Drive intersection is estimated to be 425 feet when the portion of the bay taper wider than 10 feet is included. Lengthening of the eastbound left-turn pocket may

require a reduction to the length of the westbound left-turn pocket at the first Sahara Avenue median opening west of Buffalo Drive. Project left-turn demands on the eastbound approach to the Buffalo Drive/Sahara Avenue intersection are estimated to be only 1 vph (<1%) of the 303 vph total in the critical PM peak hour.

TABLE 4. SUMMARY OF LEFT-TURN QUEUE STORAGE EVALUATIONS

Node	Intersection-Control	Approach	Volumes (vph)		Design Queue (ft) ¹ 90%	Design Queue (ft) ^{1,2} 95%	Current Storage
			Bkgd	Bkgd + Project			
1	Charleston / Buffalo – SC	WB Left	209	210	359'	322'	500 ³
		NB Left	254	264		388'	300 ^{3,4}
2	Del Rey / Buffalo – UC	SB Left	30	60	N/A	50'	150'
		WB Left	0	23	N/A	19'	N/A
3	Oakey / Buffalo – SC	SB Left	257	257	351'	380'	200'
		EB Left	48	51	95'	108'	300'
4	Sahara / Buffalo - SC	SB Left	534	536	667'	709'	450 ^{3,4}
		EB Left	302	303	405'	436'	360 ³

SC - Signal Controlled

UC - Uncontrolled

¹Design Queue = [(vehicle/interval)+Z(vehicle/interval)^{0.5}]*25 ft/veh (Signal Controlled)

²Design Queue = (vehicle/interval)*25 ft/veh (Uncontrolled)

where,

(vehicle/interval) = VPH/3600 sec/hr x 140 sec queuing interval,

Z = 1.645 for 95% confidence level (one-tailed test), and

Z = 1.282 for 90% confidence level (one-tailed test)

25 feet = assumed vehicle length.

³Dual turn lanes each equal to one-half the length listed;

⁴Additional 75' of storage available in portion of bay taper wider than 10 feet.

4.0 SPECIAL ANALYSES

4.1 ACCIDENT ANALYSES

The City of Las Vegas has requested accident analyses at each of the four study intersections. Accident data from the past three years for the four subject intersections were requested from the Safety Engineering Division of the Nevada Department of Transportation. Upon receipt of this information, the requested analysis will be performed as an addendum to this study.

4.2 QUEUING ANALYSES

The employee parking lot within the parcel will incorporate gated access. The estimated peak hour volume using the Buffalo Drive gated access is 16 vph during the morning peak hour. A service interval of 30 seconds has been assumed for each entering vehicle. Since Buffalo Drive is considered a major street, the recommended design queue is calculated at a 98th percentile confidence level as recommended in *Transportation and Land Development, 2nd Edition* by V.G. Stover and F.J. Koepke.

The calculated design queue is 24 feet. Therefore, the proposed driveway length of 75 feet (measured from the gate to the sidewalk) is sufficient.

Calculation sheets are provided in Section Three of the Appendix.

SECTION ONE

Silver State Traffic
1819 Quarley Place
Henderson, Nevada 89014
702.898.1968

File Name : Buffalo-Sahara
 Site Code : 00004444
 Start Date : 03/03/2004
 Page No : 1

Groups Printed: 1 - Unfiltered

Start Time	Buffalo					Sahara					Buffalo					Sahara				
	Southbound					Westbound					Northbound					Eastbound				
	Right	Thru	Left	Peds		Right	Thru	Left	Peds		Right	Thru	Left	Peds		Right	Thru	Left	Peds	
Factor	1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0	
07:00 AM	23	130	97	0		24	126	7	0		15	81	20	0		25	416	20	0	
07:15 AM	36	187	120	0		16	127	10	0		30	100	11	0		25	519	26	0	
07:30 AM	40	203	134	0		17	144	17	0		66	140	32	0		36	479	36	0	
07:45 AM	62	213	151	0		22	159	7	0		80	108	38	0		40	508	41	0	
Total	161	793	502	0		79	666	41	0		190	429	101	0		126	1922	123	0	
08:00 AM	70	172	122	0		26	170	12	0		28	114	32	0		32	502	48	0	
08:15 AM	51	200	138	0		21	186	15	0		40	102	24	0		32	389	48	0	
08:30 AM	59	190	110	0		28	221	21	0		31	129	34	0		37	445	54	0	
08:45 AM	72	129	82	0		31	220	18	0		42	115	40	0		38	419	65	0	
Total	252	691	462	0		106	787	66	0		141	460	130	0		139	1765	215	0	

BREAK

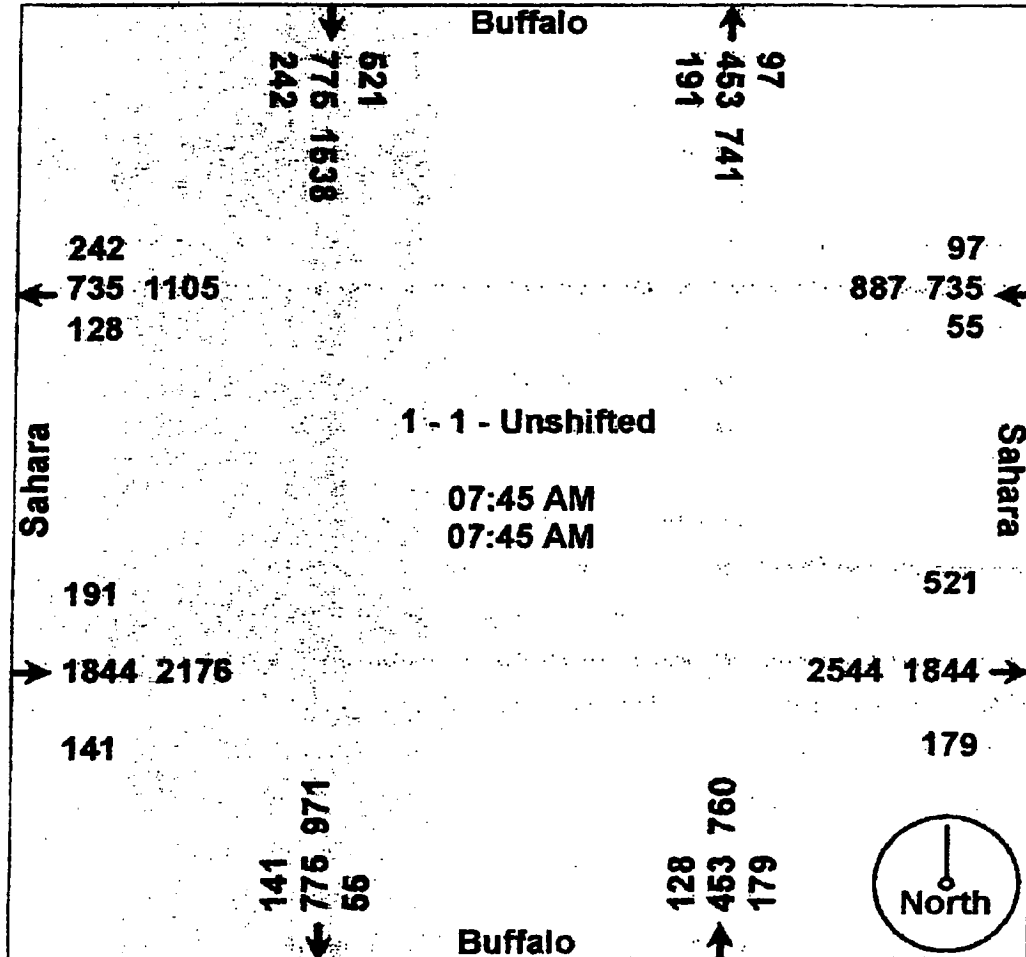
04:00 PM	55	159	45	0		88	440	26	0		30	199	60	0		36	373	81	0	
04:15 PM	60	169	52	0		86	415	42	0		32	207	56	0		19	347	55	0	
04:30 PM	58	167	53	0		84	411	35	0		35	209	62	0		40	365	79	0	
04:45 PM	82	172	65	0		90	455	44	0		31	230	56	0		32	314	64	0	
Total	255	676	215	0		348	1721	147	0		128	845	234	0		127	1369	279	0	
05:00 PM	77	169	59	0		106	442	48	0		30	212	79	0		46	337	89	0	
05:15 PM	77	172	62	0		94	503	57	0		32	219	61	0		31	344	64	0	
05:30 PM	89	164	58	0		85	416	25	0		36	260	74	0		41	292	78	0	
05:45 PM	95	139	47	0		79	495	39	0		29	198	50	0		23	270	64	0	
Total	339	863	216	0		364	1665	169	0		127	879	264	0		141	1243	295	0	
Grand Total	1006	2943	1395	0		897	4928	423	0		586	2613	729	0		533	6309	912	0	
Apptch %	19.2	54.2	26.6	0.0		14.4	78.9	6.8	0.0		14.9	66.5	16.6	0.0		6.9	81.4	11.8	0.0	
Total %	4.3	12.3	6.0	0.0		3.9	21.3	1.8	0.0		2.5	11.3	3.1	0.0		2.3	27.2	3.9	0.0	

23174

Silver State Traffic
1819 Quarley Place
Henderson, Nevada 89014
702.898.1968

File Name : Buffalo-Sahara
 Site Code : 00004444
 Start Date : 03/03/2004
 Page No : 2

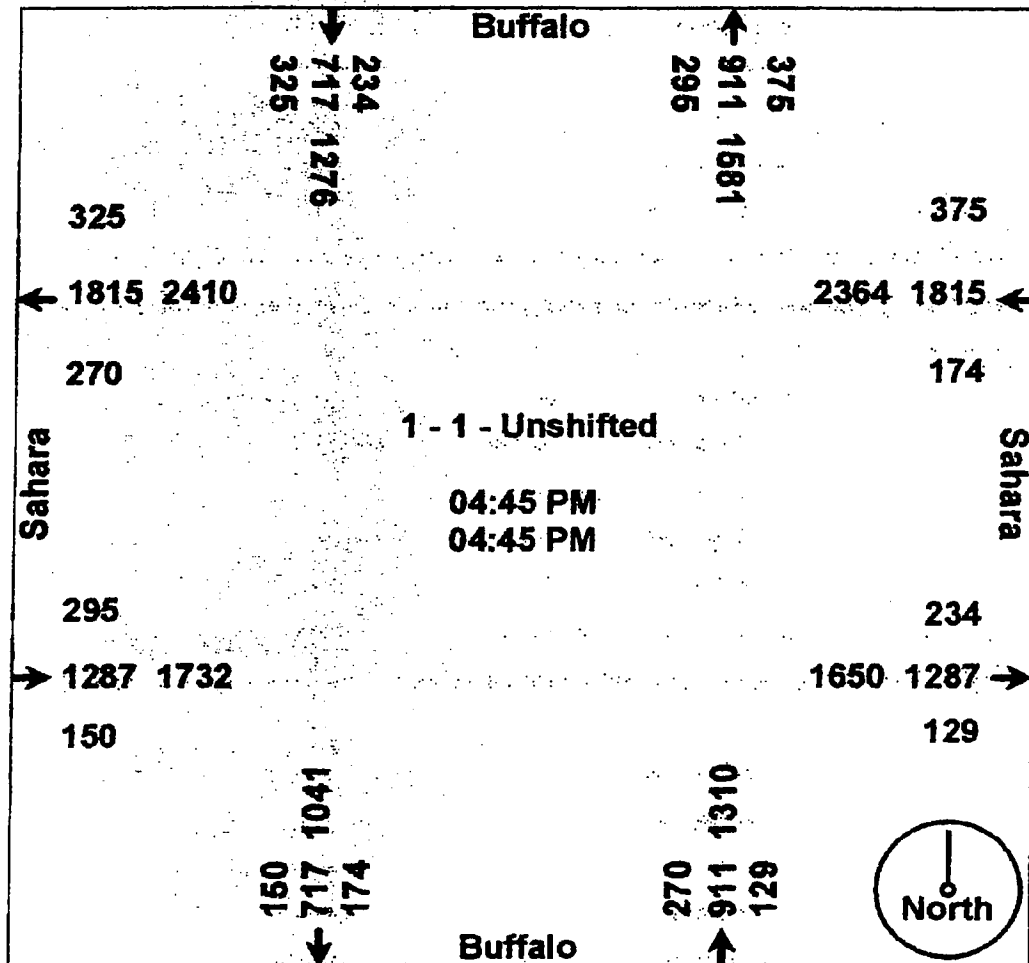
	Buffalo Southbound					Sahara Westbound					Buffalo Northbound					Sahara Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour From 07:00 AM to 11:45 AM - Peak 1 of 1																					
Intersection 07:45 AM																					
Volume	242	775	521	0	1538	97	735	55	0	887	179	453	128	0	760	141	184	191	0	2176	5361
Percent	15.7	50.4	33.9	0.0		10.9	82.9	6.2	0.0		23.6	59.6	16.8	0.0		6.5	84.7	8.8	0.0		
07:45 Volume	62	213	151	0	426	22	158	7	0	187	80	108	38	0	226	40	508	41	0	589	1428
Peak Factor																					0.939
High Int.	07:45 AM					08:30 AM					07:45 AM					07:45 AM					
Volume	62	213	151	0	426	28	221	21	0	270	80	108	38	0	226	40	508	41	0	589	
Peak Factor	0.903										0.821					0.841					0.924



Silver State Traffic
1819 Quarley Place
Henderson, Nevada 89014
702.898.1968

File Name : Buffalo-Sahara
 Site Code : 00004444
 Start Date : 03/03/2004
 Page No : 3

	Buffalo Southbound					Sahara Westbound					Buffalo Northbound					Sahara Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour From 12:00 PM to 05:45 PM - Peak 1 of 1																					
Intersection	04:45 PM																				
Volume	325	717	234	0	1276	375	181	174	0	2364	129	911	270	0	1310	150	128	295	0	1732	6682
Percent	25.5	56.2	18.3	0.0		15.9	76.8	7.4	0.0		9.8	69.5	20.6	0.0		8.7	74.3	17.0	0.0		
05:00 Volume	77	189	59	0	325	106	442	48	0	596	30	212	79	0	321	46	337	89	0	472	1714
Peak Factor																					0.975
High Int.	05:30 PM					05:15 PM					05:30 PM					05:00 PM					
Volume	89	184	58	0	331	94	503	57	0	654	36	250	74	0	360	46	337	89	0	472	
Peak Factor	0.964					0.904					0.910					0.917					



Silver State Traffic
1819 Quarley Place
Henderson, Nevada 89014
702.898.1968

File Name : Buffalo-Orkey
 Site Code : 00007777
 Start Date : 03/03/2004
 Page No : 1

Groups Printed: 1 - Unshifted

	Buffalo										Orkey										Buffalo										Orkey									
	Southbound										Westbound										Northbound										Eastbound									
	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Int. Total															
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0																
07:00 AM	7	258	25	0	8	29	10	0	14	90	2	0	13	52	10	0	16	51	12	0	25	99	16	0	680															
07:15 AM	6	373	49	0	5	14	5	0	4	141	4	0	14	51	12	0	16	51	12	0	25	99	16	0	789															
07:30 AM	6	329	78	0	15	21	3	0	13	162	2	0	13	162	2	0	13	162	2	0	23	127	10	0	860															
07:45 AM	5	423	70	0	18	24	3	0	19	139	1	0	23	127	10	0	23	127	10	0	23	127	10	0	860															
Total	24	1383	222	0	44	89	21	0	50	532	9	0	77	329	48	0	77	329	48	0	77	329	48	0	2827															
08:00 AM	8	380	54	0	22	15	8	0	15	136	2	0	24	64	9	0	24	64	9	0	24	64	9	0	737															
08:15 AM	9	320	37	0	9	27	5	0	10	128	3	0	21	69	9	0	21	69	9	0	21	69	9	0	645															
08:30 AM	6	334	27	0	17	23	12	0	15	188	11	0	18	24	15	0	18	24	15	0	18	24	15	0	698															
08:45 AM	11	288	41	0	11	21	13	0	13	147	6	0	15	59	19	0	15	59	19	0	15	59	19	0	842															
Total	34	1320	159	0	59	88	38	0	53	597	22	0	76	216	52	0	76	216	52	0	76	216	52	0	2712															

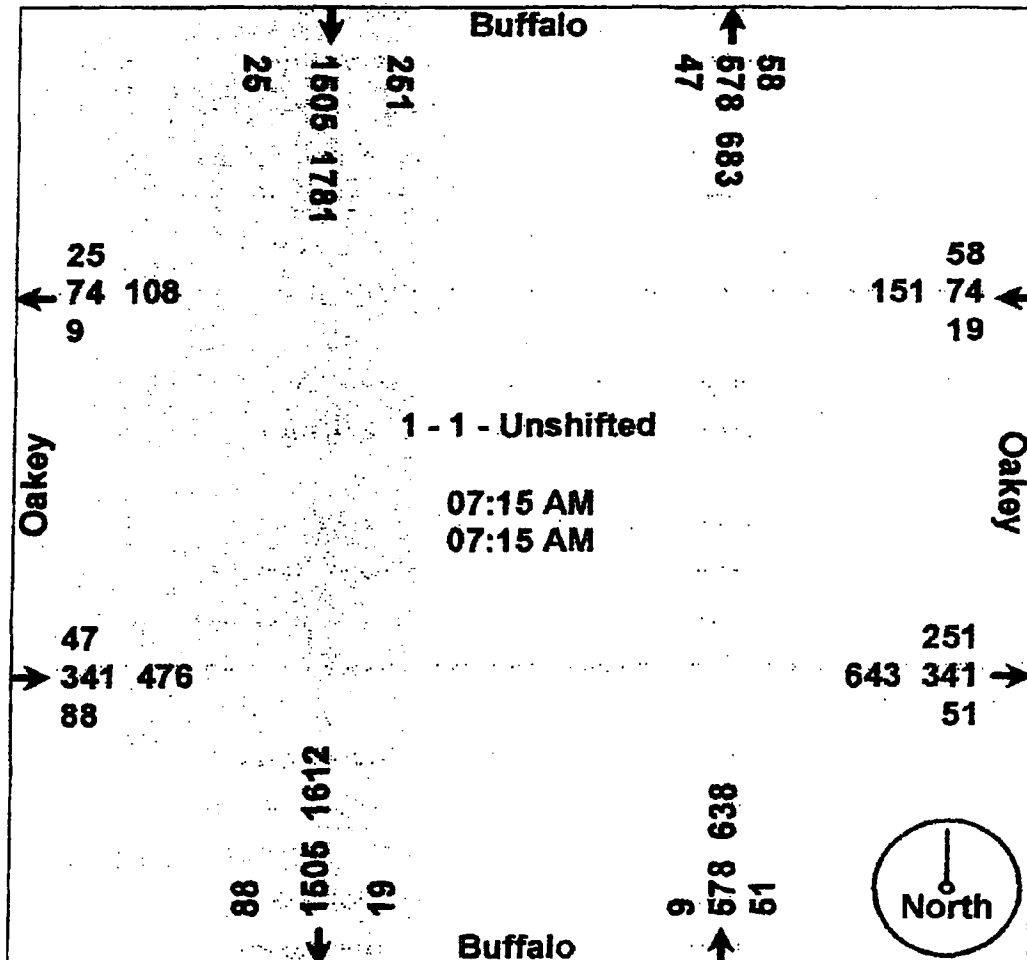
*** BREAK ***

04:00 PM	10	275	25	0		45	40	14	0		9	288	11	0		11	59	7	0		795
04:15 PM	9	272	29	0		35	45	16	0		13	316	8	0		8	68	15	0		834
04:30 PM	15	327	31	0		58	84	18	0		14	316	10	0		8	36	28	0		943
04:45 PM	22	282	14	0		62	73	17	0		8	372	11	0		2	27	11	0		911
Total	56	1166	99	0		199	242	65	0		44	1282	40	0		29	190	61	0		3463
05:00 PM	30	289	17	0		81	79	26	0		19	368	13	0		5	34	7	0		966
05:15 PM	17	317	32	0		56	101	22	0		11	389	15	0		2	44	14	0		1020
05:30 PM	26	261	21	0		75	90	29	0		18	384	14	0		6	27	5	0		964
05:45 PM	23	277	22	0		42	61	25	0		9	341	11	0		13	68	7	0		959
Total	96	1144	92	0		254	331	102	0		57	1470	53	0		25	173	33	0		3828
Grand Total	209	5013	572	0		556	747	226	0		204	3891	124	0		207	908	194	0		12861
Approch %	3.6	86.5	9.9	0.0		38.4	48.9	14.8	0.0		4.8	92.2	2.9	0.0		15.8	69.4	14.8	0.0		
Total %	1.6	39.0	4.5	0.0		4.3	5.8	1.8	0.0		1.6	30.3	1.0	0.0		1.6	7.1	1.5	0.0		

Silver State Traffic
1819 Quarley Place
Henderson, Nevada 89014
702.898.1968

File Name : Buffalo-Oakey
 Site Code : 00007777
 Start Date : 03/03/2004
 Page No : 2

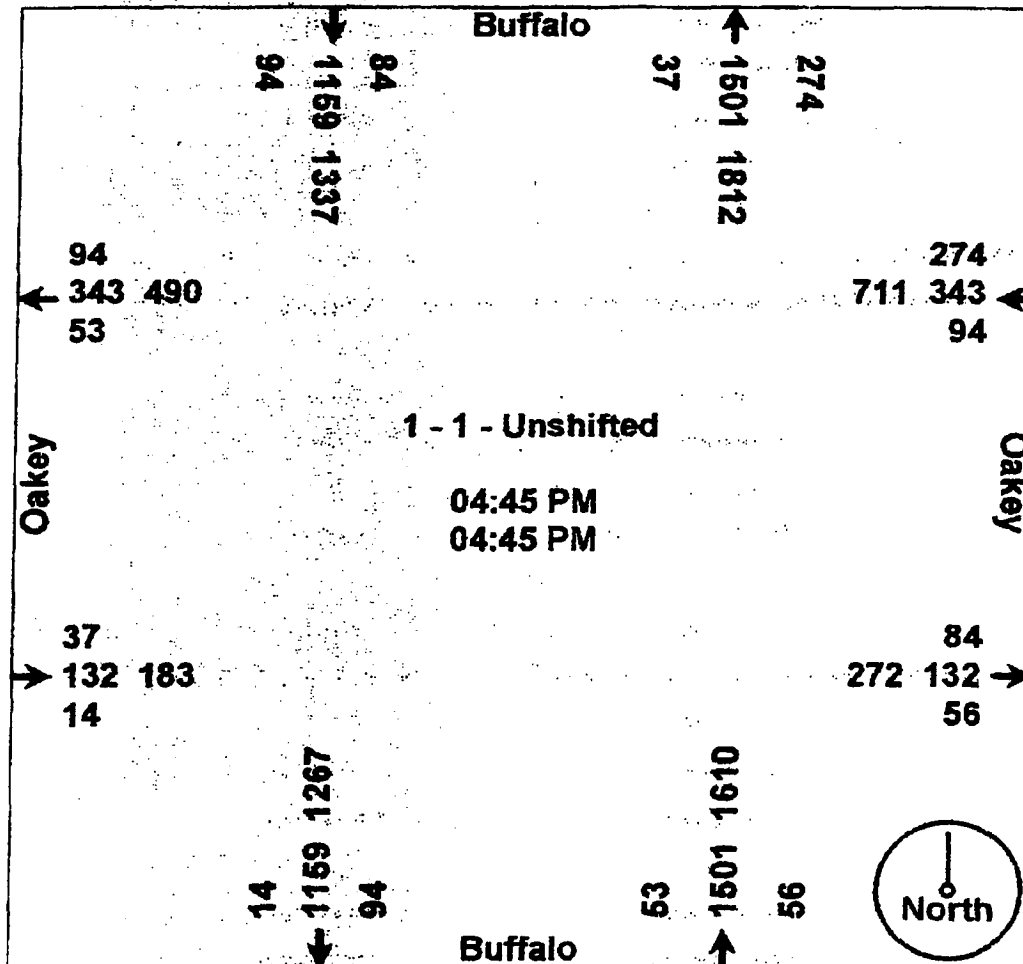
	Buffalo Southbound					Oakley Westbound					Buffalo Northbound					Oakley Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour From 07:00 AM to 11:45 AM - Peak 1 of 1																					
Intersection	07:15 AM																				
Volume	25	150	251	0	1781	58	74	19	0	151	51	578	9	0	638	88	341	47	0	476	3046
Percent	1.4	84.5	14.1	0.0		38.4	49.0	12.6	0.0		8.0	90.6	1.4	0.0		18.5	71.6	9.9	0.0		
07:45 Volume	5	423	70	0	498	16	24	3	0	43	19	139	1	0	159	23	127	10	0	160	860
Peak Factor																					0.885
High Int.	07:45 AM					08:00 AM					07:30 AM					07:45 AM					
Volume	5	423	70	0	498	22	15	8	0	45	13	162	2	0	177	23	127	10	0	160	
Peak Factor	0.894					0.839					0.901					0.744					



Silver State Traffic
1819 Quarley Place
Henderson, Nevada 89014
702.898.1968

File Name : Buffalo-Oakey
 Site Code : 00007777
 Start Date : 03/03/2004
 Page No : 3

	Buffalo Southbound					Oakey Westbound					Buffalo Northbound					Oakey Eastbound					
Start Time	Right	Thru	Left	Ped s	App. Total	Right	Thru	Left	Ped s	App. Total	Right	Thru	Left	Ped s	App. Total	Right	Thru	Left	Ped s	App. Total	Int. Total
Peak Hour From 12:00 PM to 05:45 PM - Peak 1 of 1																					
Intersection	04:45 PM																				
Volume	94	115	84	0	1337	274	343	94	0	711	58	150	53	0	1610	14	132	37	0	183	3841
Percent	7.0	88.7	6.3	0.0		38.5	48.2	13.2	0.0		3.5	93.2	3.3	0.0		7.7	72.1	20.2	0.0		
05:15	17	317	32	0	366	56	101	22	0	179	11	389	15	0	415	2	44	14	0	60	1020
Volume																					
Peak Factor																					0.941
High Int.	05:15 PM					05:30 PM					05:30 PM					05:15 PM					
Volume	17	317	32	0	366	75	90	29	0	194	18	384	14	0	416	2	44	14	0	60	
Peak Factor					0.913					0.916					0.968					0.762	



Silver State Traffic
1819 Quarley Place
Henderson, Nevada 89014
702.898.1968

File Name : Buffalo-Del Rey
 Site Code : 99999999
 Start Date : 03/03/2004
 Page No : 1

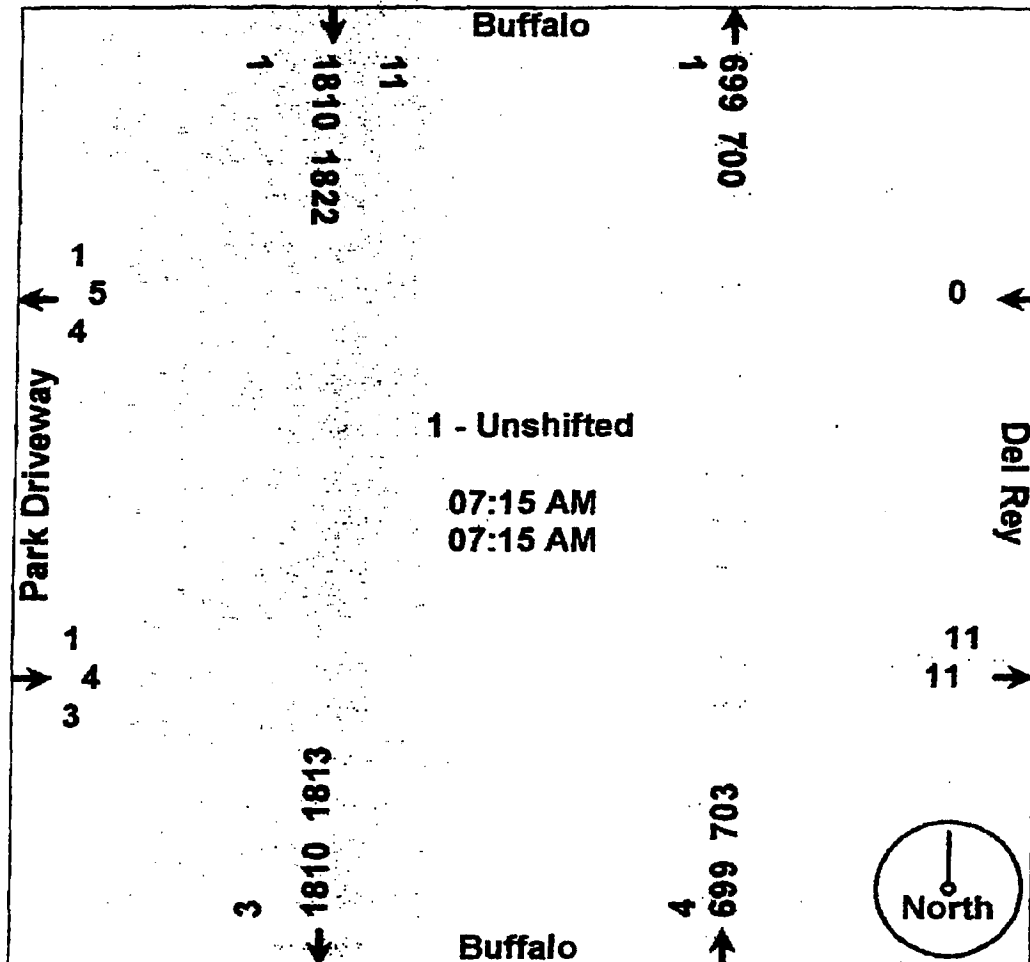
Groups Printed- Unshifted

Start Time	Buffalo Southbound				Del Rey Westbound				Buffalo Northbound				Park Driveway Eastbound				Int. Total
	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
07:00 AM	0	306	0	0	0	0	0	0	0	118	2	0	0	0	1	0	426
07:15 AM	1	455	1	0	0	0	0	0	0	147	1	0	1	0	0	0	606
07:30 AM	0	427	4	0	0	0	0	0	0	220	1	0	0	0	1	0	653
07:45 AM	0	534	1	0	0	0	0	0	0	166	1	0	2	0	0	0	704
Total	1	1721	6	0	0	0	0	0	0	651	5	0	3	0	2	0	2389
08:00 AM	0	394	5	0	0	0	0	0	0	166	1	0	0	0	0	0	566
08:15 AM	0	397	1	0	0	0	0	0	0	162	2	0	2	0	1	0	565
08:30 AM	1	365	2	0	0	0	0	0	0	205	3	0	0	0	2	0	578
08:45 AM	1	334	7	0	0	0	0	0	0	209	2	0	2	0	2	0	557
Total	2	1490	15	0	0	0	0	0	0	742	8	0	4	0	5	0	2266
*** BREAK ***																	
04:00 PM	2	342	8	0	0	0	0	0	0	361	2	0	4	0	1	0	720
04:15 PM	0	321	4	0	0	0	0	0	0	396	0	0	2	0	0	0	723
04:30 PM	1	336	4	0	0	0	0	0	0	405	3	0	3	0	1	0	753
04:45 PM	2	310	11	0	0	0	0	0	0	441	3	0	2	0	1	0	770
Total	5	1309	27	0	0	0	0	0	0	1603	8	0	11	0	3	0	2966
05:00 PM	0	350	9	0	0	0	0	0	0	443	2	0	1	0	1	0	806
05:15 PM	1	347	5	0	0	0	0	0	0	447	1	0	1	0	0	0	802
05:30 PM	4	293	4	0	0	0	0	0	0	465	2	0	2	0	2	0	772
05:45 PM	2	331	9	0	0	0	0	0	0	391	3	0	5	0	2	0	743
Total	7	1321	27	0	0	0	0	0	0	1746	8	0	9	0	5	0	3123
Grand Total	15	5841	75	0	0	0	0	0	0	4742	29	0	27	0	15	0	10744
Apprch %	0.3	98.5	1.3	0.0	0.0	0.0	0.0	0.0	0.0	99.4	0.6	0.0	64.3	0.0	35.7	0.0	
Total %	0.1	54.4	0.7	0.0	0.0	0.0	0.0	0.0	0.0	44.1	0.3	0.0	0.3	0.0	0.1	0.0	

Silver State Traffic
1819 Quarley Place
Henderson, Nevada 89014
702.898.1968

File Name : Buffalo-Del Rey
 Site Code : 99999999
 Start Date : 03/03/2004
 Page No : 2

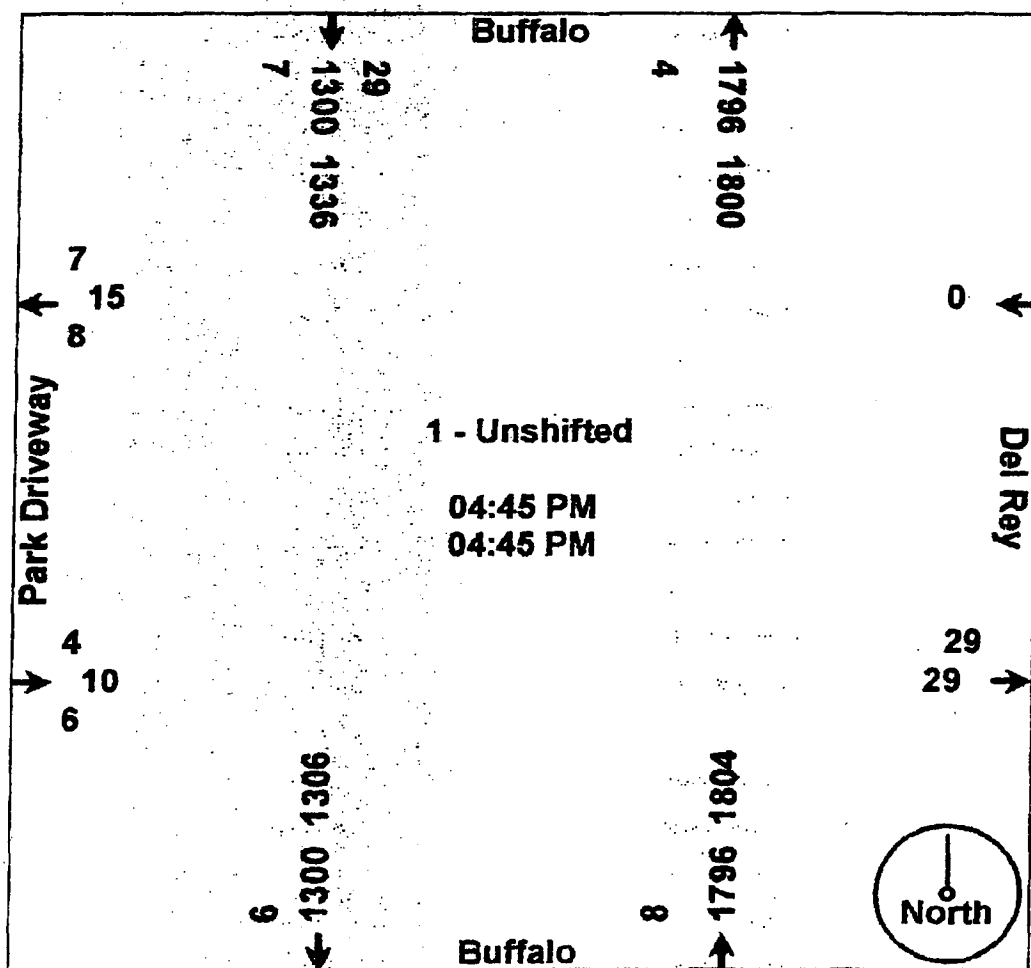
	Buffalo Southbound					Del Rey Westbound					Buffalo Northbound					Park Driveway Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour From 07:00 AM to 11:45 AM - Peak 1 of 1																					
Intersection	07:15 AM																				
Volume	1	181	11	0	1822	0	0	0	0	0	0	699	4	0	703	3	0	1	0	4	2529
Percent	0.1	99.3	0.6	0.0		0.0	0.0	0.0	0.0		0.0	99.4	0.6	0.0		75.0	0.0	25.0	0.0		
07:45																					
Volume	0	534	1	0	535	0	0	0	0	0	0	168	1	0	167	2	0	0	0	2	704
Peak Factor																					0.898
High Int.	07:45 AM					6:45:00 AM					07:30 AM					07:45 AM					
Volume	0	534	1	0	535	0	0	0	0	0	0	220	1	0	221	2	0	0	0	2	
Peak Factor																					0.500



Silver State Traffic
1819 Quarley Place
Henderson, Nevada 89014
702.898.1968

File Name : Buffalo-Del Rey
 Site Code : 99999999
 Start Date : 03/03/2004
 Page No : 3

	Buffalo Southbound					Del Rey Westbound					Buffalo Northbound					Park Driveway Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour From 12:00 PM to 05:45 PM - Peak 1 of 1																					
Intersection	04:45 PM																				
Volume	7	130	29	0	1336	0	0	0	0	0	0	179	8	0	1804	6	0	4	0	10	3150
		0										6									
Percent	0.5	97.3	2.2	0.0		0.0	0.0	0.0	0.0		0.0	99.6	0.4	0.0		60.0	0.0	40.0	0.0		
05:00																					
Volume	0	350	9	0	359	0	0	0	0	0	0	443	2	0	445	1	0	1	0	2	806
Peak Factor																					0.977
High Int.	05:00 PM										05:30 PM					05:30 PM					
Volume	0	350	9	0	359	0	0	0	0	0	0	465	2	0	467	2	0	2	0	4	
Peak Factor																					0.625



Silver State Traffic
1819 Quarley Place
Henderson, Nevada 89014
702.898.1968

File Name : Buffalo-Charleston
 Site Code : 55555555
 Start Date : 03/03/2004
 Page No : 1

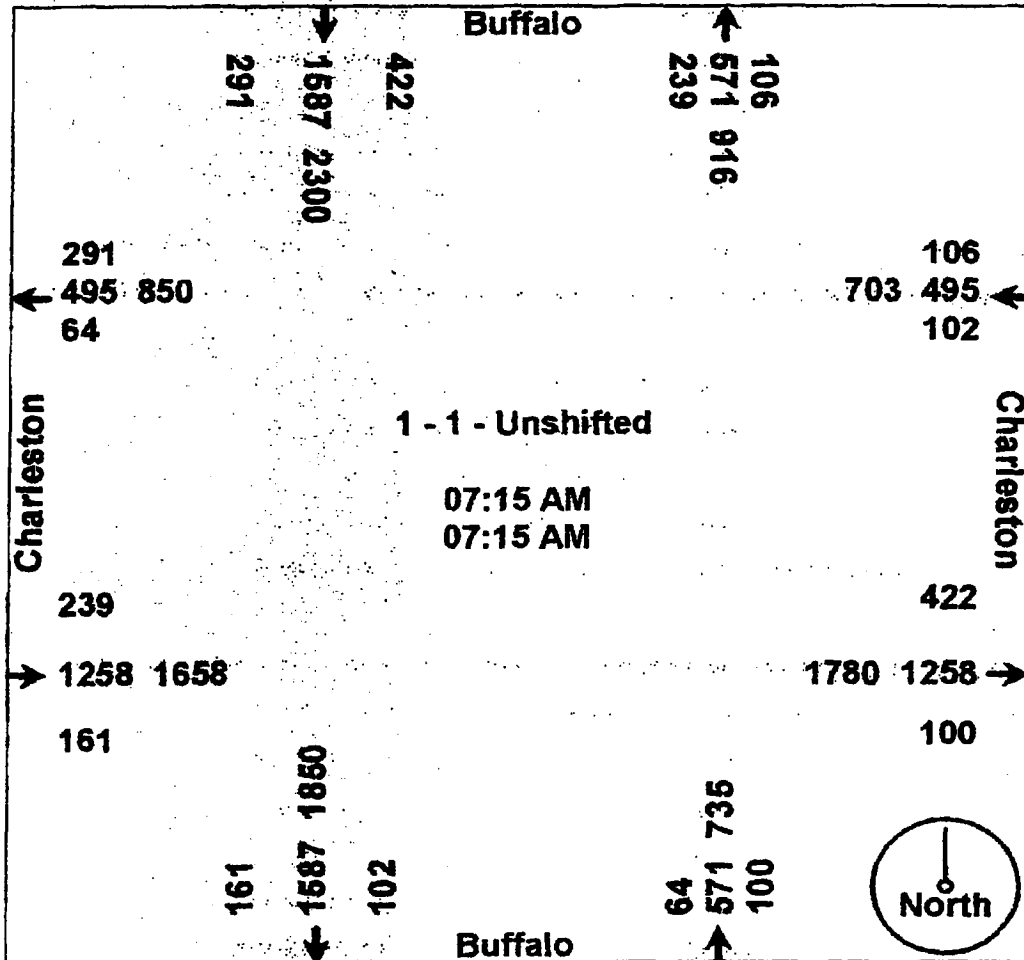
Groups Printed- 1 - Unshifted

Start Time	Buffalo Southbound				Charleston Westbound				Buffalo Northbound				Charleston Eastbound				Int. Total
	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
07:00 AM	51	310	90	0	35	101	10	0	15	110	13	0	26	256	37	0	1054
07:15 AM	43	359	85	0	28	109	29	0	16	124	9	0	36	331	54	0	1223
07:30 AM	76	457	155	0	26	119	28	0	27	183	17	0	46	316	70	0	1520
07:45 AM	77	396	105	0	28	136	26	0	32	126	23	0	48	337	73	0	1407
Total	247	1522	435	0	117	465	93	0	90	543	62	0	156	1240	234	0	5204
08:00 AM	95	375	77	0	24	131	19	0	25	138	15	0	31	274	42	0	1246
08:15 AM	57	337	75	0	27	102	17	0	21	117	21	0	35	300	59	0	1168
08:30 AM	47	304	60	0	32	167	19	0	32	154	23	0	28	250	60	0	1174
08:45 AM	47	314	81	0	19	164	32	0	45	151	35	0	44	249	61	0	1242
Total	246	1330	293	0	102	564	87	0	123	560	94	0	136	1073	222	0	4830
--- BREAK ---																	
04:00 PM	53	218	46	0	72	245	61	0	24	293	46	0	33	310	92	0	1493
04:15 PM	65	287	45	0	52	215	42	0	25	372	35	0	24	244	98	0	1504
04:30 PM	98	228	42	0	72	287	54	0	23	320	54	0	24	223	66	0	1491
04:45 PM	82	236	44	0	58	237	45	0	33	356	62	0	34	242	93	0	1522
Total	298	969	177	0	254	984	202	0	105	1341	197	0	115	1019	349	0	6010
05:00 PM	59	244	46	0	66	284	57	0	24	374	46	0	41	229	83	0	1553
05:15 PM	76	260	45	0	67	272	44	0	25	384	54	0	31	282	89	0	1619
05:30 PM	75	251	51	0	70	256	57	0	40	380	56	0	35	215	84	0	1570
05:45 PM	66	237	42	0	95	287	46	0	33	303	92	0	27	252	87	0	1567
Total	276	992	184	0	288	1099	204	0	122	1441	248	0	134	978	343	0	6309
Grand Total	1067	4813	1089	0	761	3112	586	0	440	3885	601	0	541	4310	1148	0	22353
Approch %	15.3	69.1	15.6	0.0	17.1	69.8	13.1	0.0	8.9	78.9	12.2	0.0	9.0	71.8	19.1	0.0	
Total %	4.8	21.5	4.9	0.0	3.4	13.9	2.8	0.0	2.0	17.4	2.7	0.0	2.4	19.3	5.1	0.0	

Silver State Traffic
1819 Quarley Place
Henderson, Nevada 89014
702.898.1968

File Name : Buffalo-Charleston
 Site Code : 55555555
 Start Date : 03/03/2004
 Page No : 2

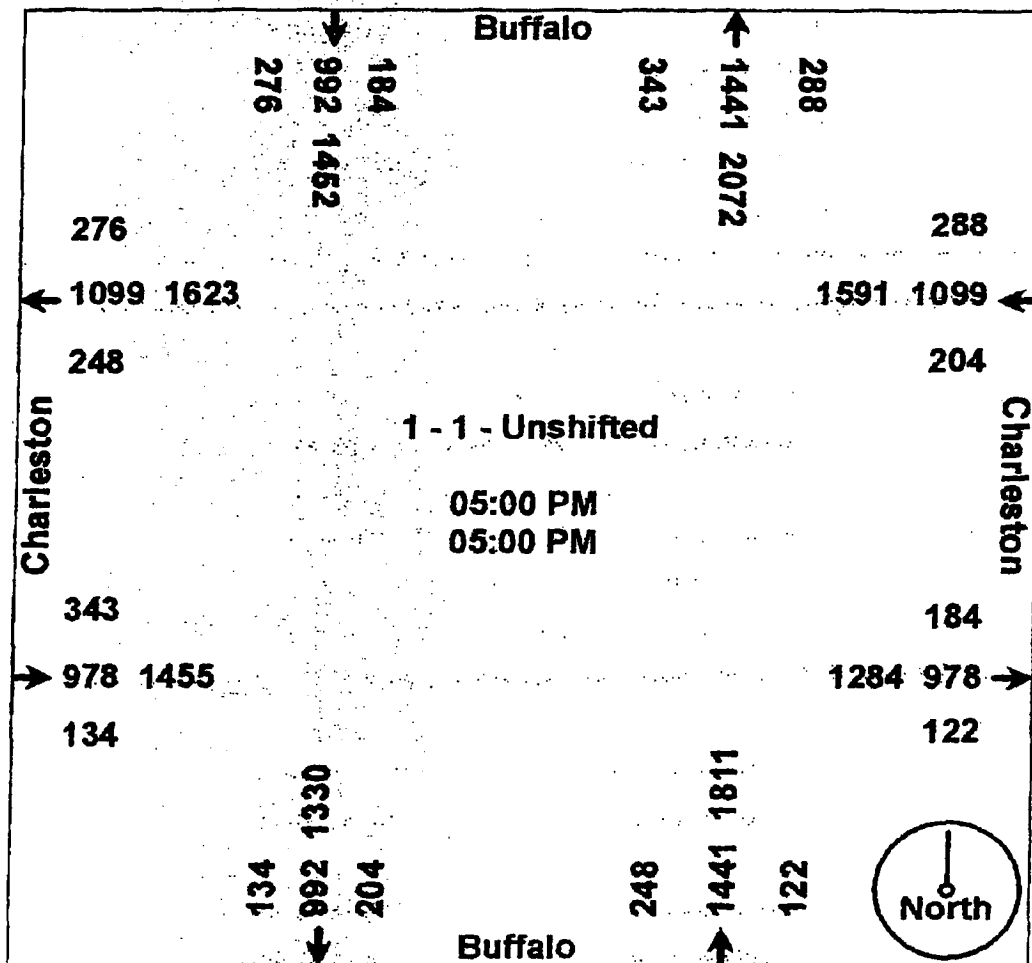
Start Time	Buffalo Southbound					Charleston Westbound					Buffalo Northbound					Charleston Eastbound					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
Peak Hour From 07:00 AM to 11:45 AM - Peak 1 of 1																					
Intersection 07:15 AM																					
Volume	291	158	422	0	2300	108	495	102	0	703	100	571	64	0	735	161	125	239	0	1658	5396
Percent	12.7	69.0	18.3	0.0		15.1	70.4	14.5	0.0		13.6	77.7	8.7	0.0		9.7	75.9	14.4	0.0		
07:30 Volume	76	457	155	0	688	26	119	28	0	173	27	183	17	0	227	46	316	70	0	432	1520
Peak Factor																					0.888
High Int. 07:30 AM																					
Volume	76	457	155	0	688	26	136	26	0	190	27	183	17	0	227	48	337	73	0	458	
Peak Factor																					0.905



Silver State Traffic
1819 Quarley Place
Henderson, Nevada 89014
702.898.1968

File Name : Buffalo-Charleston
 Site Code : 55555555
 Start Date : 03/03/2004
 Page No : 3

	Buffalo Southbound					Charleston Westbound					Buffalo Northbound					Charleston Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour From 12:00 PM to 05:45 PM - Peak 1 of 1																					
Intersection	05:00 PM																				
Volume	276	992	184	0	1452	288	1099	204	0	1591	122	1441	248	0	1811	134	978	343	0	1455	6309
Percent	19.0	68.3	12.7	0.0		18.1	68.1	12.8	0.0		6.7	79.6	13.7	0.0		9.2	67.2	23.6	0.0		
05:15																					
Volume	76	260	45	0	381	57	272	44	0	373	25	384	54	0	463	31	282	89	0	402	1619
Peak Factor																					0.974
High Int.	05:15 PM					05:45 PM					05:30 PM					05:15 PM					
Volume	76	260	45	0	381	95	287	46	0	428	40	380	56	0	476	31	282	89	0	402	
Peak Factor						0.953					0.929					0.951					0.905



Traffic Growth Factor

ADT Station Location

Station No.
1056

Location

Buffalo Dr, .1 mi S of SR-589 (Sahara Av).

Station No.
1056

1997
19800

1998
21000

1999
20300

2000
20500

2001
24600

2002
19800

Station No.

97/98

98/99

99/00

00/01

01/02

**5-Year
Average**
0.8%

1056

6.1%

-3.3%

1.0%

20.0%

-19.5%

ADT Station Location

Station No.
1099

Location

Buffalo Dr, 200' N of Oakey Bl.

Station No.
1099

1997
23800

1998
26500

1999
28400

2000
34500

2001
32000

2002
27000

Station No.

97/98

98/99

99/00

00/01

01/02

**5-Year
Average**
3.4%

1099

11.3%

7.2%

21.5%

-7.2%

-15.6%

ADT Station Location

Station No.
1100

Location

SR-159 (Charleston Bl), .2 mi E of Buffalo Dr.

Station No.
1100

1997
25800

1998
28000

1999
27700

2000
30000

2001
29000

2002
30100

Station No.

97/98

98/99

99/00

00/01

01/02

**5-Year
Average**
3.2%

1100

8.5%

-1.1%

8.3%

-3.3%

3.8%

Average Growth Rate for the Area =

2.5% per year

CLARK COUNTY

TABLE 3 - ANNUAL AVERAGE DAILY TRAFFIC AT PORTABLE TRAFFIC COUNT STATIONS -

STATION	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
1056 HRLY 02	Buffalo Dr, .1 mi S of SR-589 (Sahara Av).		13100	17800	19800	21000	20300	20500	24600	19800
1057 HRLY 01	Buffalo Dr, .3 mi S of Spring Mtn Rd.		9715	15200	16400	19000	18200	18600	19000*	20600*
1058 HRLY 02	(SR-595) Rainbow Bl, .1 mi S of Russell Rd.		8500	10500	12700	12700	13300	20800	20800	28300
1059 HRLY 02	SR-589 (Sahara Av), .3 mi E of Maryland Pk.		41890	42700	41600	43000	43800	45000	47000	42500
1060 HRLY 97	Sahara Av, .2 mi W of SR-595 (Rainbow Bl).		28135	38100	39300	43500	43600	40000	42000*	42000*
1061 HRLY 01	Spring Mtn Rd, .2 mi W of SR-595 (Rainbow Bl).		17600	22300	20900	23000	21400	21400*	25000*	27000*
1062 HRLY 02	Flamingo Rd, .2 mi W of SR-595 (Rainbow Bl).			29300	30300	33000	33200	33000	33000	33500
1063 HRLY 02	Flamingo Rd, .2 mi W of Buffalo Dr.			19200	19800	24000	24100	28500	28500	32000
1064 HRLY 02	Flamingo Rd, .1 mi W of Koval Ln.		51800	49000	52000	54000	56100	55500	55500	58500
1065 HRLY 02	Tropicana Av, .2 mi W of SR-595 (Rainbow Bl).		23960	24200	27800	32000	33100	28500	33000	36000
1067 HRLY 02	Tropicana Av, .1 mi W of Buffalo Dr.		14200	14800	15800	20000	25300	17500	24000	23600
1068 HRLY 01	Desert Inn Rd, .2 mi W of the Boulder Highway.		35350	35800	36500	35800	36500	33000	34000*	35000*

CLARK COUNTY

TABLE 3 - ANNUAL AVERAGE DAILY TRAFFIC AT PORTABLE TRAFFIC COUNT STATIONS -

STATION	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
1095 HRLY 03	Bonneville Av, .1 mi W of Main St.			10200	11800	12100	12000	11700	13900*	13900*
1096 HRLY 02	Buffalo Dr, .2 mi S of Alexander Rd.			4650 4850	4700	6350	7300	7700	7700	7700
1097 HRLY 01	Buffalo Dr, .1 mi S of Cheyenne Av.			8380 8750	13900	18500	23200	21600*	21000	23200
1098 HRLY 02	Buffalo Dr, 200' N of Vegas Dr.			20700	21600	25600	38600	42000	39000*	39000*
1099 HRLY 02	Buffalo Dr, 200' N of Oakey Bl.			23200	23800	26500	28400	34500	32000	27000
1100 HRLY 01	SR-159 (Charleston Bl), .2 mi E of Buffalo Dr.			21620 23700	25800	28000	27700	30000	29000	30100
1102 HRLY 02	Cheyenne Av, .3 mi E of Rampart Bl East of Soaring Gulls Dr.			25400	29100	31900	32700	35000	35500	35500
1103 HRLY 02	Cheyenne Av, .1 mi E of Buffalo Dr.			22750 24000	36200	39800	42900	43000	43000	43000
1104 HRLY 02	Decatur Bl, .8 mi N of Russell Rd.						30800	28500	28500	34500
1105 HRLY 98	Eastern Av, .3 mi N of Bonanza Rd.			30300 30800	32400	32400	32700	35000	35000*	35000*
1106 HRLY 00	Harmon Av, .1 mi W of Sandhill Rd.			5680 6300	7450	7000	6800	7200	6800*	7750*
1107 HRLY 03	Harmon Av, 300' E of Maryland Pk.			8700 10500	10700	11500	10500	10000	8200	9500

SECTION TWO

Social Security Building
Traffic Impact Study
AM Peak Hour - Existing Traffic

Turning Movement Report

Volume Type	Northbound			Southbound			Eastbound			Westbound			Total Volume
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
#1 Charleston/Buffalo													
Base	64	571	100	422	1587	291	239	1258	161	102	495	106	5396
Added	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	64	571	100	422	1587	291	239	1258	161	102	495	106	5396
#2 Del Rey / Buffalo													
Base	4	699	0	11	1810	1	1	0	3	0	0	0	2529
Added	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	4	699	0	11	1810	1	1	0	3	0	0	0	2529
#3 Oakey/Buffalo													
Base	9	578	51	251	1505	25	47	341	88	19	74	58	3046
Added	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	9	578	51	251	1505	25	47	341	88	19	74	58	3046
#4 Sahara/Buffalo													
Base	128	453	179	521	775	242	191	1844	141	55	735	97	5361
Added	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	128	453	179	521	775	242	191	1844	141	55	735	97	5361

Social Security Building
Traffic Impact Study
AM Peak Hour - Existing Traffic

Impact Analysis Report
Level Of Service

Intersection		Base		Future		Change
		Del/	V/	Del/	V/	in
	LOS Veh	C		LOS Veh	C	
# 1 Charleston/Buffalo	D	47.8	0.790	D	47.8	0.790 + 0.000 D/V
# 2 Del Rey / Buffalo	F	52.1	0.000	F	52.1	0.000 + 0.000 D/V
# 3 Oakey/Buffalo	C	31.5	0.541	C	31.5	0.541 + 0.000 D/V
# 4 Sahara/Buffalo	D	37.4	0.687	D	37.4	0.687 + 0.000 D/V

Social Security Building
Traffic Impact Study
AM Peak Hour - Existing Traffic

Level Of Service Computation Report
2000 HCM Operations Method (Base Volume Alternative)

Intersection #1 Charleston/Buffalo

Cycle (sec): 140 Critical Vol./Cap. (X): 0.790
Loss Time (sec): 0 (Y+R = 4 sec) Average Delay (sec/veh): 47.8
Optimal Cycle: 109 Level Of Service: D

Street Name:	Buffalo Drive						Charleston Boulevard					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Protected			Protected			Protected			Protected		
Rights:	Include			Include			Include			Include		
Min. Green:	15	30	0	15	30	0	15	35	0	15	35	0
Lanes:	2	0	2	1	0	1	2	0	2	0	1	2

Volume Module:	>>	Count	Date:	3 Mar 2004	<<	AM PEAK
Base Vol:	64	571	100	422	1587	291
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	64	571	100	422	1587	291
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.89	0.89	0.89	0.89	0.89	0.89
PHF Volume:	72	643	113	475	1787	328
Reduct Vol:	0	0	0	0	0	0
Reduced Vol:	72	643	113	475	1787	328
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00
Final Vol.:	72	643	113	475	1787	328

Saturation Flow Module:	Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	0.89	0.89	0.92	0.91	0.85	0.92	0.95	0.85	0.92	0.95	0.85
Lanes:	2.00	2.55	0.45	2.00	3.00	1.00	2.00	2.00	1.00	2.00	2.00	1.00
Final Sat.:	3502	4317	756	3502	5187	1615	3502	3610	1615	3502	3610	1615

Capacity Analysis Module:	Vol/Sat:	0.02	0.15	0.15	0.14	0.34	0.20	0.08	0.39	0.11	0.03	0.15	0.07
Crit Moves:	****				****			****			****		
Green/Cycle:	0.11	0.21	0.21	0.26	0.37	0.37	0.16	0.42	0.42	0.11	0.37	0.37	
Volume/Cap:	0.19	0.70	0.70	0.52	0.94	0.55	0.49	0.94	0.27	0.31	0.42	0.20	
Delay/Veh:	57.2	52.8	52.8	44.9	52.3	36.3	54.5	50.5	26.9	58.2	33.3	30.4	
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
AdjDel/Veh:	57.2	52.8	52.8	44.9	52.3	36.3	54.5	50.5	26.9	58.2	33.3	30.4	
HCM2kAvg:	2	11	11	9	29	11	6	33	5	3	9	3	

Social Security Building
Traffic Impact Study
AM Peak Hour - Existing Traffic

Level Of Service Computation Report

2000 HCM Unsignalized Method (Base Volume Alternative)

Intersection #2 Del Rey / Buffalo

Average Delay (sec/veh): 0.2 Worst Case Level Of Service: F[52.1]

Street Name:	Buffalo Drive						Del Rey Avenue					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Uncontrolled			Uncontrolled			Stop Sign			Stop Sign		
Rights:	Include			Include			Include			Include		
Lanes:	1	0	2	0	0	0	1	0	2	0	0	1

Volume Module:	>> Count	Date:	3 Mar 2004	<< AM	PEAK HOUR
Base Vol:	4	699	0	11	1810
Growth Adj:	1.00	1.00	1.00	1.00	1.00
Initial Bse:	4	699	0	11	1810
User Adj:	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.90	0.90	0.90	0.90	0.90
PHF Volume:	4	778	0	12	2016
Reduct Vol:	0	0	0	0	0
Final Vol.:	4	778	0	12	2016

Critical Gap Module:	Critical Gp:	4.1	xxxx	xxxxx	4.1	xxxx	xxxxx	6.8	xxxx	6.9	xxxxx	xxxx	xxxxx
FollowUpTim:	2.2	xxxx	xxxxx	2.2	xxxx	xxxxx	3.5	xxxx	3.3	xxxxx	xxxx	xxxxx	

Capacity Module:	Cnflct Vol:	2017	xxxx	xxxxx	778	xxxx	xxxxx	2438	xxxx	1008	xxxx	xxxx	xxxxx
Potent Cap.:	286	xxxx	xxxxx	847	xxxx	xxxxx	27	xxxx	242	xxxx	xxxx	xxxxx	
Move Cap.:	286	xxxx	xxxxx	847	xxxx	xxxxx	26	xxxx	242	xxxx	xxxx	xxxxx	
Volume/Cap:	0.02	xxxx	xxxxx	0.01	xxxx	xxxxx	0.04	xxxx	0.01	xxxx	xxxx	xxxxx	

Level Of Service Module:	Queue:	0.0	xxxx	xxxxx	0.0	xxxx	xxxxx	0.1	xxxx	0.0	xxxxx	xxxx	xxxxx
Stopped Del:	17.8	xxxx	xxxxx	9.3	xxxx	xxxxx	148.0	xxxx	20.1	xxxxx	xxxx	xxxxx	
LOS by Move:	C	*	*	A	*	*	F	*	C	*	*	*	
Movement:	LT - LTR - RT			LT - LTR - RT			LT - LTR - RT		LT - LTR - RT				
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	
SharedQueue:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	
Shrd StpDel:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	
Shared LOS:	*	*	*	*	*	*	*	*	*	*	*	*	
ApproachDel:	xxxxxx			xxxxxx			52.1		xxxxxx				
ApproachLOS:	*			*			F		*				

Social Security Building
Traffic Impact Study
AM Peak Hour - Existing Traffic

Level Of Service Computation Report
2000 HCM Operations Method (Base Volume Alternative)

Intersection #3 Oakey/Bufalo

Cycle (sec): 140 Critical Vol./Cap. (X): 0.541
Loss Time (sec): 0 (Y+R = 4 sec) Average Delay (sec/veh): 31.5
Optimal Cycle: 95 Level Of Service: C

Street Name:	Buffalo Drive						Oakey Boulevard					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Protected			Protected			Permitted			Permitted		
Rights:	Include			Include			Include			Include		
Min. Green:	15	60	0	15	60	0	0	20	0	0	20	0
Lanes:	1	0	2	0	1	1	1	0	1	0	1	1

Volume Module: >> Count Date: 3 Mar 2004 << AM PEAK HOUR	Buffalo Drive North Bound				Buffalo Drive South Bound				Oakey Boulevard East Bound				Oakey Boulevard West Bound			
Base Vol:	9	578	51	251	1505	25	47	341	88	19	74	58				
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00				
Initial Bse:	9	578	51	251	1505	25	47	341	88	19	74	58				
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00				
PHF Adj:	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89				
PHF Volume:	10	653	58	284	1701	28	53	385	99	21	84	66				
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0				
Reduced Vol:	10	653	58	284	1701	28	53	385	99	21	84	66				
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00				
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00				
Final Vol.:	10	653	58	284	1701	28	53	385	99	21	84	66				

Saturation Flow Module:	Buffalo Drive North Bound				Buffalo Drive South Bound				Oakey Boulevard East Bound				Oakey Boulevard West Bound			
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900				
Adjustment:	0.95	0.95	0.85	0.95	0.95	0.85	0.63	1.00	0.85	0.23	1.00	0.85				
Lanes:	1.00	2.00	1.00	1.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00				
Final Sat.:	1805	3610	1615	1805	3610	1615	1195	1900	1615	431	1900	1615				

Capacity Analysis Module:	Buffalo Drive North Bound				Buffalo Drive South Bound				Oakey Boulevard East Bound				Oakey Boulevard West Bound			
Vol/Sat:	0.01	0.18	0.04	0.16	0.47	0.02	0.04	0.20	0.06	0.05	0.04	0.04				
Crit Moves:	****			****			****			****						
Green/Cycle:	0.11	0.43	0.43	0.25	0.57	0.57	0.32	0.32	0.32	0.32	0.32	0.32				
Volume/Cap:	0.05	0.42	0.08	0.63	0.83	0.03	0.14	0.63	0.19	0.15	0.14	0.13				
Delay/Veh:	56.2	28.1	23.8	49.6	27.2	13.1	33.8	42.5	34.5	34.4	33.8	33.7				
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00				
AdjDel/Veh:	56.2	28.1	23.8	49.6	27.2	13.1	33.8	42.5	34.5	34.4	33.8	33.7				
HCM2kAvg:	0	10	1	12	31	1	2	14	3	3	2	2				

Social Security Building
Traffic Impact Study
AM Peak Hour - Existing Traffic

Level Of Service Computation Report

2000 HCM Operations Method (Base Volume Alternative)

Intersection #4 Sahara/Buffalo

Cycle (sec): 140 Critical Vol./Cap. (X): 0.687
Loss Time (sec): 0 (Y+R = 4 sec) Average Delay (sec/veh): 37.4
Optimal Cycle: 85 Level Of Service: D

Street Name:	Buffalo Drive						Sahara Avenue					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Protected			Protected			Protected			Protected		
Rights:	Include			Include			Include			Include		
Min. Green:	10	30	0	10	30	0	10	35	0	10	35	0
Lanes:	2	0	2	0	2	0	1	2	0	3	0	1

Volume Module:	>>	Count	Date:	8 Mar 2004	<<	AM	PEAK HOUR
Base Vol:	128	453	179	521	775	242	191 1844 141 55 735 97
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00 1.00 1.00 1.00 1.00 1.00
Initial Bse:	128	453	179	521	775	242	191 1844 141 55 735 97
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00 1.00 1.00 1.00 1.00 1.00
PHF Adj:	0.94	0.94	0.94	0.94	0.94	0.94	0.94 0.94 0.94 0.94 0.94 0.94
PHF Volume:	136	482	191	555	825	258	203 1964 150 59 783 103
Reduct Vol:	0	0	0	0	0	0	0 0 0 0 0 0
Reduced Vol:	136	482	191	555	825	258	203 1964 150 59 783 103
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00 1.00 1.00 1.00 1.00 1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00 1.00 1.00 1.00 1.00 1.00
Final Vol.:	136	482	191	555	825	258	203 1964 150 59 783 103

Saturation Flow Module:

Sat/Lane:	1900	1900	1900	1900	1900	1900	1900 1900 1900 1900 1900 1900
Adjustment:	0.92	0.95	0.85	0.92	0.95	0.85	0.92 0.91 0.85 0.92 0.91 0.85
Lanes:	2.00	2.00	1.00	2.00	2.00	1.00	2.00 3.00 1.00 2.00 3.00 1.00
Final Sat.:	3502	3610	1615	3502	3610	1615	3502 5187 1615 3502 5187 1615

Capacity Analysis Module:

Vol/Sat:	0.04	0.13	0.12	0.16	0.23	0.16	0.06 0.38 0.09 0.02 0.15 0.06
Crit Moves:	****			****			****
Green/Cycle:	0.07	0.21	0.21	0.21	0.35	0.35	0.13 0.50 0.50 0.07 0.45 0.45
Volume/Cap:	0.54	0.62	0.55	0.75	0.65	0.45	0.45 0.75 0.18 0.23 0.34 0.14
Delay/Veh:	65.3	51.5	50.9	56.2	39.1	35.4	57.3 29.0 19.1 61.9 25.3 22.9
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00 1.00 1.00 1.00 1.00 1.00
AdjDel/Veh:	65.3	51.5	50.9	56.2	39.1	35.4	57.3 29.0 19.1 61.9 25.3 22.9
HCM2kAvg:	4	10	8	13	15	9	5 23 3 1 7 3

Social Security Building
Traffic Impact Study
PM Peak Hour - Existing Traffic

Scenario Report

Scenario:	Default Scenario
Command:	Default Command
Volume:	Default Volume
Geometry:	Default Geometry
Impact Fee:	Default Impact Fee
Trip Generation:	Default Trip Generation
Trip Distribution:	Default Trip Distribution
Paths:	Default Paths
Routes:	Default Routes
Configuration:	Default Configuration

Social Security Building
Traffic Impact Study
PM Peak Hour - Existing Traffic

Turning Movement Report

Volume Type	Northbound			Southbound			Eastbound			Westbound			Total Volume
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
#1 Charleston/Buffalo													
Base	248	1441	122	184	992	276	343	978	134	204	1099	288	6309
Added	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	248	1441	122	184	992	276	343	978	134	204	1099	288	6309
#2 Del Rey / Buffalo													
Base	8	1796	0	29	1300	7	4	0	6	0	0	0	3150
Added	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	8	1796	0	29	1300	7	4	0	6	0	0	0	3150
#3 Oakey/Buffalo													
Base	53	1501	56	84	1159	94	37	132	14	94	343	274	3841
Added	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	53	1501	56	84	1159	94	37	132	14	94	343	274	3841
#4 Sahara/Buffalo													
Base	270	911	129	234	717	325	295	1287	150	174	1815	375	6682
Added	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	270	911	129	234	717	325	295	1287	150	174	1815	375	6682

Social Security Building
Traffic Impact Study
PM Peak Hour - Existing Traffic

Impact Analysis Report
Level Of Service

Intersection	Base			Future			Change in
	LOS	Del/ Veh	V/ C	LOS	Del/ Veh	V/ C	
# 1 Charleston/Buffalo	D	43.0	0.780	D	43.0	0.780	+ 0.000 D/V
# 2 Del Rey / Buffalo	F	66.5	0.000	F	66.5	0.000	+ 0.000 D/V
# 3 Oakey/Buffalo	C	26.7	0.683	C	26.7	0.683	+ 0.000 D/V
# 4 Sahara/Buffalo	D	40.4	0.773	D	40.4	0.773	+ 0.000 D/V

Social Security Building
Traffic Impact Study
PM Peak Hour - Existing Traffic

Level Of Service Computation Report

2000 HCM Operations Method (Base Volume Alternative)

Intersection #1 Charleston/Buffalo

Cycle (sec): 140 Critical Vol./Cap. (X): 0.780
Loss Time (sec): 0 (Y+R = 4 sec) Average Delay (sec/veh): 43.0
Optimal Cycle: 104 Level Of Service: D

Street Name:	Buffalo Drive						Charleston Boulevard									
Approach:	North Bound			South Bound			East Bound			West Bound						
Movement:	L	T	R	L	T	R	L	T	R	L	T	R				
Control:	Protected			Protected			Protected			Protected						
Rights:	Include			Include			Include			Include						
Min. Green:	15	30	0	15	30	0	15	35	0	15	35	0				
Lanes:	2	0	2	1	0	0	2	0	2	0	1	2	0	2	0	1

Volume Module:	>>	Count	Date:	3 Mar 2004	<<	PM	PEAK HOUR					
Base Vol:	248	1441	122	184	992	276	343	978	134	204	1099	288
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	248	1441	122	184	992	276	343	978	134	204	1099	288
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
PHF Volume:	255	1479	125	189	1018	283	352	1004	138	209	1128	296
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	255	1479	125	189	1018	283	352	1004	138	209	1128	296
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Vol.:	255	1479	125	189	1018	283	352	1004	138	209	1128	296

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	0.90	0.90	0.92	0.91	0.85	0.92	0.95	0.85	0.92	0.95	0.85
Lanes:	2.00	2.77	0.23	2.00	3.00	1.00	2.00	2.00	1.00	2.00	2.00	1.00
Final Sat.:	3502	4725	400	3502	5187	1615	3502	3610	1615	3502	3610	1615

Capacity Analysis Module:												
Vol/Sat:	0.07	0.31	0.31	0.05	0.20	0.18	0.10	0.28	0.09	0.06	0.31	0.18
Crit Moves:	****			****			****			****		
Green/Cycle:	0.16	0.38	0.38	0.11	0.33	0.33	0.12	0.40	0.40	0.11	0.38	0.38
Volume/Cap:	0.44	0.81	0.81	0.50	0.60	0.53	0.81	0.69	0.21	0.56	0.81	0.48
Delay/Veh:	53.3	41.3	41.3	60.1	39.9	39.4	71.0	36.3	27.6	61.2	42.4	33.1
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	53.3	41.3	41.3	60.1	39.9	39.4	71.0	36.3	27.6	61.2	42.4	33.1
HCM2kAvg:	5	22	23	5	12	10	10	18	4	5	23	10

Social Security Building
Traffic Impact Study
PM Peak Hour - Existing Traffic

Level Of Service Computation Report

2000 HCM Unsignalized Method (Base Volume Alternative)

Intersection #2 Del Rey / Buffalo

Average Delay (sec/veh): 0.4 Worst Case Level Of Service: F[66.5]

Street Name:	Buffalo Drive				Del Rey Avenue						
Approach:	North Bound		South Bound		East Bound		West Bound				
Movement:	L	T	R	L	T	R	L	T	R		
Control:	Uncontrolled		Uncontrolled		Stop Sign		Stop Sign				
Rights:	Include		Include		Include		Include				
Lanes:	1	0	2	0	0	1	1	0	0	0	0

Volume Module:	>> Count	Date:	3 Mar 2004	<< PM	PEAK HOUR
Base Vol:	8 1796	0	29 1300	7	4 0 6 0 0 0
Growth Adj:	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00
Initial Bse:	8 1796	0	29 1300	7	4 0 6 0 0 0
User Adj:	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00
PHF Adj:	0.98 0.98 0.98	0.98 0.98 0.98	0.98 0.98 0.98	0.98 0.98 0.98	0.98 0.98 0.98
PHF Volume:	8 1838	0	30 1331	7	4 0 6 0 0 0
Reduct Vol:	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0
Final Vol.:	8 1838	0	30 1331	7	4 0 6 0 0 0

Critical Gap Module:	Critical Gp:	4.1	xxxx	xxxxxx	4.1	xxxx	xxxxxx	6.8	xxxx	6.9	xxxxxx	xxxx	xxxxxx
FollowUpTim:	2.2	xxxx	xxxxxx	2.2	xxxx	xxxxxx	3.5	xxxx	3.3	xxxxxx	xxxx	xxxxxx	

Capacity Module:	Cnflct Vol:	1338	xxxx	xxxxxx	1838	xxxx	xxxxxx	2325	xxxx	665	xxxx	xxxx	xxxxxx
Potent Cap.:	522	xxxx	xxxxxx	336	xxxx	xxxxxx	32	xxxx	407	xxxx	xxxx	xxxxxx	
Move Cap.:	522	xxxx	xxxxxx	336	xxxx	xxxxxx	30	xxxx	407	xxxx	xxxx	xxxxxx	
Volume/Cap:	0.02	xxxx	xxxxxx	0.09	xxxx	xxxxxx	0.14	xxxx	0.02	xxxx	xxxx	xxxxxx	

Level Of Service Module:	Queue:	0.0	xxxx	xxxxxx	0.3	xxxx	xxxxxx	0.4	xxxx	0.0	xxxxxx	xxxx	xxxxxx
Stopped Del:	12.0	xxxx	xxxxxx	16.8	xxxx	xxxxxx	145.3	xxxx	14.0	xxxxxx	xxxx	xxxxxx	
LOS by Move:	B	*	*	C	*	*	F	*	B	*	*	*	
Movement:	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT					
Shared Cap.:	xxxx	xxxx	xxxxxx	xxxx	xxxx	xxxxxx	xxxx	xxxx	xxxxxx	xxxx	xxxx	xxxxxx	
SharedQueue:	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	
Shrd StpDel:	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	
Shared LOS:	*	*	*	*	*	*	*	*	*	*	*	*	
ApproachDel:	xxxxxx	xxxxxx	xxxxxx	66.5	xxxxxx	xxxxxx	xxxxxx						
ApproachLOS:	*	*	*	F	*	*	*						

Social Security Building
Traffic Impact Study
PM Peak Hour - Existing Traffic

Level Of Service Computation Report

2000 HCM Operations Method (Base Volume Alternative)

Intersection #3 Oakey/Bufalo

Cycle (sec): 140 Critical Vol./Cap. (X): 0.683
Loss Time (sec): 0 (Y+R = 4 sec) Average Delay (sec/veh): 26.7
Optimal Cycle: 95 Level Of Service: C

Street Name:	Buffalo Drive						Oakey Boulevard					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Protected			Protected			Permitted			Permitted		
Rights:	Include			Include			Include			Include		
Min. Green:	15	60	0	15	60	0	0	20	0	0	20	0
Lanes:	1	0	2	0	1	1	1	0	1	0	1	0

Volume Module:	>> Count	Date:	3 Mar 2004	<< PM	PEAK HOUR
Base Vol:	53 1501 56	84 1159 94	37 132 14	94 343 274	
Growth Adj:	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00	
Initial Bse:	53 1501 56	84 1159 94	37 132 14	94 343 274	
User Adj:	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00	
PHF Adj:	0.94 0.94 0.94	0.94 0.94 0.94	0.94 0.94 0.94	0.94 0.94 0.94	
PHF Volume:	56 1595 60	89 1232 100	39 140 15	100 365 291	
Reduct Vol:	0 0 0	0 0 0	0 0 0	0 0 0	
Reduced Vol:	56 1595 60	89 1232 100	39 140 15	100 365 291	
PCE Adj:	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00	
MLF Adj:	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00	
Final Vol.:	56 1595 60	89 1232 100	39 140 15	100 365 291	

Saturation Flow Module:	Sat/Lane:	1900 1900 1900	1900 1900 1900	1900 1900 1900	1900 1900 1900
Adjustment:	0.95 0.95 0.85	0.95 0.95 0.85	0.17 1.00 0.85	0.51 1.00 0.85	
Lanes:	1.00 2.00 1.00	1.00 2.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00	
Final Sat.:	1805 3610 1615	1805 3610 1615	323 1900 1615	971 1900 1615	

Capacity Analysis Module:	Vol/Sat:	0.03 0.44 0.04	0.05 0.34 0.06	0.12 0.07 0.01	0.10 0.19 0.18
Crit Moves:	****	****		****	
Green/Cycle:	0.15 0.62 0.62	0.11 0.58 0.58	0.27 0.27 0.27	0.27 0.27 0.27	
Volume/Cap:	0.21 0.71 0.06	0.46 0.58 0.11	0.45 0.27 0.03	0.38 0.71 0.67	
Delay/Veh:	53.1 18.9 10.4	60.4 18.8 13.0	46.1 40.5 37.7	42.5 50.7 49.4	
User DelAdj:	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00	
AdjDel/Veh:	53.1 18.9 10.4	60.4 18.8 13.0	46.1 40.5 37.7	42.5 50.7 49.4	
HCM2kAvg:	2 23 1	4 17 2	8 5 0	7 15 12	

Social Security Building
Traffic Impact Study
PM Peak Hour - Existing Traffic

Level Of Service Computation Report

2000 HCM Operations Method (Base Volume Alternative)

Intersection #4 Sahara/Buffalo

Cycle (sec): 140 Critical Vol./Cap. (X): 0.773
Loss Time (sec): 0 (Y+R = 4 sec) Average Delay (sec/veh): 40.4
Optimal Cycle: 100 Level Of Service: D

Street Name:	Buffalo Drive						Sahara Avenue								
Approach:	North Bound			South Bound			East Bound			West Bound					
Movement:	L	T	R	L	T	R	L	T	R	L	T	R			
Control:	Protected			Protected			Protected			Protected					
Rights:	Include			Include			Include			Include					
Min. Green:	15	30	0	15	30	0	15	35	0	15	35	0			
Lanes:	2	0	2	0	1	2	0	2	0	1	2	0	3	0	1

Volume Module:	>> Count	Date:	3 Mar 2004	<< PM	PEAK HOUR							
Base Vol:	270	911	129	234	717	325	295	1287	150	174	1815	375
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	270	911	129	234	717	325	295	1287	150	174	1815	375
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
PHF Volume:	277	934	132	240	735	333	303	1320	154	178	1862	385
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	277	934	132	240	735	333	303	1320	154	178	1862	385
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Vol.:	277	934	132	240	735	333	303	1320	154	178	1862	385

Saturation Flow Module:

Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	0.95	0.85	0.92	0.95	0.85	0.92	0.91	0.85	0.92	0.91	0.85
Lanes:	2.00	2.00	1.00	2.00	2.00	1.00	2.00	3.00	1.00	2.00	3.00	1.00
Final Sat.:	3502	3610	1615	3502	3610	1615	3502	5187	1615	3502	5187	1615

Capacity Analysis Module:

Vol/Sat:	0.08	0.26	0.08	0.07	0.20	0.21	0.09	0.25	0.10	0.05	0.36	0.24
Crit Moves:	****			****			****			****		
Green/Cycle:	0.15	0.33	0.33	0.11	0.29	0.29	0.11	0.46	0.46	0.11	0.46	0.46
Volume/Cap:	0.54	0.79	0.25	0.64	0.70	0.71	0.79	0.56	0.21	0.48	0.79	0.52
Delay/Veh:	56.8	46.2	34.7	63.6	46.4	49.5	71.2	27.9	22.9	59.8	34.3	28.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	56.8	46.2	34.7	63.6	46.4	49.5	71.2	27.9	22.9	59.8	34.3	28.0
HCM2kAvg:	6	20	4	6	15	14	9	14	4	4	24	12

Social Security Building
Traffic Impact Study
AM Peak Hour - Year 2005 Traffic

Turning Movement Report

Volume Type	Northbound			Southbound			Eastbound			Westbound			Total Volume
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
#1 Charleston/Buffalo													
Base	66	585	103	433	1627	298	245	1289	165	105	507	109	5532
Added	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	66	585	103	433	1627	298	245	1289	165	105	507	109	5532
#2 Del Rey / Buffalo													
Base	4	716	0	11	1855	1	1	0	3	0	0	0	2591
Added	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	4	716	0	11	1855	1	1	0	3	0	0	0	2591
#3 Oakey/Buffalo													
Base	9	592	52	257	1543	26	48	350	90	19	76	59	3121
Added	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	9	592	52	257	1543	26	48	350	90	19	76	59	3121
#4 Sahara/Buffalo													
Base	131	464	183	534	794	248	196	1890	145	56	753	99	5493
Added	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	131	464	183	534	794	248	196	1890	145	56	753	99	5493

Social Security Building
Traffic Impact Study
AM Peak Hour - Year 2005 Traffic

Impact Analysis Report
Level Of Service

Intersection	Base			Future			Change in
	LOS	Del/ Veh	V/ C	LOS	Del/ Veh	V/ C	
# 1 Charleston/Buffalo	D	50.0	0.810	D	50.0	0.810	+ 0.000 D/V
# 2 Del Rey / Buffalo	F	56.2	0.000	F	56.2	0.000	+ 0.000 D/V
# 3 Oakey/Buffalo	C	32.2	0.554	C	32.2	0.554	+ 0.000 D/V
# 4 Sahara/Buffalo	D	37.8	0.704	D	37.8	0.704	+ 0.000 D/V

Social Security Building
Traffic Impact Study
AM Peak Hour - Year 2005 Traffic

Level Of Service Computation Report

2000 HCM Operations Method (Base Volume Alternative)

Intersection #1 Charleston/Buffalo

Cycle (sec): 140 Critical Vol./Cap. (X): 0.810
Loss Time (sec): 0 (Y+R = 4 sec) Average Delay (sec/veh): 50.0
Optimal Cycle: 120 Level Of Service: D

Street Name:	Buffalo Drive						Charleston Boulevard					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Protected			Protected			Protected			Protected		
Rights:	Include			Include			Include			Include		
Min. Green:	15	30	0	15	30	0	15	35	0	15	35	0
Lanes:	2	0	2	1	0	2	2	0	2	0	1	2

Volume Module:	>> Count	Date:	3 Mar 2004	<< AM	PEAK HOUR
Base Vol:	66 585 103	433 1627 298	245 1289 165	105 507 109	
Growth Adj:	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00	
Initial Bse:	66 585 103	433 1627 298	245 1289 165	105 507 109	
User Adj:	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00	
PHF Adj:	0.89 0.89 0.89	0.89 0.89 0.89	0.89 0.89 0.89	0.89 0.89 0.89	
PHF Volume:	74 659 116	488 1832 336	276 1452 186	118 571 123	
Reduct Vol:	0 0 0	0 0 0	0 0 0	0 0 0	
Reduced Vol:	74 659 116	488 1832 336	276 1452 186	118 571 123	
PCE Adj:	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00	
MLF Adj:	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00	
Final Vol.:	74 659 116	488 1832 336	276 1452 186	118 571 123	

Saturation Flow Module:	Sat/Lane:	1900 1900 1900	1900 1900 1900	1900 1900 1900	1900 1900 1900
Adjustment:	0.92 0.89 0.89	0.92 0.91 0.85	0.92 0.95 0.85	0.92 0.95 0.85	
Lanes:	2.00 2.55 0.45	2.00 3.00 1.00	2.00 2.00 1.00	2.00 2.00 1.00	
Final Sat.:	3502 4313 759	3502 5187 1615	3502 3610 1615	3502 3610 1615	

Capacity Analysis Module:	Vol/Sat:	0.02 0.15 0.15	0.14 0.35 0.21	0.08 0.40 0.12	0.03 0.16 0.08
Crit Moves:	****	****	****	****	
Green/Cycle:	0.11 0.21 0.21	0.26 0.37 0.37	0.16 0.42 0.42	0.11 0.37 0.37	
Volume/Cap:	0.20 0.71 0.71	0.53 0.96 0.57	0.50 0.96 0.28	0.32 0.43 0.21	
Delay/Veh:	57.3 53.3 53.3	45.1 56.0 36.6	54.6 54.6 27.0	58.2 33.5 30.5	
User DelAdj:	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00	
AdjDel/Veh:	57.3 53.3 53.3	45.1 56.0 36.6	54.6 54.6 27.0	58.2 33.5 30.5	
HCM2kAvg:	2 11 11	10 31 12	6 35 5	3 9 4	

Social Security Building
Traffic Impact Study
AM Peak Hour - Year 2005 Traffic

Level Of Service Computation Report

2000 HCM Unsignalized Method (Base Volume Alternative)

Intersection #2 Del Rey / Buffalo

Average Delay (sec/veh): 0.2 Worst Case Level Of Service: F[56.2]

Street Name:	Buffalo Drive				Del Rey Avenue				
Approach:	North Bound		South Bound		East Bound		West Bound		
Movement:	L	T	R	L	T	R	L	T	R
Control:	Uncontrolled		Uncontrolled		Stop Sign		Stop Sign		
Rights:	Include		Include		Include		Include		
Lanes:	1	0	2	0	0	1	1	0	0

Volume Module:	>> Count	Date:	3 Mar 2004	<< AM	PEAK HOUR
Base Vol:	4	716	0	11	1855
Growth Adj:	1.00	1.00	1.00	1.00	1.00
Initial Bse:	4	716	0	11	1855
User Adj:	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.90	0.90	0.90	0.90	0.90
PHF Volume:	4	797	0	12	2066
Reduct Vol:	0	0	0	0	0
Final Vol.:	4	797	0	12	2066

Critical Gap Module:	Critical Gp:	4.1	xxxx	xxxxxx	4.1	xxxx	xxxxxx	6.8	xxxx	6.9	xxxxxx	xxxx	xxxxxx
FollowUpTim:	2.2	xxxx	xxxxxx	2.2	xxxx	xxxxxx	3.5	xxxx	3.3	xxxxxx	xxxx	xxxxxx	

Capacity Module:	Cnflict Vol:	2067	xxxx	xxxxxx	797	xxxx	xxxxxx	2498	xxxx	1033	xxxx	xxxx	xxxxxx
Potent Cap.:	274	xxxx	xxxxxx	834	xxxx	xxxxxx	24	xxxx	233	xxxx	xxxx	xxxxxx	
Move Cap.:	274	xxxx	xxxxxx	834	xxxx	xxxxxx	24	xxxx	233	xxxx	xxxx	xxxxxx	
Volume/Cap:	0.02	xxxx	xxxxxx	0.01	xxxx	xxxxxx	0.05	xxxx	0.01	xxxx	xxxx	xxxxxx	

Level Of Service Module:	Queue:	0.0	xxxx	xxxxxx	0.0	xxxx	xxxxxx	0.1	xxxx	0.0	xxxxxx	xxxx	xxxxxx
Stopped Del:	18.4	xxxx	xxxxxx	9.4	xxxx	xxxxxx	162.9	xxxx	20.7	xxxxxx	xxxx	xxxxxx	
LOS by Move:	C	*	*	A	*	*	F	*	C	*	*	*	
Movement:	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT					
Shared Cap.:	xxxx	xxxx	xxxxxx	xxxx	xxxx	xxxxxx	xxxx	xxxx	xxxxxx	xxxx	xxxx	xxxxxx	
SharedQueue:	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	
Shrd StpDel:	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	
Shared LOS:	*	*	*	*	*	*	*	*	*	*	*	*	
ApproachDel:	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	56.2	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	
ApproachLOS:	*	*	*	*	*	*	F	*	*	*	*	*	

Social Security Building
Traffic Impact Study
AM Peak Hour - Year 2005 Traffic

Level Of Service Computation Report
2000 HCM Operations Method (Base Volume Alternative)

Intersection #3 Oakey/Buffalo

Cycle (sec): 140 Critical Vol./Cap. (X): 0.554
Loss Time (sec): 0 (Y+R = 4 sec) Average Delay (sec/veh): 32.2
Optimal Cycle: 95 Level Of Service: C

Street Name:	Buffalo Drive						Oakey Boulevard					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Protected			Protected			Permitted			Permitted		
Rights:	Include			Include			Include			Include		
Min. Green:	15	60	0	15	60	0	0	20	0	0	20	0
Lanes:	1	0	2	0	1	1	1	0	1	0	1	1

Volume Module:	>> Count	Date:	3 Mar 2004	<< AM	PEAK HOUR							
Base Vol:	9	592	52	257	1543	26	48	350	90	19	76	59
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	9	592	52	257	1543	26	48	350	90	19	76	59
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
PHF Volume:	10	669	59	290	1744	29	54	395	102	21	86	67
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	10	669	59	290	1744	29	54	395	102	21	86	67
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Vol.:	10	669	59	290	1744	29	54	395	102	21	86	67

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.95	0.95	0.85	0.95	0.95	0.85	0.63	1.00	0.85	0.22	1.00	0.85
Lanes:	1.00	2.00	1.00	1.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Sat.:	1805	3610	1615	1805	3610	1615	1189	1900	1615	410	1900	1615

Capacity Analysis Module:												
Vol/Sat:	0.01	0.19	0.04	0.16	0.48	0.02	0.05	0.21	0.06	0.05	0.05	0.04
Crit Moves:	****			****			****			****		
Green/Cycle:	0.11	0.43	0.43	0.25	0.57	0.57	0.32	0.32	0.32	0.32	0.32	0.32
Volume/Cap:	0.05	0.43	0.08	0.65	0.85	0.03	0.14	0.65	0.20	0.16	0.14	0.13
Delay/Veh:	56.2	28.3	23.8	50.3	28.4	13.2	33.9	43.0	34.5	34.5	33.8	33.6
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	56.2	28.3	23.8	50.3	28.4	13.2	33.9	43.0	34.5	34.5	33.8	33.6
HCM2kAvg:	0	10	1	12	33	1	3	15	3	3	3	2

Social Security Building
Traffic Impact Study
AM Peak Hour - Year 2005 Traffic

Level Of Service Computation Report

2000 HCM Operations Method (Base Volume Alternative)

Intersection #4 Sahara/Buffalo

Cycle (sec): 140 Critical Vol./Cap. (X): 0.704
Loss Time (sec): 0 (Y+R = 4 sec) Average Delay (sec/veh): 37.8
Optimal Cycle: 85 Level Of Service: D

Street Name:	Buffalo Drive						Sahara Avenue					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Protected			Protected			Protected			Protected		
Rights:	Include			Include			Include			Include		
Min. Green:	10	30	0	10	30	0	10	35	0	10	35	0
Lanes:	2	0	2	0	2	0	1	2	0	3	0	1

Volume Module: >> Count Date: 3 Mar 2004 << AM PEAK HOUR												
Base Vol:	131	464	183	534	794	248	196	1890	145	56	753	99
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	131	464	183	534	794	248	196	1890	145	56	753	99
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
PHF Volume:	140	494	195	569	846	264	209	2013	154	60	802	105
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	140	494	195	569	846	264	209	2013	154	60	802	105
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Vol.:	140	494	195	569	846	264	209	2013	154	60	802	105

Saturation Flow Module:

Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	0.95	0.85	0.92	0.95	0.85	0.92	0.91	0.85	0.92	0.91	0.85
Lanes:	2.00	2.00	1.00	2.00	2.00	1.00	2.00	3.00	1.00	2.00	3.00	1.00
Final Sat.:	3502	3610	1615	3502	3610	1615	3502	5187	1615	3502	5187	1615

Capacity Analysis Module:

Vol/Sat:	0.04	0.14	0.12	0.16	0.23	0.16	0.06	0.39	0.10	0.02	0.15	0.07
Crit Moves:	****			****			****			****		
Green/Cycle:	0.07	0.21	0.21	0.21	0.35	0.35	0.13	0.50	0.50	0.07	0.45	0.45
Volume/Cap:	0.56	0.64	0.56	0.77	0.66	0.46	0.47	0.77	0.19	0.24	0.35	0.15
Delay/Veh:	65.7	51.9	51.3	57.1	39.5	35.6	57.4	29.7	19.2	61.9	25.4	23.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	65.7	51.9	51.3	57.1	39.5	35.6	57.4	29.7	19.2	61.9	25.4	23.0
HCM2kAvg:	4	10	8	14	16	9	5	24	4	1	7	3

Social Security Building
Traffic Impact Study
PM Peak Hour - Year 2005 Traffic

Turning Movement Report

Volume Type	Northbound			Southbound			Eastbound			Westbound			Total Volume
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
#1 Charleston/Buffalo													
Base	254	1477	125	189	1017	283	352	1002	137	209	1126	295	6466
Added	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	254	1477	125	189	1017	283	352	1002	137	209	1126	295	6466
#2 Del Rey / Buffalo													
Base	8	1841	0	30	1333	7	4	0	6	0	0	0	3229
Added	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	8	1841	0	30	1333	7	4	0	6	0	0	0	3229
#3 Oakey/Buffalo													
Base	54	1539	57	86	1188	96	38	135	14	96	352	281	3936
Added	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	54	1539	57	86	1188	96	38	135	14	96	352	281	3936
#4 Sahara/Buffalo													
Base	277	934	132	240	735	333	302	1319	154	178	1860	384	6848
Added	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	277	934	132	240	735	333	302	1319	154	178	1860	384	6848

Social Security Building
Traffic Impact Study
PM Peak Hour - Year 2005 Traffic

Impact Analysis Report
Level Of Service

Intersection	Base			Future			Change in
	LOS	Del/ Veh	V/ C	LOS	Del/ Veh	V/ C	
# 1 Charleston/Buffalo	D	43.8	0.800	D	43.8	0.800	+ 0.000 D/V
# 2 Del Rey / Buffalo	F	73.4	0.000	F	73.4	0.000	+ 0.000 D/V
# 3 Oakey/Buffalo	C	27.1	0.701	C	27.1	0.701	+ 0.000 D/V
# 4 Sahara/Buffalo	D	41.0	0.792	D	41.0	0.792	+ 0.000 D/V

Social Security Building
Traffic Impact Study
PM Peak Hour - Year 2005 Traffic

Level Of Service Computation Report

2000 HCM Operations Method (Base Volume Alternative)

Intersection #1 Charleston/Buffalo

Cycle (sec): 140 Critical Vol./Cap. (X): 0.800
Loss Time (sec): 0 (Y+R = 4 sec) Average Delay (sec/veh): 43.8
Optimal Cycle: 114 Level Of Service: D

Street Name:	Buffalo Drive					Charleston Boulevard						
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Protected			Protected			Protected			Protected		
Rights:	Include			Include			Include			Include		
Min. Green:	15	30	0	15	30	0	15	35	0	15	35	0
Lanes:	2	0	2	1	0	2	2	0	2	0	1	2

Volume Module:	>>	Count	Date:	3 Mar 2004	<<	PM	PEAK HOUR
Base Vol:	254	1477	125	189	1017	283	352 1002 137 209 1126 295
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00 1.00 1.00 1.00 1.00 1.00
Initial Bse:	254	1477	125	189	1017	283	352 1002 137 209 1126 295
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00 1.00 1.00 1.00 1.00 1.00
PHF Adj:	0.97	0.97	0.97	0.97	0.97	0.97	0.97 0.97 0.97 0.97 0.97 0.97
PHF Volume:	261	1516	128	194	1044	291	361 1029 141 215 1156 303
Reduct Vol:	0	0	0	0	0	0	0 0 0 0 0 0
Reduced Vol:	261	1516	128	194	1044	291	361 1029 141 215 1156 303
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00 1.00 1.00 1.00 1.00 1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00 1.00 1.00 1.00 1.00 1.00
Final Vol.:	261	1516	128	194	1044	291	361 1029 141 215 1156 303

Saturation Flow Module:	Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	0.90	0.90	0.92	0.91	0.85	0.92	0.95	0.85	0.92	0.95	0.85
Lanes:	2.00	2.77	0.23	2.00	3.00	1.00	2.00	2.00	1.00	2.00	2.00	1.00
Final Sat.:	3502	4725	400	3502	5187	1615	3502	3610	1615	3502	3610	1615

Capacity Analysis Module:	Vol/Sat:	0.07	0.32	0.32	0.06	0.20	0.18	0.10	0.28	0.09	0.06	0.32	0.19
Crit Moves:	****	****	****	****	****	****	****	****	****	****	****	****	
Green/Cycle:	0.16	0.38	0.38	0.11	0.33	0.33	0.12	0.40	0.40	0.11	0.38	0.38	
Volume/Cap:	0.45	0.83	0.83	0.52	0.61	0.55	0.83	0.71	0.22	0.57	0.83	0.49	
Delay/Veh:	53.4	42.2	42.2	60.3	40.2	39.8	72.9	36.8	27.7	61.6	43.6	33.3	
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
AdjDel/Veh:	53.4	42.2	42.2	60.3	40.2	39.8	72.9	36.8	27.7	61.6	43.6	33.3	
HCM2kAvg:	6	23	24	5	13	10	10	19	4	5	24	10	

Social Security Building
Traffic Impact Study
PM Peak Hour - Year 2005 Traffic

Level Of Service Computation Report

2000 HCM Unsignalized Method (Base Volume Alternative)

Intersection #2 Del Rey / Buffalo

Average Delay (sec/veh): 0.4 Worst Case Level Of Service: F[73.4]

Street Name:	Buffalo Drive	Del Rey Avenue		
Approach:	North Bound	South Bound	East Bound	West Bound
Movement:	L - T - R	L - T - R	L - T - R	L - T - R
Control:	Uncontrolled	Uncontrolled	Stop Sign	Stop Sign
Rights:	Include	Include	Include	Include
Lanes:	1 0 2 0 0	1 0 2 0 1	1 0 0 0 1	0 0 0 0 0

Volume Module: >> Count Date:	3 Mar 2004 << PM	PEAK HOUR		
Base Vol:	8 1841 0	30 1333 7	4 0 6	0 0 0
Growth Adj:	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00
Initial Bse:	8 1841 0	30 1333 7	4 0 6	0 0 0
User Adj:	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00
PHF Adj:	0.98 0.98 0.98	0.98 0.98 0.98	0.98 0.98 0.98	0.98 0.98 0.98
PHF Volume:	8 1884 0	31 1364 7	4 0 6	0 0 0
Reduct Vol:	0 0 0	0 0 0	0 0 0	0 0 0
Final Vol.:	8 1884 0	31 1364 7	4 0 6	0 0 0

Critical Gap Module:				
Critical Gp:	4.1 xxxxx xxxxxx	4.1 xxxxx xxxxxx	6.8 xxxxx	6.9 xxxxxx xxxxx xxxxxx
FollowUpTim:	2.2 xxxxx xxxxxx	2.2 xxxxx xxxxxx	3.5 xxxxx	3.3 xxxxxx xxxxx xxxxxx

Capacity Module:				
Cnflct Vol:	1372 xxxxx xxxxxx	1884 xxxxx xxxxxx	2384 xxxxx	682 xxxxx xxxxx xxxxxx
Potent Cap.:	507 xxxxx xxxxxx	322 xxxxx xxxxxx	29 xxxxx	397 xxxxx xxxxx xxxxxx
Move Cap.:	507 xxxxx xxxxxx	322 xxxxx xxxxxx	27 xxxxx	397 xxxxx xxxxx xxxxxx
Volume/Cap:	0.02 xxxxx xxxxx	0.10 xxxxx xxxxx	0.15 xxxxx	0.02 xxxxx xxxxx xxxxx

Level Of Service Module:				
Queue:	0.0 xxxxx xxxxxx	0.3 xxxxx xxxxxx	0.5 xxxxx	0.0 xxxxxx xxxxx xxxxxx
Stopped Del:	12.2 xxxxx xxxxxx	17.3 xxxxx xxxxxx	162.1 xxxxx	14.2 xxxxxx xxxxx xxxxxx
LOS by Move:	B * *	C * *	F * *	B * *
Movement:	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT
Shared Cap.:	xxxx xxxxx xxxxxx	xxxx xxxxx xxxxxx	xxxx xxxxx xxxxxx	xxxx xxxxx xxxxxx
SharedQueue:	xxxxxx xxxxx xxxxxx	xxxxxx xxxxx xxxxxx	xxxxxx xxxxx xxxxxx	xxxxxx xxxxx xxxxxx
Shrd StpDel:	xxxxxx xxxxx xxxxxx	xxxxxx xxxxx xxxxxx	xxxxxx xxxxx xxxxxx	xxxxxx xxxxx xxxxxx
Shared LOS:	* * *	* * *	* * *	* * *
ApproachDel:	xxxxxxx	xxxxxxx	73.4	xxxxxxx
ApproachLOS:	*	*	F	*

Social Security Building
Traffic Impact Study
PM Peak Hour - Year 2005 Traffic

Level of Service Computation Report

2000 HCM Operations Method (Base Volume Alternative)

Intersection #3 Oakey/Bufalo

Cycle (sec): 140 Critical Vol./Cap. (X): 0.701
Loss Time (sec): 0 (Y+R = 4 sec) Average Delay (sec/veh): 27.1
Optimal Cycle: 95 Level Of Service: C

Street Name:	Buffalo Drive						Oakey Boulevard					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Protected			Protected			Permitted			Permitted		
Rights:	Include			Include			Include			Include		
Min. Green:	15	60	0	15	60	0	0	20	0	0	20	0
Lanes:	1	0	2	0	1	1	1	0	1	0	1	1

Volume Module:	>> Count	Date:	3 Mar 2004	<< PM	PEAK HOUR
Base Vol:	54	1539	57	86	1188
Growth Adj:	1.00	1.00	1.00	1.00	1.00
Initial Bse:	54	1539	57	86	1188
User Adj:	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.94	0.94	0.94	0.94	0.94
PHF Volume:	57	1635	61	91	1262
Reduct Vol:	0	0	0	0	0
Reduced Vol:	57	1635	61	91	1262
PCE Adj:	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00
Final Vol.:	57	1635	61	91	1262

Saturation Flow Module:	Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.95	0.95	0.85	0.95	0.95	0.85	0.16	1.00	0.85	0.51	1.00	0.85	
Lanes:	1.00	2.00	1.00	1.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Final Sat.:	1805	3610	1615	1805	3610	1615	298	1900	1615	963	1900	1615	

Capacity Analysis Module:	Vol/Sat:	0.03	0.45	0.04	0.05	0.35	0.06	0.14	0.08	0.01	0.11	0.20	0.18
Crit Moves:	****	****	****	****	****	****	****	****	****	****	****	****	
Green/Cycle:	0.15	0.62	0.62	0.11	0.58	0.58	0.27	0.27	0.27	0.27	0.27	0.27	
Volume/Cap:	0.22	0.73	0.06	0.47	0.60	0.11	0.50	0.28	0.03	0.39	0.73	0.68	
Delay/Veh:	53.2	19.5	10.4	60.6	19.1	13.0	47.9	40.6	37.6	42.6	51.6	50.1	
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
AdjDel/Veh:	53.2	19.5	10.4	60.6	19.1	13.0	47.9	40.6	37.6	42.6	51.6	50.1	
HCM2kAvg:	2	24	1	4	17	2	9	5	0	7	16	12	

Social Security Building
Traffic Impact Study
PM Peak Hour - Year 2005 Traffic

Level Of Service Computation Report

2000 HCM Operations Method (Base Volume Alternative)

Intersection #4 Sahara/Buffalo

Cycle (sec): 140 Critical Vol./Cap. (X): 0.792
Loss Time (sec): 0 (Y+R = 4 sec) Average Delay (sec/veh): 41.0
Optimal Cycle: 110 Level Of Service: D

Street Name: Buffalo Drive Sahara Avenue
Approach: North Bound South Bound East Bound West Bound
Movement: L - T - R L - T - R L - T - R L - T - R

Control:	Protected			Protected			Protected			Protected					
Rights:	Include			Include			Include			Include					
Min. Green:	15	30	0	15	30	0	15	35	0	15	35	0			
Lanes:	2	0	2	0	1	2	0	2	0	1	2	0	3	0	1

Volume Module:	>>	Count	Date:	3 Mar 2004	<<	PM	PEAK HOUR							
Base Vol:	277	934	132	240	735	333	302	1319	154	178	1860	384		
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		
Initial Bse:	277	934	132	240	735	333	302	1319	154	178	1860	384		
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		
PHF Adj:	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98		
PHF Volume:	284	958	135	246	754	342	310	1353	158	183	1908	394		
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0		
Reduced Vol:	284	958	135	246	754	342	310	1353	158	183	1908	394		
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		
Final Vol.:	284	958	135	246	754	342	310	1353	158	183	1908	394		

Saturation Flow Module:

Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	0.95	0.85	0.92	0.95	0.85	0.92	0.91	0.85	0.92	0.91	0.85
Lanes:	2.00	2.00	1.00	2.00	2.00	1.00	2.00	3.00	1.00	2.00	3.00	1.00
Final Sat.:	3502	3610	1615	3502	3610	1615	3502	5187	1615	3502	5187	1615

Capacity Analysis Module:

Vol/Sat:	0.08	0.27	0.08	0.07	0.21	0.21	0.09	0.26	0.10	0.05	0.37	0.24
Crit Moves:	****			****			****				****	
Green/Cycle:	0.15	0.33	0.33	0.11	0.29	0.29	0.11	0.46	0.46	0.11	0.46	0.46
Volume/Cap:	0.56	0.81	0.26	0.66	0.72	0.73	0.81	0.57	0.21	0.49	0.81	0.54
Delay/Veh:	57.1	47.2	34.7	64.2	47.0	50.4	72.9	28.2	23.0	59.9	35.1	28.3
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	57.1	47.2	34.7	64.2	47.0	50.4	72.9	28.2	23.0	59.9	35.1	28.3
HCM2kAvg:	7	20	4	6	15	14	9	14	4	4	25	12

Social Security Building
Traffic Impact Study
AM Peak Hour - Year 2005 Traffic with Site

Turning Movement Report

Volume Type	Northbound			Southbound			Eastbound			Westbound			Total Volume
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
#1 Charleston/Buffalo													
Base	67	589	104	433	1660	298	245	1289	175	111	507	109	5587
Added	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	67	589	104	433	1660	298	245	1289	175	111	507	109	5587
#2 Del Rey / Buffalo													
Base	4	738	12	60	1856	1	1	0	3	3	0	1	2679
Added	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	4	738	12	60	1856	1	1	0	3	3	0	1	2679
#3 Oakey/Buffalo													
Base	9	621	52	257	1547	26	51	350	90	19	76	61	3159
Added	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	9	621	52	257	1547	26	51	350	90	19	76	61	3159
#4 Sahara/Buffalo													
Base	131	472	183	536	795	249	204	1890	145	56	753	112	5526
Added	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	131	472	183	536	795	249	204	1890	145	56	753	112	5526

Social Security Building
Traffic Impact Study
AM Peak Hour - Year 2005 Traffic with Site

Intersection Volume Report
Base Volume Alternative

Node	Intersection	Northbound			Southbound			Eastbound			Westbound		
		L	--	T -- R	L	--	T -- R	L	--	T -- R	L	--	T -- R
1	Charleston/Bu	67	589	104	433	1660	298	245	1289	175	111	507	109
2	Del Rey / Buf	4	738	12	60	1856	1	1	0	3	3	0	1
3	Oakey/Buffalo	9	621	52	257	1547	26	51	350	90	19	76	61
4	Sahara/Buffal	131	472	183	536	795	249	204	1890	145	56	753	112

Social Security Building
Traffic Impact Study
AM Peak Hour - Year 2005 Traffic with Site

Impact Analysis Report
Level Of Service

Intersection	Base			Future			Change in
	LOS	Veh	V/ C	LOS	Veh	V/ C	
# 1 Charleston/Buffalo	D	51.0	0.820	D	51.0	0.820	+ 0.000 D/V
# 2 Del Rey / Buffalo	F	105.5	0.000	F	105.5	0.000	+ 0.000 D/V
# 3 Oakey/Buffalo	C	32.3	0.563	C	32.3	0.563	+ 0.000 D/V
# 4 Sahara/Buffalo	D	37.9	0.707	D	37.9	0.707	+ 0.000 D/V

Social Security Building
Traffic Impact Study
AM Peak Hour - Year 2005 Traffic with Site

Level Of Service Computation Report

2000 HCM Operations Method (Base Volume Alternative)

Intersection #1 Charleston/Buffalo

Cycle (sec): 140 Critical Vol./Cap. (X): 0.820
Loss Time (sec): 0 (Y+R = 4 sec) Average Delay (sec/veh): 51.0
Optimal Cycle: 126 Level Of Service: D

Street Name:	Buffalo Drive						Charleston Boulevard					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Protected			Protected			Protected			Protected		
Rights:	Include			Include			Include			Include		
Min. Green:	15	30	0	15	30	0	15	35	0	15	35	0
Lanes:	2	0	2	1	0	2	2	0	2	0	1	2

Volume Module:	>> Count	Date:	3 Mar 2004	<< AM	PEAK HOUR							
Base Vol:	67	589	104	433	1660	298	245	1289	175	111	507	109
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	67	589	104	433	1660	298	245	1289	175	111	507	109
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
PHF Volume:	75	663	117	488	1869	336	276	1452	197	125	571	123
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	75	663	117	488	1869	336	276	1452	197	125	571	123
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Vol.:	75	663	117	488	1869	336	276	1452	197	125	571	123

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	0.89	0.89	0.92	0.91	0.85	0.92	0.95	0.85	0.92	0.95	0.85
Lanes:	2.00	2.55	0.45	2.00	3.00	1.00	2.00	2.00	1.00	2.00	2.00	1.00
Final Sat.:	3502	4312	761	3502	5187	1615	3502	3610	1615	3502	3610	1615

Capacity Analysis Module:												
Vol/Sat:	0.02	0.15	0.15	0.14	0.36	0.21	0.08	0.40	0.12	0.04	0.16	0.08
Crit Moves:	****			****			****			****		
Green/Cycle:	0.11	0.21	0.21	0.26	0.37	0.37	0.16	0.41	0.41	0.11	0.37	0.37
Volume/Cap:	0.20	0.72	0.72	0.53	0.97	0.56	0.50	0.97	0.29	0.33	0.43	0.21
Delay/Veh:	57.3	53.4	53.4	44.6	57.4	36.1	54.8	56.8	27.6	58.4	33.8	30.7
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	57.3	53.4	53.4	44.6	57.4	36.1	54.8	56.8	27.6	58.4	33.8	30.7
HCM2kAvg:	2	12	12	10	32	12	6	36	6	3	9	4

Social Security Building
Traffic Impact Study
AM Peak Hour - Year 2005 Traffic with Site

Level Of Service Computation Report
2000 HCM Unsignalized Method (Base Volume Alternative)

Intersection #2 Del Rey / Buffalo

Average Delay (sec/veh): 0.6 Worst Case Level Of Service: F[105.5]

Street Name:	Buffalo Drive				Del Rey Avenue				
Approach:	North Bound		South Bound		East Bound		West Bound		
Movement:	L	T	R	L	T	R	L	T	R
Control:	Uncontrolled		Uncontrolled		Stop Sign		Stop Sign		
Rights:	Include		Include		Include		Include		
Lanes:	1	0	1	1	0	1	1	0	0

Volume Module:	>> Count	Date:	3 Mar 2004	<< AM	PEAK HOUR
Base Vol:	4	738	12	60	1856
Growth Adj:	1.00	1.00	1.00	1.00	1.00
Initial Bse:	4	738	12	60	1856
User Adj:	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.90	0.90	0.90	0.90	0.90
PHF Volume:	4	822	13	67	2067
Reduct Vol:	0	0	0	0	0
Final Vol.:	4	822	13	67	2067

Critical Gap Module:	Critical Gp:	4.1	xxxx	xxxxx	4.1	xxxx	xxxxx	7.5	xxxx	6.9	7.5	xxxx	6.9
FollowUpTim:	2.2	xxxx	xxxxx	2.2	xxxx	xxxxx	3.5	xxxx	3.3	3.5	xxxx	3.3	

Capacity Module:	Cnflict Vol:	2068	xxxx	xxxxx	835	xxxx	xxxxx	2620	xxxx	1033	2004	xxxx	418
Potent Cap.:	273	xxxx	xxxxx	807	xxxx	xxxxx	12	xxxx	233	36	xxxx	590	
Move Cap.:	273	xxxx	xxxxx	807	xxxx	xxxxx	11	xxxx	233	33	xxxx	590	
Volume/Cap:	0.02	xxxx	xxxxx	0.08	xxxx	xxxxx	0.10	xxxx	0.01	0.10	xxxx	0.00	

Level Of Service Module:	Queue:	0.0	xxxx	xxxxx	0.3	xxxx	xxxxx	0.3	xxxx	0.0	0.3	xxxx	0.0
Stopped Del:	18.4	xxxx	xxxxx	9.9	xxxx	xxxxx	360.0	xxxx	20.7	127.1	xxxx	11.1	
LOS by Move:	C	*	*	A	*	*	F	*	C	F	*	B	
Movement:	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT					
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	
SharedQueue:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	
Shrd StpDel:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	
Shared LOS:	*	*	*	*	*	*	*	*	*	*	*	*	
ApproachDel:	xxxxxx	xxxxxx	105.5	98.1									
ApproachLOS:	*	*	F	F									

Social Security Building
Traffic Impact Study
AM Peak Hour - Year 2005 Traffic with Site

Level Of Service Computation Report
2000 HCM Operations Method (Base Volume Alternative)

Intersection #3 Oakey/Buffalo

Cycle (sec): 140 Critical Vol./Cap. (X): 0.563
Loss Time (sec): 0 (Y+R = 4 sec) Average Delay (sec/veh): 32.3
Optimal Cycle: 95 Level Of Service: C

Street Name:	Buffalo Drive						Oakey Boulevard					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Protected			Protected			Permitted			Permitted		
Rights:	Include			Include			Include			Include		
Min. Green:	15	60	0	15	60	0	0	20	0	0	20	0
Lanes:	1	0	2	0	1	1	1	0	1	0	1	1

Volume Module:	>> Count	Date:	3 Mar 2004	<< PM	PEAK HOUR							
Base Vol:	9	621	52	257	1547	26	51	350	90	19	76	61
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	9	621	52	257	1547	26	51	350	90	19	76	61
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
PHF Volume:	10	702	59	290	1748	29	58	395	102	21	86	69
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	10	702	59	290	1748	29	58	395	102	21	86	69
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Vol.:	10	702	59	290	1748	29	58	395	102	21	86	69

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.95	0.95	0.85	0.95	0.95	0.85	0.63	1.00	0.85	0.22	1.00	0.85
Lanes:	1.00	2.00	1.00	1.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Sat.:	1805	3610	1615	1805	3610	1615	1189	1900	1615	410	1900	1615

Capacity Analysis Module:												
Vol/Sat:	0.01	0.19	0.04	0.16	0.48	0.02	0.05	0.21	0.06	0.05	0.05	0.04
Crit Moves:	****			****			****					
Green/Cycle:	0.11	0.43	0.43	0.25	0.57	0.57	0.32	0.32	0.32	0.32	0.32	0.32
Volume/Cap:	0.05	0.45	0.08	0.65	0.85	0.03	0.15	0.65	0.20	0.16	0.14	0.13
Delay/Veh:	56.2	28.6	23.8	50.3	28.6	13.2	34.0	43.0	34.5	34.5	33.8	33.7
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	56.2	28.6	23.8	50.3	28.6	13.2	34.0	43.0	34.5	34.5	33.8	33.7
HCM2kAvg:	0	10	1	12	33	1	3	15	3	3	3	2

Social Security Building
Traffic Impact Study
AM Peak Hour - Year 2005 Traffic with Site

Level Of Service Computation Report

2000 HCM Operations Method (Base Volume Alternative)

Intersection #4 Sahara/Buffalo

Cycle (sec): 140 Critical Vol./Cap. (X): 0.707
Loss Time (sec): 0 (Y+R = 4 sec) Average Delay (sec/veh): 37.9
Optimal Cycle: 85 Level Of Service: D

Street Name:		Buffalo Drive						Sahara Avenue									
Approach:		North Bound			South Bound			East Bound			West Bound						
Movement:		L	T	R	L	T	R	L	T	R	L	T	R				
Control:		Protected			Protected			Protected			Protected						
Rights:		Include			Include			Include			Include						
Min. Green:		10	30	0	10	30	0	10	35	0	10	35	0				
Lanes:		2	0	2	0	1		2	0	3	0	1	2	0	3	0	1

Volume Module:	>> Count	Date:	3 Mar 2004	<< AM	PEAK HOUR								
Base Vol:	131	472	183	536	795	249	204	1890	145	56	753	112	
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	131	472	183	536	795	249	204	1890	145	56	753	112	
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
PHF Volume:	140	503	195	571	847	265	217	2013	154	60	802	119	
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	140	503	195	571	847	265	217	2013	154	60	802	119	
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Vol.:	140	503	195	571	847	265	217	2013	154	60	802	119	

Saturation Flow Module:													
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	0.95	0.85	0.92	0.95	0.85	0.92	0.91	0.85	0.92	0.91	0.85	0.85
Lanes:	2.00	2.00	1.00	2.00	2.00	1.00	2.00	3.00	1.00	2.00	3.00	1.00	1.00
Final Sat.:	3502	3610	1615	3502	3610	1615	3502	5187	1615	3502	5187	1615	1615

Capacity Analysis Module:													
Vol/Sat:	0.04	0.14	0.12	0.16	0.23	0.16	0.06	0.39	0.10	0.02	0.15	0.07	0.07
Crit Moves:	****			****			****			****			
Green/Cycle:	0.07	0.21	0.21	0.21	0.35	0.35	0.13	0.50	0.50	0.07	0.45	0.45	0.45
Volume/Cap:	0.56	0.65	0.56	0.77	0.66	0.46	0.49	0.77	0.19	0.24	0.35	0.17	0.17
Delay/Veh:	65.7	52.2	51.3	57.0	39.5	35.5	57.6	29.7	19.2	61.9	25.4	23.2	23.2
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	65.7	52.2	51.3	57.0	39.5	35.5	57.6	29.7	19.2	61.9	25.4	23.2	23.2
HCM2kAvg:	4	11	8	14	16	9	5	24	4	1	7	3	3

Social Security Building
Traffic Impact Study
PM Peak Hour - Year 2005 Traffic with Site

Turning Movement Report

Volume Type	Northbound			Southbound			Eastbound			Westbound			Total Volume
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
#1 Charleston/Buffalo													
Base	264	1511	132	189	1023	283	352	1002	139	210	1126	295	6526
Added	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	264	1511	132	189	1023	283	352	1002	139	210	1126	295	6526
#2 Del Rey / Buffalo													
Base	8	1845	2	39	1344	7	4	0	6	23	0	13	3291
Added	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	8	1845	2	39	1344	7	4	0	6	23	0	13	3291
#3 Oakey/Buffalo													
Base	54	1544	57	88	1218	98	39	135	14	96	352	281	3976
Added	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	54	1544	57	88	1218	98	39	135	14	96	352	281	3976
#4 Sahara/Buffalo													
Base	277	935	132	252	744	342	303	1319	154	178	1860	387	6883
Added	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	277	935	132	252	744	342	303	1319	154	178	1860	387	6883

Social Security Building
Traffic Impact Study
PM Peak Hour - Year 2005 Traffic with Site

Intersection Volume Report
Base Volume Alternative

Node Intersection	Northbound			Southbound			Eastbound			Westbound		
	L	--	T -- R	L	--	T -- R	L	--	T -- R	L	--	T -- R
1 Charleston/Bu	264	1511	132	189	1023	283	352	1002	139	210	1126	295
2 Del Rey / Buf	8	1845	2	39	1344	7	4	0	6	23	0	13
3 Oakey/Buffalo	54	1544	57	88	1218	98	39	135	14	96	352	281
4 Sahara/Buffal	277	935	132	252	744	342	303	1319	154	178	1860	387

Social Security Building
Traffic Impact Study
PM Peak Hour - Year 2005 Traffic with Site

Impact Analysis Report
Level Of Service

Intersection	Base			Future			Change in
	Del/ LOS	V/ Veh	C	Del/ LOS	V/ Veh	C	
# 1 Charleston/Buffalo	D	44.1	0.808	D	44.1	0.808	+ 0.000 D/V
# 2 Del Rey / Buffalo	F	910.0	0.000	F	910.0	0.000	+ 0.000 D/V
# 3 Oakey/Buffalo	C	27.2	0.703	C	27.2	0.703	+ 0.000 D/V
# 4 Sahara/Buffalo	D	40.7	0.796	D	40.7	0.796	+ 0.000 D/V

Social Security Building
Traffic Impact Study
PM Peak Hour - Year 2005 Traffic with Site

Level Of Service Computation Report

2000 HCM Operations Method (Base Volume Alternative)

Intersection #1 Charleston/Buffalo

Cycle (sec): 140 Critical Vol./Cap. (X): 0.808
Loss Time (sec): 0 (Y+R = 4 sec) Average Delay (sec/veh): 44.1
Optimal Cycle: 119 Level Of Service: D

Street Name:	Buffalo Drive						Charleston Boulevard					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Protected			Protected			Protected			Protected		
Rights:	Include			Include			Include			Include		
Min. Green:	15	30	0	15	30	0	15	35	0	15	35	0
Lanes:	2	0	2	1	0	0	2	0	2	0	1	0

Volume Module:	>>	Count	Date:	3 Mar 2004	<<	PM	PEAK HOUR					
Base Vol:	264	1511	132	189	1023	283	352	1002	139	210	1126	295
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	264	1511	132	189	1023	283	352	1002	139	210	1126	295
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
PHF Volume:	271	1551	136	194	1050	291	361	1029	143	216	1156	303
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	271	1551	136	194	1050	291	361	1029	143	216	1156	303
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Vol.:	271	1551	136	194	1050	291	361	1029	143	216	1156	303

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	0.90	0.90	0.92	0.91	0.85	0.92	0.95	0.85	0.92	0.95	0.85
Lanes:	2.00	2.76	0.24	2.00	3.00	1.00	2.00	2.00	1.00	2.00	2.00	1.00
Final Sat.:	3502	4713	412	3502	5187	1615	3502	3610	1615	3502	3610	1615

Capacity Analysis Module:												
Vol/Sat:	0.08	0.33	0.33	0.06	0.20	0.18	0.10	0.28	0.09	0.06	0.32	0.19
Crit Moves:	****			****			****				****	
Green/Cycle:	0.17	0.39	0.39	0.11	0.33	0.33	0.12	0.40	0.40	0.11	0.38	0.38
Volume/Cap:	0.47	0.84	0.84	0.52	0.61	0.54	0.84	0.72	0.22	0.57	0.84	0.49
Delay/Veh:	53.4	42.2	42.2	60.3	39.8	39.3	74.2	37.6	28.3	61.6	44.5	33.8
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	53.4	42.2	42.2	60.3	39.8	39.3	74.2	37.6	28.3	61.6	44.5	33.8
HCM2kAvg:	6	24	24	5	13	10	10	19	4	5	25	10

Social Security Building
Traffic Impact Study
PM Peak Hour - Year 2005 Traffic with Site

Level Of Service Computation Report
2000 HCM Unsignalized Method (Base Volume Alternative)

Intersection #2 Del Rey / Buffalo

Average Delay (sec/veh): 10.6 Worst Case Level Of Service: F[910.0]

Street Name:	Buffalo Drive				Del Rey Avenue				
Approach:	North Bound		South Bound		East Bound		West Bound		
Movement:	L	T	R	L	T	R	L	T	R
Control:	Uncontrolled		Uncontrolled		Stop Sign		Stop Sign		
Rights:	Include		Include		Include		Include		
Lanes:	1	0	1	1	0	1	1	0	0

Volume Module:	>> Count	Date:	3 Mar 2004	<< PM	PEAK HOUR
Base Vol:	8 1845	2	39 1344	7	4 0 6 23 0 13
Growth Adj:	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00
Initial Bse:	8 1845	2	39 1344	7	4 0 6 23 0 13
User Adj:	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00	1.00 1.00 1.00
PHF Adj:	0.98 0.98 0.98	0.98 0.98 0.98	0.98 0.98 0.98	0.98 0.98 0.98	0.98 0.98 0.98
PHF Volume:	8 1888	2	40 1376	7	4 0 6 24 0 13
Reduct Vol:	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0
Final Vol.:	8 1888	2	40 1376	7	4 0 6 24 0 13

Critical Gap Module:	Critical Gp:	4.1 xxxx xxxxx	4.1 xxxx xxxxx	7.5 xxxx 6.9	7.5 xxxx 6.9
FollowUpTim:	2.2 xxxx xxxxx	2.2 xxxx xxxxx	3.5 xxxx 3.3	3.5 xxxx 3.3	3.5 xxxx 3.3

Capacity Module:	Cnflct Vol:	1383 xxxx xxxxx	1890 xxxx xxxxx	2416 xxxx 688	2673 xxxx 945
Potent Cap.:	502 xxxx xxxxx	320 xxxx xxxxx	17 xxxx 394	11 xxxx 266	10 xxxx 266
Move Cap.:	502 xxxx xxxxx	320 xxxx xxxxx	15 xxxx 394	10 xxxx 266	10 xxxx 266
Volume/Cap:	0.02 xxxx xxxxx	0.12 xxxx xxxxx	0.28 xxxx 0.02	2.43 xxxx 0.05	2.43 xxxx 0.05

Level Of Service Module:	Queue:	0.0 xxxx xxxxx	0.4 xxxx xxxxx	0.7 xxxx 0.0	4.0 xxxx 0.2
Stopped Del:	12.3 xxxx xxxxx	17.8 xxxx xxxxx	324.4 xxxx 14.3	1413 xxxx 19.2	1413 xxxx 19.2
LOS by Move:	B * *	C * *	F * B	F * C	F * C
Movement:	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT
Shared Cap.:	xxxx xxxx xxxxx	xxxx xxxx xxxxx	xxxx xxxx xxxxx	xxxx xxxx xxxxx	xxxx xxxx xxxxx
SharedQueue:	xxxxxx xxxx xxxxx	xxxxxx xxxx xxxxx	xxxxxx xxxx xxxxx	xxxxxx xxxx xxxxx	xxxxxx xxxx xxxxx
Shrd StpDel:	xxxxxx xxxx xxxxx	xxxxxx xxxx xxxxx	xxxxxx xxxx xxxxx	xxxxxx xxxx xxxxx	xxxxxx xxxx xxxxx
Shared LOS:	* * *	* * *	* * *	* * *	* * *
ApproachDel:	xxxxxx	xxxxxx	138.3	910.0	910.0
ApproachLOS:	*	*	F	F	F

Social Security Building
Traffic Impact Study
PM Peak Hour - Year 2005 Traffic with Site

Level Of Service Computation Report
2000 HCM Operations Method (Base Volume Alternative)

Intersection #3 Oakey/Buffalo

Cycle (sec): 140 Critical Vol./Cap. (X): 0.703
Loss Time (sec): 0 (Y+R = 4 sec) Average Delay (sec/veh): 27.2
Optimal Cycle: 95 Level Of Service: C

Street Name:	Buffalo Drive						Oakey Boulevard					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Protected			Protected			Permitted			Permitted		
Rights:	Include			Include			Include			Include		
Min. Green:	15	60	0	15	60	0	0	20	0	0	20	0
Lanes:	1	0	2	0	1	1	1	0	1	0	1	1

Volume Module:	>> Count	Date:	3 Mar 2004	<< PM	PEAK HOUR
Base Vol:	54	1544	57	88	1218
Growth Adj:	1.00	1.00	1.00	1.00	1.00
Initial Bse:	54	1544	57	88	1218
User Adj:	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.94	0.94	0.94	0.94	0.94
PHF Volume:	57	1641	61	94	1294
Reduct Vol:	0	0	0	0	0
Reduced Vol:	57	1641	61	94	1294
PCE Adj:	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00
Final Vol.:	57	1641	61	94	1294

Saturation Flow Module:

Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.95	0.95	0.85	0.95	0.95	0.85	0.16	1.00	0.85	0.51	1.00	0.85
Lanes:	1.00	2.00	1.00	1.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Sat.:	1805	3610	1615	1805	3610	1615	296	1900	1615	961	1900	1615

Capacity Analysis Module:

Vol/Sat:	0.03	0.45	0.04	0.05	0.36	0.06	0.14	0.08	0.01	0.11	0.20	0.18
Crit Moves:	****			****						****		
Green/Cycle:	0.15	0.62	0.62	0.11	0.58	0.58	0.27	0.27	0.27	0.27	0.27	0.27
Volume/Cap:	0.22	0.73	0.06	0.48	0.61	0.11	0.52	0.28	0.03	0.39	0.73	0.69
Delay/Veh:	53.1	19.5	10.4	60.8	19.4	13.0	49.3	40.7	37.7	42.7	51.7	50.3
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	53.1	19.5	10.4	60.8	19.4	13.0	49.3	40.7	37.7	42.7	51.7	50.3
HCM2kAvg:	2	25	1	4	18	2	10	5	0	7	16	12

Social Security Building
Traffic Impact Study
PM Peak Hour - Year 2005 Traffic with Site

Level Of Service Computation Report

2000 HCM Operations Method (Base Volume Alternative)

Intersection #4 Sahara/Buffalo

Cycle (sec): 140 Critical Vol./Cap. (X): 0.796
Loss Time (sec): 0 (Y+R = 4 sec) Average Delay (sec/veh): 40.7
Optimal Cycle: 112 Level Of Service: D

Street Name: Buffalo Drive Sahara Avenue
Approach: North Bound South Bound East Bound West Bound
Movement: L - T - R L - T - R L - T - R L - T - R

Control: Protected Protected Protected Protected
Rights: Include Include Include Include
Min. Green: 15 30 0 15 30 0 15 35 0 15 35 0
Lanes: 2 0 2 0 1 2 0 2 0 1 2 0 3 0 1 2 0 3 0 1

Volume Module: >> Count Date: 3 Mar 2004 << PM PEAK HOUR
Base Vol: 277 935 132 252 744 342 303 1319 154 178 1860 387
Growth Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
Initial Bse: 277 935 132 252 744 342 303 1319 154 178 1860 387
User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
PHF Adj: 0.98 0.98 0.98 0.98 0.98 0.98 0.98 0.98 0.98 0.98 0.98 0.98
PHF Volume: 284 959 135 258 763 351 311 1353 158 183 1908 397
Reduct Vol: 0 0 0 0 0 0 0 0 0 0 0 0
Reduced Vol: 284 959 135 258 763 351 311 1353 158 183 1908 397
PCE Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
MLF Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
Final Vol.: 284 959 135 258 763 351 311 1353 158 183 1908 397

Saturation Flow Module:
Sat/Lane: 1900 1900 1900 1900 1900 1900 1900 1900 1900 1900 1900 1900
Adjustment: 0.92 0.95 0.85 0.92 0.95 0.85 0.92 0.91 0.85 0.92 0.91 0.85
Lanes: 2.00 2.00 1.00 2.00 2.00 1.00 2.00 3.00 1.00 2.00 3.00 1.00
Final Sat.: 3502 3610 1615 3502 3610 1615 3502 5187 1615 3502 5187 1615

Capacity Analysis Module:
Vol/Sat: 0.08 0.27 0.08 0.07 0.21 0.22 0.09 0.26 0.10 0.05 0.37 0.25
Crit Moves: **** **** **** ****
Green/Cycle: 0.11 0.33 0.33 0.11 0.33 0.33 0.11 0.46 0.46 0.11 0.45 0.45
Volume/Cap: 0.76 0.81 0.26 0.69 0.64 0.66 0.81 0.57 0.21 0.49 0.81 0.54
Delay/Veh: 69.3 47.2 34.7 65.6 41.3 43.4 73.0 28.2 23.0 59.9 35.1 28.4
User DelAdj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
AdjDel/Veh: 69.3 47.2 34.7 65.6 41.3 43.4 73.0 28.2 23.0 59.9 35.1 28.4
HCM2kAvg: 8 20 4 7 14 14 9 14 4 4 25 12

2/27/2004

CHARLESTON & BUFFALO

Signal#: 3454

4

2.3.2 PLAN TABLE: A.M. Rush 140

Plan Mode

Mode: ¹ Coord	Max Grn: ² None	Split/Ofs Time: ³ Sec
PhsDat: ⁴ 1	PhsSeq: ⁴ 7	OviDat: ⁴ 1
Config: ⁴ 1		

Cycle

Cycle Length: ¹ 140
Var Yield: ¹ 1
¹ Integer(0-655 sec)

¹ List (Free, Coord, Adaptive, Flash)² List (None, Max1, Max2)³ List (Sec or Pct)⁴ Table # (1-250)

Offset (seconds)

OFFSET#	a	b	c	d	e	f	g	h	i	j	k	l	m	n	o	p	q	r	s	t	u	v	w	x	y	z
Enable ¹	X																									
Offset Value ²	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

¹ X enables² Integer(0-655 sec)

Spits (seconds)

PHASE#	1	2	3	4	6	8	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	
MinSpit ¹	15	30	15	35	15	30	15	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NomSpit ¹	21	52	21	48	21	52	21	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MaxSpit ¹	26	57	26	58	26	57	26	56	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

¹ Integer(0-99% or 0-655 sec)

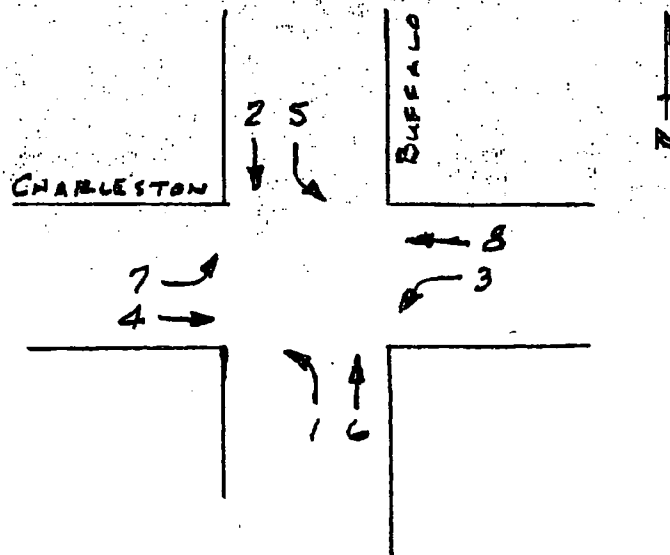
Plan Phase Flags

PHASE#	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
Hold ¹				X				X																																
VarYield ¹				X				X																																

¹ X enables

Functions

FUNCTION#	1	2	3	4	5	6	7	8
Special Function ¹								
Auxiliary Function ¹								

¹ X enables

SEQUENCE

2 + 6

1 + 5

4 + 7

4 + 8

3 + 8

2/27/2004

LHV WESTON & BUFFALO

Signal#: 3454

7

2.3.5 PLAN TABLE: P.M. Rush 140

Plan Mode

Mode: ¹ Coord	Max Gr: ² None	Split/Ofs Time: ³ Sec
PhsDat: ⁴ 3	PhsSeq: ⁵ 12	OvlDat: ⁶ 1
Config: ⁷ 1		

Cycle

Cycle Length: ¹ 140
Var Yield: ¹ 1
Integer(0-655 sec)

¹ List (Free, Coord, Adaptive, Flash)² List (None, Max1, Max2)³ List (Sec or Pct)⁴ Table # (1-250)

Offset (seconds)

OFFSET#	a	b	c	d	e	f	g	h	i	j	k	l	m	n	o	p	q	r	s	t	u	v	w	x	y	z
Enable ¹	X																									
Offset Value ²	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

¹ X enables² Integer(0-655 sec)

Splits (seconds)

PHASE#	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
MinSpl ¹	15	30	15	35	15	30	15	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NormSpl ¹	20	53	19	48	18	57	19	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MaxSpl ¹	25	63	24	58	21	62	24	58	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

¹ Integer(0-99% or 0-655 sec)

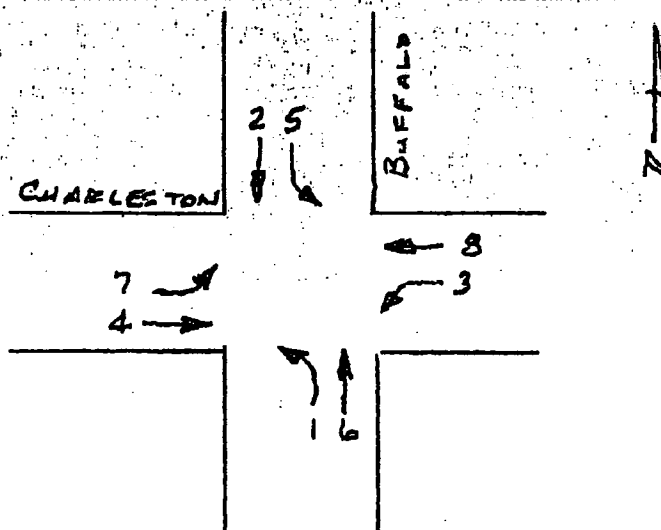
Plan Phase Flags

PHASE#	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
Hold¹		X		X		X		X																																
VarYield¹		X		X		X		X																																

¹ X enables

Functions

FUNCTION#	1	2	3	4	5	6	7	8
Special Function ¹								
Auxiliary Function ¹								

¹ X enables

SEQUENCE

1 + 6

2 + 6

2 + 5

3 + 8

4 + 8

4 + 7

2/27/2004

OAKLEY & BUFFALO

Signal#: 3426

4

2.3.2 PLAN TABLE: A. M. Rush 140

Plan Mode

Mode: ¹ Coord	Max Grt: ² None	Split/Ofs Time: ³ Sec
PhsDat: ⁴ 1	PhsSeq: ⁴ 16	OvdDat: ⁴ 1
Config: ⁴ 1		

Cycle

Cycle Length: ¹ 140
Var Yield: ¹ 1
¹ Integer(0-655 sec)

¹ List (Free, Coord, Adaptive, Flash)² List (None, Max1, Max2)³ List (Sec or Pct)⁴ Table # (1-250)

Offset (seconds)

OFFSET#	a	b	c	d	e	f	g	h	i	j	k	l	m	n	o	p	q	r	s	t	u	v	w	x	y	z
Enable ¹	X																									
Offset Value ²	42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

¹ X enables² Integer(0-655 sec)

Splits (seconds)

PHASE#	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
MinSpl ¹	15	60	0	20	15	60	0	20	0	0	1	75	0	20	1	75	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NomSpl ¹	20	60	0	40	20	60	0	40	0	0	1	80	0	40	1	80	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MaxSpl ¹	25	60	0	45	25	60	0	45	0	0	1	115	0	45	1	115	0	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

¹ Integer(0-99% or 0-655 sec)

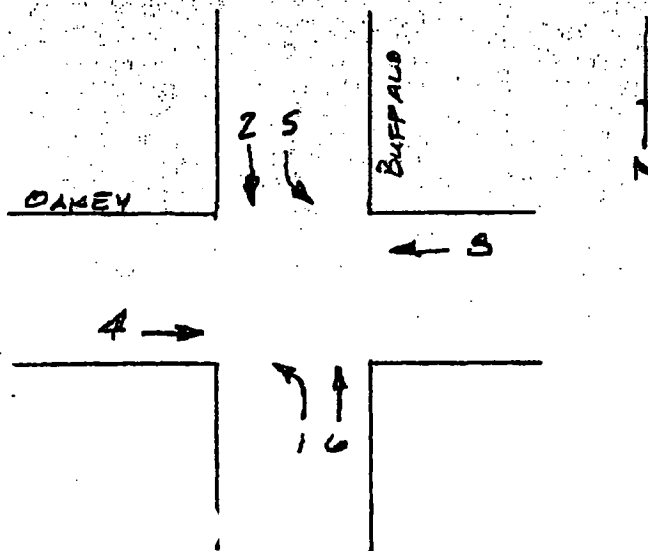
Plan Phase Flags

PHASE#	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
Hold ¹		X				X																																		
VarYield ¹		X				X																																		

¹ X enables

Functions

FUNCTION#	1	2	3	4	5	6	7	8
Special Function ¹								
Auxiliary Function ¹								

¹ X enables

SEQUENCE

4 + 8

1 + 5

2 + 6

02/27/2004 18:22

702-229-6613

LVACTS

PAGE 04

2/27/2004

2.3.5 PLAN TABLE: P.M. Rush 140

Plan Mode

Mode: 'Coord	Max Gm: 'None	SplitOfs Time: 'Sec
PhsDat: '1	PhsSeq: '1	OMDat: '1
Config: '1		

Cycle

Cycle Length: '140
Var Yield: '1
'Integer(0-655 sec)

'List (Free, Coord, Adaptive, Flash)

'List (None, Max1, Max2)

'List (Sec or Pct)

'Table # (1-250)

Offset (seconds)

OFFSET#	a	b	c	d	e	f	g	h	i	j	k	l	m	n	o	p	q	r	s	t	u	v	w	x	y	z
Enable	X																									
Offset Value	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

'X enables

'Integer(0-655 sec)

Splits (seconds)

PHASE#	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	
MinSpl'	15	60	0	20	15	60	0	20	0	0	1	75	0	20	1	75	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NumSpl'	20	60	0	40	20	80	0	40	0	0	1	99	0	40	1	98	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MaxSpl'	25	90	0	45	25	90	0	45	0	0	1	115	0	45	1	115	0	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

'Integer(0-99% or 0-655 sec)

Plan Phase Flags

PHASE#	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40		
Hold'		X				X																																				
VarYield'		X				X																																				
X ensiles																																										

'X enables

Functions

FUNCTION#	1	2	3	4	5	6	7	8
Special Function								
Auxiliary Function					X			

'X enables

SEQUENCE

4 + 8

2 + 5

2 + 6

1 + 6

25

25

8-8

4

16

2/27/2004

SAHARA & BUFFALO

Signal#: 3479

4

2.3.2 PLAN TABLE: A.M. Rush 140

Plan Mode

Mode: ¹ Coord	Max Grn: ² None	Spl/Ofs Time: ³ Sec
PhsDat: ⁴ 1	PhsSeq: ⁴ 4	OvdDat: ⁴ 1
Cordig: ⁴ 1		

¹List (Free, Coord, Adaptive, Flash)²List (None, Max1, Max2)³List (Sec or Pct)⁴Table # (1-250)

Cycle

Cycle Length: ¹ 140
Var Yield: ¹ 1
¹ Integer(0-855 sec)

Offset (seconds)

OFFSET#	a	b	c	d	e	f	g	h	i	j	k	l	m	n	o	p	q	r	s	t	u	v	w	x	y	z
Enable ¹	X																									
Offset Value ²	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

¹X enables²Integer(0-855 sec)

Splits (seconds)

PHASE#	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
MinSpl ¹	10	30	10	35	10	30	10	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NomSpl ¹	28	48	21	45	38	38	21	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MaxSpl ¹	33	51	28	55	41	43	28	55	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

¹Integer(0-99% or 0-855 sec)

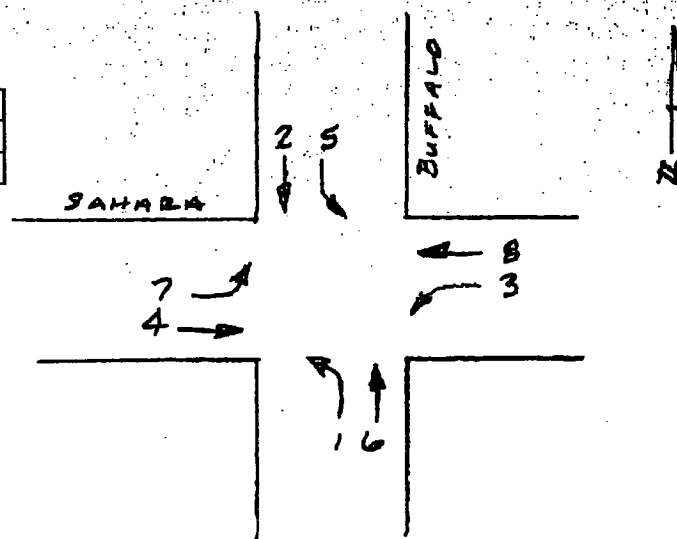
Plan Phase Flags

PHASE#	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
Hold ¹				X				X																																
VarYield ¹				X				X																																

¹X enables

Functions

FUNCTION#	1	2	3	4	5	6	7	8
Special Function ¹								
Auxiliary Function ¹								

¹X enables

SEQUENCE

1 + 6

2 + 6

2 + 5

3 + 7

4 + 8

LVACTS

PAGE 05

02/27/2004 18:22 702-229-6613

2/27/2004

Signal#: 3479

7

2.3.5 PLAN TABLE: P.M. Rush 140

Plan Mode

Mode: ¹ Coord	Max Grn: ¹ None	Spl/Ots Time: ² Sec
PhsDat: ⁴ 1	PhsSeq: ⁴ 3	OvdDat: ⁴ 1
Config: ¹ 1		

Cycle

Cycle Length: ¹ 140
Var Yield: ¹ 1
¹ Integer(0-655 sec)

¹ List (Free, Coord, Adaptive, Flash)² List (None, Max1, Max2)³ List (Sec or Pct)⁴ Table # (1-250)

Offset (seconds)

OFFSET#	a	b	c	d	e	f	g	h	i	j	k	l	m	n	o	p	q	r	s	t	u	v	w	x	y	z
Enable ¹	X																									
Offset Value ²	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

¹ X enables² Integer(0-655 sec)

Spills (seconds)

PHASE#	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
MinSpil ¹	15	30	16	85	15	30	15	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NomSpil ¹	22	36	21	61	20	38	18	64	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MaxSpil ¹	27	41	26	71	25	43	23	74	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

¹ Integer(0-99% or 0-655 sec)

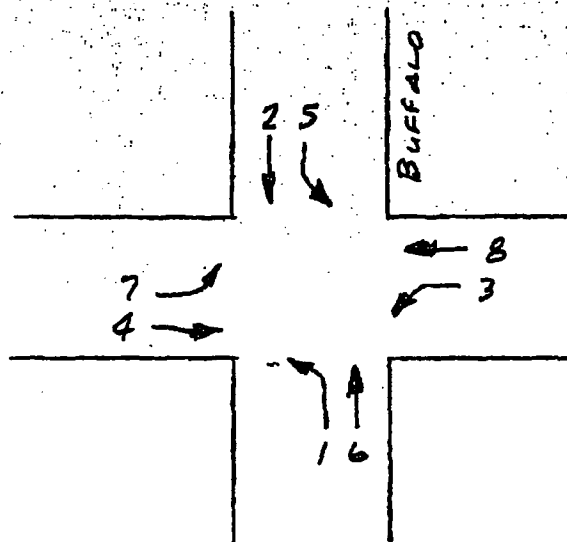
Plan Phase Flags

PHASE#	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
Hold ¹				X				X																																
VarYield ¹				X				X																																

¹ X enables

Functions

FUNCTION#	1	2	3	4	5	6	7	8
Special Function ¹								
Auxiliary Function ¹								

¹ X enables

SEQUENCE

2 + 5

2 + 6

1 + 6

4 + 7

4 + 8

3 + 8

02/27/2004 18:22

702-229-6613

LVACTS

PAGE 87

SECTION THREE

DRIVEWAY FOR SOCIAL SECURITY BUILDING (42500 sf)-ENTRANCE

REQUIRED STORAGE LENGTH = 50 FEET/LANE

[illegible]



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E. ROBERT PETERSON
SCOTT R. PLUMMER, PE
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DERICK D.J. YORO, PE

AFFILIATE OFFICE IN
SACRAMENTO, CA

497.A101

June 11, 2004

Rick Schroder, PE
City of Las Vegas
731 S. Fourth Street
Las Vegas, Nevada 89101

Subject: Traffic Study for the Social Security Administrative Building (SDR-3177) – Addendum No. 1

Dear Mr. Schroder:

This Addendum No. 1 to the subject study addresses comments provided in April 30, 2004 correspondence. A copy of the comment letter is attached for reference. The comments have been addressed in the order listed as follows:

CLV Comment No. 1

Traffic counts have been collected at the existing Social Security facility to confirm the validity of the ITE *Trip Generation* rates used. The counts were conducted from 7:00 to 10:00 AM and 3:00 to 6:00 PM on Wednesday, May 5, 2004. A traffic count summary table and data sheets are enclosed. The following are findings and conclusions:

- The peak hours of Buffalo Drive traffic adjacent to the proposed site were found to be 7:15 to 8:15 AM and 4:45 to 5:45 PM. The existing Social Security site was found to generate 89 trips in the 7:15 to 8:15 AM peak with an 81%/19% in/out split, and 89 trips in the 4:45 to 5:45 PM peak with a 21%/79% in/out split.
- The trip generation assumed in the Traffic Study was based on Trip Generation code 715-Single Tenant Office Building. A total of 93 trips were assumed in the AM peak with an 89%/11% in/out split, and 100 trips in the PM peak with an 85%/15% in/out split.
- The original trip generation assumed is slightly higher and slightly more directional than that found at the existing facility, and is therefore considered conservative. It is therefore recommended that the original trip generation assumption be approved.
- The peak trip generation of the existing facility during the periods counted occurred between 9:00 and 10:00 AM and between 3:00



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June 11, 2004
City of Las Vegas
Page 2

497.A101

and 4:00 PM. However, these periods are less critical than the commuter peak hours since background arterial traffic levels are substantially less. It is noted that peak site traffic is less than 7% of AM peak arterial traffic, and less than 6% of PM peak arterial traffic.

A corrected Table 2 is enclosed.

CLV Comment No. 2

The Level-of-Service (LOS) calculations have been corrected. LOS calculations with optimized splits are summarized in Table 3.

Level-of-Service has also been calculated utilizing splits consistent with selective CLV LOS calculations that were provided. Use of those revised splits resulted in output very close to the CLV calculations.

All signalized study intersections are projected to operate at LOS "D" or better both with and without Project traffic.

The worst-case movements (i.e., minor street lefts) at the unsignalized intersection of Del Rey Avenue and Buffalo Drive are projected to operate at LOS 'F'. As noted in the *HCM 2000* (pages 17-26) this is not an unusual condition for TWSC intersections on multi-lane urban arterials. Prohibition of the movements would require additional travel and create additional U-turn movements on Buffalo Drive. Since the projected minor street left-turn demands are relatively low and queuing problems are not anticipated, it is recommended that they be permitted as long as safety and operational problems do not develop.

Accident Analyses

Accident data for all the study intersections during the three-year period from October 2000 to October 2003 were obtained from the Safety Engineering Division of the Nevada Department of Transportation (NDOT). This data indicated the type of accident, contributing factors, and severity. The data and the accident summary tables are attached.

The Charleston Boulevard/Buffalo Drive and Sahara Avenue/Buffalo Drive intersections have been identified as High Crash Locations, and potential countermeasures have been discussed with Mr. Jay Van Sickle of NDOT as requested.



G. C. WALLACE, INC.

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June 11, 2004
City of Las Vegas
Page 3

497.A101

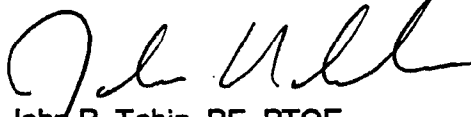
Dual left turn lanes were recently installed on the eastbound and westbound approaches of Buffalo Drive and Charleston Boulevard in order to reduce rear-end and left-turn collisions. The protective-permissive left turn phases were also replaced with protective-only left turn phases. Mr. Van Sickle recommended the installation of RAT lights at this intersection in order to curtail angle collisions by enhancing enforcement of red light running. Information about RAT lights is attached.

The intersection of Buffalo Drive and Sahara Avenue was recently improved to incorporate three lanes in each direction. The protective-permissive left turn phases were also replaced with protective-only left turn phases. Mr. Van Sickle made no additional recommendations for this intersection.

The projected traffic going to and from the Social Security Building is less than 1% of total intersection traffic at the High Crash Locations. Consequently, this project is not expected to generate enough volume to significantly affect the accident potential. Please call me at (702) 804-2239 if there are any questions or concerns or if any additional information is needed.

Very truly yours,

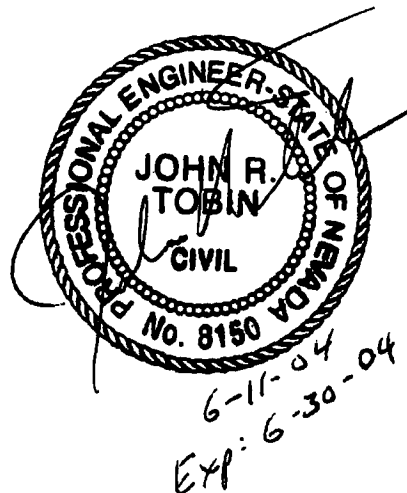
G.C. WALLACE, INC.



John R. Tobin, PE, PTOE
Senior Vice President

ner
Attach.

pc: Howard Vander Meer, GCW
Paul Villaluz, GCW





G. C. WALLACE, INC.
Engineers/Planners/Surveyors

Table 2. Social Security Building Trip Generation

Land Use	Code	Quantity	AM Peak					PM Peak				
			$T = (1.66 (X)) + 22.94$					$T = (1.52 (X)) + 34.88$				
			Equiv. Rate	% In	% Out	Trips In	Trips Out	Equiv. Rate	% In	% Out	Trips In	Trips Out
Single-Tenant Office Building	715	42.5 Ksf gross floor area	2.20	89	11	83	10	2.34	15	85	15	85



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TABLE 3. SUMMARY OF LEVEL-OF-SERVICE CALCULATIONS

Node	Intersection	Condition (Control)	Worst Case Movements or Intersection	AM Peak					PM Peak				
				Volume	Capacity	X _c	Delay	LOS	Volume	Capacity	X _c	Delay	LOS
1	Charleston Boulevard / Buffalo Drive	Existing (Signalized)	Intersection	-	-	0.89	47.2	D	-	-	0.89	50.3	D
		Background / Year 2005 (Signalized)	Intersection	-	-	0.91	48.6	D	-	-	0.91	51.8	D
		Background / Year 2005 with site (Signalized)	Intersection	-	-	0.92	49.5	D	-	-	0.92	52.5	D
2	Del Rey Avenue / Buffalo Drive	Existing (TWSC)	EB LT	1	26	0.04	148.0	F	4	30	0.14	145.3	F
		Background / Year 2005 (TWSC)	EB LT	1	24	0.05	162.9	F	4	27	0.15	162.1	F
		Background / Year 2005 with site (TWSC)	(AM) EB LT (PM) WB LT	1	11	0.10	360.0	F	24	10	2.43	1413	F
3	Oakley Boulevard / Buffalo Drive	Existing (Signalized)	Intersection	-	-	0.74	30.7	C	-	-	0.75	27.5	C
		Background / Year 2005 (Signalized)	Intersection	-	-	0.76	31.2	C	-	-	0.77	28.1	C
		Background / Year 2005 with site (Signalized)	Intersection	-	-	0.78	31.4	C	-	-	0.77	28.1	C
4	Sahara Avenue / Buffalo Drive	Existing (Signalized)	Intersection	-	-	0.78	42.7	D	-	-	0.87	47.0	D
		Background / Year 2005 (Signalized)	Intersection	-	-	0.79	43.4	D	-	-	0.89	48.2	D
		Background / Year 2005 with site (Signalized)	Intersection	-	-	0.80	43.6	D	-	-	0.90	49.1	D

APPENDIX

Attachments

- **Comment Letter**
- **Count Summary and Data Sheets**
- **LOS Calculations – Optimized Splits**
- **Comparison of CLV & GCW LOS Calculations**
- **Accident Data**
- **RAT Light Information**



April 30, 2004

Paul J. Villaluz, P.E.
G. C. Wallace, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146

RE: Traffic Study for the Social Security Administrative Building
SDR-3177

Dear Mr. Villaluz:

The Traffic Engineering Division of the City of Las Vegas has reviewed the traffic impact study for the Social Security administrative building, to be located on the northeast corner of Del Rey Avenue and Buffalo Drive. This development is proposed to consist of a 42,500 square foot office and associated retail building. Prior to approving the analysis, the following issues must be addressed:

1. The trip generation assumed was ITE-715, single tenant office building. While this seems to be a reasonable assumption, the existing facility should be counted to confirm the validity of this assumption. If the difference is significant, the rate from the existing facility should be used. Also, Table 1 lists the land use as residential and shows rates when the fitted curve was actually used. Please correct this table if the same trip generation is used.
2. The delay produced at the signalized intersections shown in the study is lower than could be reproduced. Please reevaluate these intersections.

Please contact me at 229-2452 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Schroder".

Rick Schroder, P.E.
Transportation Planning

RES

cc: O. C. White, P.E.
Qiong Liu, P.E.
Victor Bolanos
file

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
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CITY MANAGER
DOUGLAS A. SELBY

DEPARTMENT OF
PUBLIC WORKS
TRAFFIC ENGINEERING DIVISION

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

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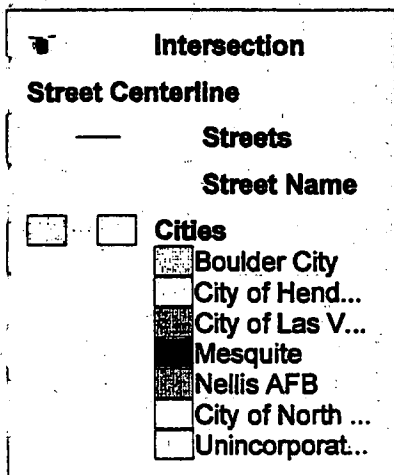
**Existing Social Security Facility
Trip Generation Summary**

Time Begin	Time End	Area 1	Area 2	Totals	Running Hr Totals	
		In / Out	In / Out	In / Out	In / Out	Totals
700	715	14 / 3	13 / 3	27 / 6	/	
715	730	9 / 2	3 / 3	12 / 5	/	
730	745	15 / 3	7 / 1	22 / 4	/	
745	800	16 / 1	7 / 1	23 / 2	84 / 17	101
800	815	11 / 4	4 / 2	15 / 6	72 / 17	89
815	830	22 / 4	4 / 3	26 / 7	86 / 19	105
830	845	12 / 5	3 / 6	15 / 11	79 / 26	105
845	900	28 / 7	7 / 4	35 / 11	91 / 35	126
900	915	21 / 5	5 / 5	26 / 10	102 / 39	141
915	930	10 / 21	6 / 5	16 / 26	92 / 58	150
930	945	19 / 9	7 / 4	26 / 13	103 / 60	163
945	1000	17 / 17	8 / 8	25 / 25	93 / 74	167
300	315	14 / 16	8 / 5	22 / 21		
315	330	18 / 18	4 / 2	22 / 20		
330	345	13 / 22	9 / 5	22 / 27		
345	400	12 / 24	9 / 7	21 / 31	87 / 99	186
400	415	4 / 18	5 / 5	9 / 23	74 / 101	175
415	430	6 / 19	3 / 4	9 / 23	61 / 104	165
430	445	2 / 26	4 / 3	6 / 29	45 / 106	151
445	500	3 / 19	3 / 2	6 / 21	30 / 96	126
500	515	2 / 17	5 / 3	7 / 20	28 / 93	121
515	530	0 / 13	4 / 0	4 / 13	23 / 83	106
530	545	0 / 14	2 / 2	2 / 16	19 / 70	89
545	600	3 / 2	1 / 3	4 / 5	17 / 54	71

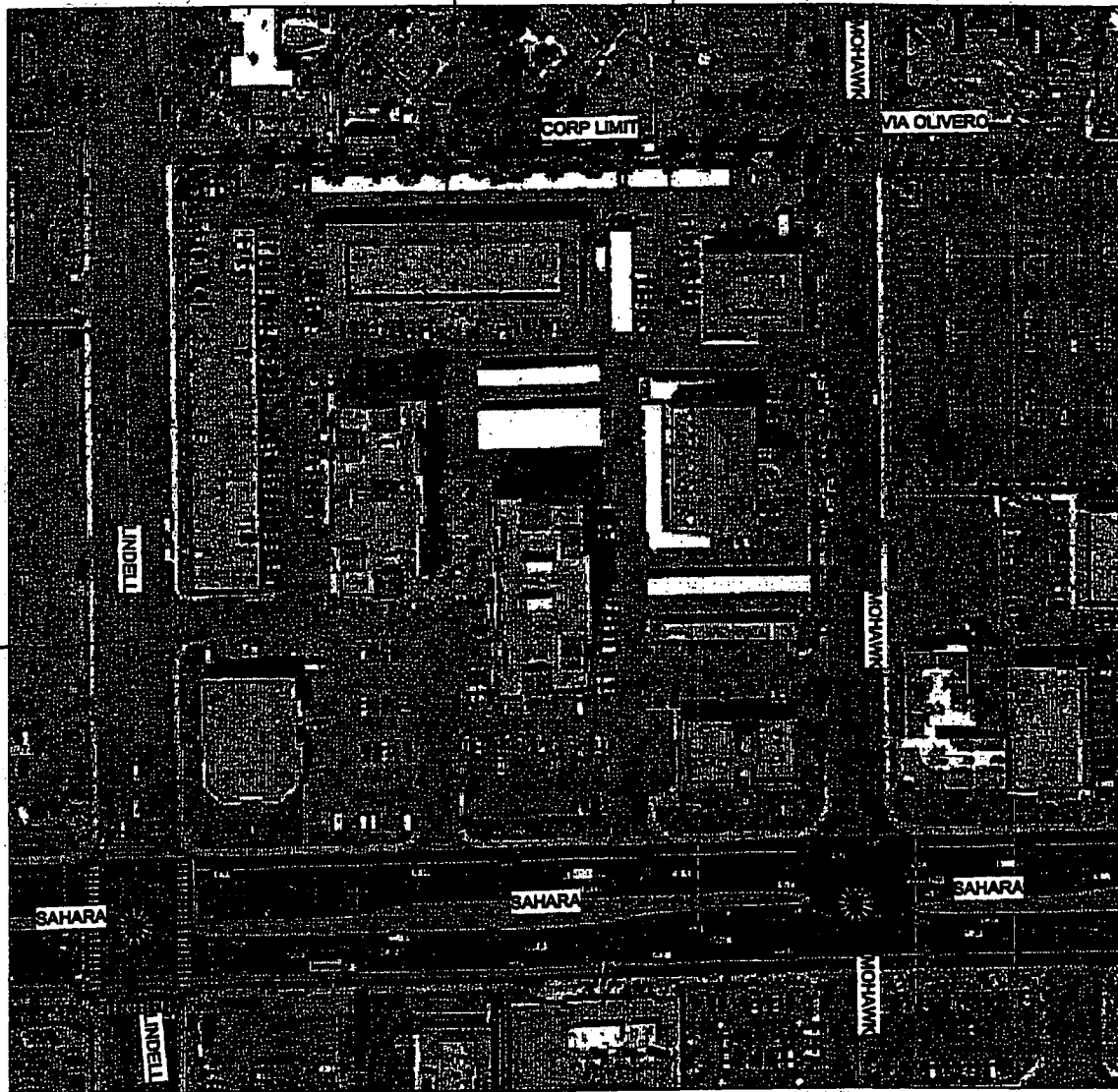
Social Security Building - Lindell @ Sahara

SOCIAL SECURITY
BUILDING

2



1



SCALE 1 : 2,000



SILVER STATE TRAFFIC
1819 Quarley Place
Henderson, NV 89014
702-898-1968

FAX COVER SHEET

Date: May 6, 2004

To: Name: Mr. Paul Villaluz
Company: G.C. Wallace

Fax Number: 804-2177

From: Name: Susan Thomason
Company: Silver State Traffic

Pages: 5

Remarks:

Attached please find the parking lot counts for the Social Security building located on Sahara and Lindell. Based on the map you provided, Area #1 refers to the parking lot entrance on the southwest portion of the property and Area #2 refers to the parking lot entrance on the northeast portion of the property.

Please call me if you have any questions. Thank you.



Silver State Traffic
819 Quarley Place
Henderson, Nevada 89014
702.898.1968

File Name : Entrance #1
 Site Code : 00003333
 Start Date : 05/05/2004
 Page No : 1

Groups Printed- Unshifted

Start Time Factor	OUT Area #1 Westbound				IN Area #1 Eastbound				Int. Total
	Right 1.0	OUT 1.0	Left 1.0	Peds 1.0	Right 1.0	IN 1.0	Left 1.0	Peds 1.0	
07:00 AM	0	3	0	0	0	14	0	0	17
07:15 AM	0	2	0	0	0	9	0	0	11
07:30 AM	0	3	0	0	0	15	0	0	18
07:45 AM	0	1	0	0	0	16	0	0	17
Total	0	9	0	0	0	54	0	0	63
08:00 AM	0	4	0	0	0	11	0	0	15
08:15 AM	0	4	0	0	0	22	0	0	26
08:30 AM	0	5	0	0	0	12	0	0	17
08:45 AM	0	7	0	0	0	28	0	0	35
Total	0	20	0	0	0	73	0	0	93
09:00 AM	0	5	0	0	0	21	0	0	26
09:15 AM	0	21	0	0	0	10	0	0	31
09:30 AM	0	9	0	0	0	19	0	0	28
09:45 AM	0	17	0	0	0	17	0	0	34
Total	0	52	0	0	0	67	0	0	119
*** BREAK ***									
03:00 PM	0	16	0	0	0	14	0	0	30
03:15 PM	0	18	0	0	0	18	0	0	36
03:30 PM	0	22	0	0	0	13	0	0	35
03:45 PM	0	24	0	0	0	12	0	0	36
Total	0	80	0	0	0	57	0	0	137
04:00 PM	0	18	0	0	0	4	0	0	22
04:15 PM	0	19	0	0	0	6	0	0	25
04:30 PM	0	26	0	0	0	2	0	0	28
04:45 PM	0	19	0	0	0	3	0	0	22
Total	0	82	0	0	0	15	0	0	97
05:00 PM	0	17	0	0	0	2	0	0	19
05:15 PM	0	13	0	0	0	0	0	0	13
05:30 PM	0	14	0	0	0	0	0	0	14
05:45 PM	0	2	0	0	0	3	0	0	5
Total	0	46	0	0	0	5	0	0	51
Grand Total	0.0	289	0.0	0.0	0.0	271	0.0	0.0	560
Approch %	0.0	100.0	0.0	0.0	0.0	100.0	0.0	0.0	
Total %	0.0	51.6	0.0	0.0	0.0	48.4	0.0	0.0	

Silver State Traffic
1819 Quarley Place
Henderson, Nevada 89014
702.898.1968

File Name : Entrance #2
 Site Code : 00008988
 Start Date : 05/05/2004
 Page No : 1

Groups Printed- Unshifted

OUT Area #2					IN Area #2					Int. Total
Westbound					Eastbound					
Start Time	Right	OUT	Left	Peds	Right	IN	Left	Peds		
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0		
07:00 AM	0	3	0	0	0	13	0	0	16	
07:15 AM	0	3	0	0	0	3	0	0	6	
07:30 AM	0	1	0	0	0	7	0	0	8	
07:45 AM	0	1	0	0	0	7	0	0	8	
Total	0	8	0	0	0	30	0	0	38	
08:00 AM	0	2	0	0	0	4	0	0	6	
08:15 AM	0	3	0	0	0	4	0	0	7	
08:30 AM	0	6	0	0	0	3	0	0	9	
08:45 AM	0	4	0	0	0	7	0	0	11	
Total	0	15	0	0	0	18	0	0	33	
09:00 AM	0	5	0	0	0	5	0	0	10	
09:15 AM	0	5	0	0	0	6	0	0	11	
09:30 AM	0	4	0	0	0	7	0	0	11	
09:45 AM	0	8	0	0	0	8	0	0	16	
Total	0	22	0	0	0	26	0	0	48	

BREAK

03:00 PM	0	5	0	0	0	8	0	0					13
03:15 PM	0	2	0	0	0	4	0	0					6
03:30 PM	0	5	0	0	0	9	0	0					14
03:45 PM	0	7	0	0	0	9	0	0					16
Total	0	19	0	0	0	30	0	0					49
04:00 PM	0	5	0	0	0	5	0	0					10
04:15 PM	0	4	0	0	0	3	0	0					7
04:30 PM	0	3	0	0	0	4	0	0					7
04:45 PM	0	2	0	0	0	3	0	0					5
Total	0	14	0	0	0	15	0	0					29
05:00 PM	0	3	0	0	0	5	0	0					8
05:15 PM	0	0	0	0	0	4	0	0					4
05:30 PM	0	2	0	0	0	2	0	0					4
05:45 PM	0	3	0	0	0	1	0	0					4
Total	0	8	0	0	0	12	0	0					20
Grand Total	0	86	0	0	0	131	0	0					217
Approch %	0.0	100.0	0.0	0.0	0.0	100.0	0.0	0.0					
Total %	0.0	39.8	0.0	0.0	0.0	60.4	0.0	0.0					

Silver State Traffic
1819 Quarley Place
Henderson, Nevada 89014
702.898.1968

File Name : Pedestrians and Drop Offs
 Site Code : 55555555
 Start Date : 05/05/2004
 Page No : 1

Groups Printed- Unshifted

Start Time Factor	Pedestrians Southbound				Pedestrians Northbound				Int. Total
	Right 1.0	IN 1.0	Left 1.0	Peds 1.0	Right 1.0	OUT 1.0	Left 1.0	Peds 1.0	
07:00 AM	0	0	0	0	0	1	0	0	1
*** BREAK ***									
Total	0	0	0	0	0	1	0	0	1
08:45 AM	0	116	0	0	0	7	0	0	123
Total	0	116	0	0	0	7	0	0	123
09:00 AM	0	36	0	0	0	27	0	0	63
09:15 AM	0	38	0	0	0	50	0	0	88
09:30 AM	0	58	0	0	0	45	0	0	103
09:45 AM	0	46	0	0	0	66	0	0	112
Total	0	178	0	0	0	188	0	0	366
BREAK ***									
03:00 PM	0	43	0	0	0	26	0	0	69
03:15 PM	0	37	0	0	0	42	0	0	79
03:30 PM	0	36	0	0	0	33	0	0	69
03:45 PM	0	40	0	0	0	35	0	0	75
Total	0	156	0	0	0	136	0	0	292
04:00 PM	0	5	0	0	0	27	0	0	32
04:15 PM	0	0	0	0	0	26	0	0	26
04:30 PM	0	1	0	0	0	37	0	0	38
04:45 PM	0	0	0	0	0	4	0	0	4
Total	0	6	0	0	0	94	0	0	100
05:00 PM	0	0	0	0	0	5	0	0	5
*** BREAK ***									
Total	0	0	0	0	0	5	0	0	5
Grand Total	0	456	0	0	0	431	0	0	887
Approch %	0.0	100.0	0.0	0.0	0.0	100.0	0.0	0.0	
Total %	0.0	51.4	0.0	0.0	0.0	48.6	0.0	0.0	

Silver State Traffic
1819 Quarley Place
Henderson, Nevada 89014
702.898.1968

File Name : Pedestrians and Drop Offs
 Site Code : 55555555
 Start Date : 05/05/2004
 Page No : 1

Groups Printed- Unshifted

Start Time Factor	Passenger Drop Off/Pick Up Westbound				Passenger Drop Off/Pick Up Eastbound				Int. Total
	Right 1.0	Drop Off/PU 1.0	Left 1.0	Peds 1.0	Right 1.0	Drop Off/PU 1.0	Left 1.0	Peds 1.0	
07:00 AM	0	4	0	0	0	3	0	0	7
07:15 AM	0	2	0	0	0	4	0	0	6
07:30 AM	0	4	0	0	0	1	0	0	5
07:45 AM	0	1	0	0	0	1	0	0	2
Total	0	11	0	0	0	9	0	0	20
08:00 AM	0	0	0	0	0	3	0	0	3
08:15 AM	0	2	0	0	0	1	0	0	3
08:30 AM	0	2	0	0	0	5	0	0	7
08:45 AM	0	6	0	0	0	4	0	0	10
Total	0	10	0	0	0	13	0	0	23
09:00 AM	0	6	0	0	0	8	0	0	14
09:15 AM	0	6	0	0	0	4	0	0	10
09:30 AM	0	7	0	0	0	10	0	0	17
09:45 AM	0	6	0	0	0	2	0	0	8
Total	0	25	0	0	0	24	0	0	49
*** BREAK ***									
03:00 PM	0	6	0	0	0	3	0	0	9
03:15 PM	0	4	0	0	0	6	0	0	10
03:30 PM	0	4	0	0	0	3	0	0	7
03:45 PM	0	9	0	0	0	3	0	0	12
Total	0	23	0	0	0	15	0	0	38
04:00 PM	0	2	0	0	0	4	0	0	6
04:15 PM	0	4	0	0	0	3	0	0	7
04:30 PM	0	6	0	0	0	0	0	0	6
04:45 PM	0	3	0	0	0	1	0	0	4
Total	0	15	0	0	0	8	0	0	23
05:00 PM	0	4	0	0	0	2	0	0	6
05:15 PM	0	3	0	0	0	1	0	0	4
05:30 PM	0	2	0	0	0	2	0	0	4
*** BREAK ***									
Total	0	9	0	0	0	5	0	0	14
Grand Total	0	93	0	0	0	74	0	0	167
Approch %	0.0	100.0	0.0	0.0	0.0	100.0	0.0	0.0	
Total %	0.0	55.7	0.0	0.0	0.0	44.3	0.0	0.0	

Social Security Building
Traffic Impact Study
AM Peak Hour - Existing Traffic

Impact Analysis Report
Level Of Service

Intersection	Base			Future			Change in
	LOS	Veh	C	LOS	Veh	C	
# 1 Charleston/Buffalo	D	47.2	0.890	D	47.2	0.890	+ 0.000 D/V
# 2 Del Rey / Buffalo	F	52.1	0.000	F	52.1	0.000	+ 0.000 D/V
# 3 Oakey/Buffalo	C	30.7	0.739	C	30.7	0.739	+ 0.000 D/V
# 4 Sahara/Buffalo	D	42.7	0.775	D	42.7	0.775	+ 0.000 D/V

Social Security Building
Traffic Impact Study
AM Peak Hour - Existing Traffic

Level Of Service Computation Report
2000 HCM Operations Method (Base Volume Alternative)

Intersection #1 Charleston/Buffalo

Cycle (sec): 140 Critical Vol./Cap. (X): 0.890
Loss Time (sec): 16 (Y+R = 5 sec) Average Delay (sec/veh): 47.2
Optimal Cycle: 134 Level Of Service: D

Street Name:	Buffalo Drive					Charleston Boulevard									
Approach:	North Bound			South Bound		East Bound			West Bound						
Movement:	L	T	R	L	T	R	L	T	R	L	T	R			
Control:	Protected			Protected		Protected			Protected						
Rights:	Include			Include		Include			Include						
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0			
Lanes:	2	0	2	1	0	2	0	3	0	1	2	0	2	0	1

Volume Module: >> Count Date: 3 Mar 2004 << AM PEAK

Base Vol:	64	571	100	422	1587	291	239	1258	161	102	495	106
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	64	571	100	422	1587	291	239	1258	161	102	495	106
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
PHF Volume:	72	642	112	474	1783	327	269	1413	181	115	556	119
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	72	642	112	474	1783	327	269	1413	181	115	556	119
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Vol.:	72	642	112	474	1783	327	269	1413	181	115	556	119

Saturation Flow Module:

Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	0.89	0.89	0.92	0.91	0.85	0.92	0.95	0.85	0.92	0.95	0.85
Lanes:	2.00	2.55	0.45	2.00	3.00	1.00	2.00	2.00	1.00	2.00	2.00	1.00
Final Sat.:	3502	4317	756	3502	5187	1615	3502	3610	1615	3502	3610	1615

Capacity Analysis Module:

Vol/Sat:	0.02	0.15	0.15	0.14	0.34	0.20	0.08	0.39	0.11	0.03	0.15	0.07
Crit Moves:	****			****			****			****		
Green/Cycle:	0.02	0.21	0.21	0.20	0.39	0.39	0.16	0.44	0.44	0.04	0.32	0.32
Volume/Cap:	1.03	0.71	0.71	0.68	0.88	0.52	0.48	0.89	0.25	0.82	0.48	0.23
Delay/Veh:	183.8	53.5	53.5	54.5	44.6	33.4	54.1	42.7	24.9	96.7	38.6	35.2
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	183.8	53.5	53.5	54.5	44.6	33.4	54.1	42.7	24.9	96.7	38.6	35.2
HCM2kAvg:	4	11	11	11	26	11	6	31	5	4	10	4

Social Security Building
Traffic Impact Study
AM Peak Hour - Existing Traffic

Level of Service Computation Report

2000 HCM Unsignalized Method (Base Volume Alternative)

Intersection #2 Del Rey / Buffalo

Average Delay (sec/veh): 0.2 Worst Case Level Of Service: F[52.1]

Street Name:	Buffalo Drive				Del Rey Avenue				
Approach:	North Bound		South Bound		East Bound		West Bound		
Movement:	L	T	R	L	T	R	L	T	R
Control:	Uncontrolled		Uncontrolled		Stop Sign		Stop Sign		
Rights:	Include		Include		Include		Include		
Lanes:	1	0	2	0	0	1	0	0	0

Volume Module:	>> Count	Date:	3 Mar 2004	<< AM	PEAK HOUR
Base Vol:	4 699	0	11 1810	1	1 0 3 0 0 0
Growth Adj:	1.00 1.00	1.00	1.00 1.00	1.00	1.00 1.00 1.00 1.00 1.00 1.00
Initial Bse:	4 699	0	11 1810	1	1 0 3 0 0 0
User Adj:	1.00 1.00	1.00	1.00 1.00	1.00	1.00 1.00 1.00 1.00 1.00 1.00
PHF Adj:	0.90 0.90	0.90	0.90 0.90	0.90	0.90 0.90 0.90 0.90 0.90 0.90
PHF Volume:	4 778	0	12 2016	1	1 0 3 0 0 0
Reduct Vol:	0 0	0	0 0	0	0 0 0 0 0 0
Final Vol.:	4 778	0	12 2016	1	1 0 3 0 0 0

Critical Gap Module:	Critical Gp:	4.1 xxxx xxxxxx	4.1 xxxx xxxxxx	6.8 xxxx	6.9 xxxxxx xxxx xxxxxx
FollowUpTim:	2.2 xxxx xxxxxx	2.2 xxxx xxxxxx	3.5 xxxx	3.3 xxxxxx xxxx xxxxxx	

Capacity Module:	Cnflict Vol:	2017 xxxx xxxxxx	778 xxxx xxxxxx	2438 xxxx	1008 xxxx xxxx xxxxxx
Potent Cap.:	286 xxxx xxxxxx	847 xxxx xxxxxx	27 xxxx	242 xxxx xxxx xxxxxx	
Move Cap.:	286 xxxx xxxxxx	847 xxxx xxxxxx	26 xxxx	242 xxxx xxxx xxxxxx	
Volume/Cap:	0.02 xxxx xxxxxx	0.01 xxxx xxxxxx	0.04 xxxx	0.01 xxxx xxxx xxxxxx	

Level Of Service Module:	Queue:	0.0 xxxx xxxxxx	0.0 xxxx xxxxxx	0.1 xxxx	0.0 xxxxxx xxxx xxxxxx
Stopped Del:	17.8 xxxx xxxxxx	9.3 xxxx xxxxxx	148.0 xxxx	20.1 xxxxxx xxxx xxxxxx	
LOS by Move:	C * *	A * *	F * *	C * *	
Movement:	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	
Shared Cap.:	xxxx xxxx xxxxxx	xxxx xxxx xxxxxx	xxxx xxxx xxxxxx	xxxx xxxx xxxxxx	
SharedQueue:	xxxxxx xxxx xxxxxx	xxxxxx xxxx xxxxxx	xxxxxx xxxx xxxxxx	xxxxxx xxxx xxxxxx	
Shrd StpDel:	xxxxxx xxxx xxxxxx	xxxxxx xxxx xxxxxx	xxxxxx xxxx xxxxxx	xxxxxx xxxx xxxxxx	
Shared LOS:	* * *	* * *	* * *	* * *	
ApproachDel:	xxxxxxx	xxxxxxx	52.1	xxxxxxx	
ApproachLOS:	*	*	F	*	

Social Security Building
Traffic Impact Study
AM Peak Hour - Existing Traffic

Level Of Service Computation Report
2000 HCM Operations Method (Base Volume Alternative)

Intersection #3 Oakey/Bufalo

Cycle (sec): 140 Critical Vol./Cap. (X): 0.739
Loss Time (sec): 12 (Y+R = 5 sec) Average Delay (sec/veh): 30.7
Optimal Cycle: 70 Level Of Service: C

Street Name:	Buffalo Drive						Oakey Boulevard					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Protected			Protected			Permitted			Permitted		
Rights:	Include			Include			Include			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Lanes:	1	0	2	0	1	1	1	0	1	0	1	1

Volume Module: >> Count Date: 3 Mar 2004 << AM PEAK HOUR	Buffalo Drive North Bound				Buffalo Drive South Bound				Oakey Boulevard East Bound				Oakey Boulevard West Bound			
Base Vol:	9	578	51	251	1505	25	47	341	88	19	74	58				
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00				
Initial Bse:	9	578	51	251	1505	25	47	341	88	19	74	58				
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00				
PHF Adj:	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89				
PHF Volume:	10	649	57	282	1691	28	53	383	99	21	83	65				
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0				
Reduced Vol:	10	649	57	282	1691	28	53	383	99	21	83	65				
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00				
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00				
Final Vol.:	10	649	57	282	1691	28	53	383	99	21	83	65				

Saturation Flow Module:	Buffalo Drive North Bound				Buffalo Drive South Bound				Oakey Boulevard East Bound				Oakey Boulevard West Bound			
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900				
Adjustment:	0.95	0.95	0.85	0.95	0.95	0.85	0.69	1.00	0.85	0.20	1.00	0.85				
Lanes:	1.00	2.00	1.00	1.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00				
Final Sat.:	1805	3610	1615	1805	3610	1615	1302	1900	1615	380	1900	1615				

Capacity Analysis Module:	Buffalo Drive North Bound				Buffalo Drive South Bound				Oakey Boulevard East Bound				Oakey Boulevard West Bound			
Vol/Sat:	0.01	0.18	0.04	0.16	0.47	0.02	0.04	0.20	0.06	0.06	0.04	0.04				
Crit Moves:	****			****			****									
Green/Cycle:	0.01	0.34	0.34	0.30	0.63	0.63	0.27	0.27	0.27	0.27	0.27	0.27				
Volume/Cap:	0.56	0.53	0.10	0.52	0.74	0.03	0.15	0.75	0.23	0.21	0.16	0.15				
Delay/Veh:	103.3	37.6	31.7	41.6	19.4	9.8	39.1	52.7	40.0	40.5	39.2	39.0				
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00				
AdjDel/Veh:	103.3	37.6	31.7	41.6	19.4	9.8	39.1	52.7	40.0	40.5	39.2	39.0				
HCM2kAvg:	1	11	2	11	26	0	2	16	3	3	3	2				

Social Security Building
Traffic Impact Study
AM Peak Hour - Existing Traffic

Level Of Service Computation Report

2000 HCM Operations Method (Base Volume Alternative)

Intersection #4 Sahara/Buffalo

Cycle (sec): 140 Critical Vol./Cap. (X): 0.775
Loss Time (sec): 16 (Y+R = 5 sec) Average Delay (sec/veh): 42.7
Optimal Cycle: 91 Level Of Service: D

Street Name:	Buffalo Drive						Sahara Avenue					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Protected			Protected			Protected			Protected		
Rights:	Include			Include			Include			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Lanes:	2	0	2	0	2	0	1	2	0	3	0	1

Volume Module: >> Count Date: 8 Mar 2004 << AM PEAK HOUR	Buffalo Drive			Sahara Avenue		
Base Vol:	128	453	179	521	775	242
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	128	453	179	521	775	242
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.94	0.94	0.94	0.94	0.94	0.94
PHF Volume:	136	482	190	554	824	257
Reduct Vol:	0	0	0	0	0	0
Reduced Vol:	136	482	190	554	824	257
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00
Final Vol.:	136	482	190	554	824	257

Saturation Flow Module:	Buffalo Drive			Sahara Avenue		
Sat/Lane:	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	0.95	0.85	0.92	0.91	0.85
Lanes:	2.00	2.00	1.00	2.00	3.00	1.00
Final Sat.:	3502	3610	1615	3502	5187	1615

Capacity Analysis Module:	Buffalo Drive			Sahara Avenue		
Vol/Sat:	0.04	0.13	0.12	0.16	0.23	0.16
Crit Moves:	****	****	****	****	****	****
Green/Cycle:	0.05	0.17	0.17	0.20	0.32	0.32
Volume/Cap:	0.78	0.79	0.69	0.79	0.71	0.50
Delay/Veh:	85.3	62.3	62.1	59.3	44.1	39.3
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	85.3	62.3	62.1	59.3	44.1	39.3
HCM2kAvg:	5	12	9	14	16	9

Social Security Building
Traffic Impact Study
PM Peak Hour - Existing Traffic

Impact Analysis Report
Level Of Service

Intersection	Base			Future			Change in
	LOS	Veh	C	LOS	Veh	C	
# 1 Charleston/Buffalo	D	50.3	0.885	D	50.3	0.885	+ 0.000 D/V
# 2 Del Rey / Buffalo	F	66.5	0.000	F	66.5	0.000	+ 0.000 D/V
# 3 Oakey/Buffalo	C	27.5	0.748	C	27.5	0.748	+ 0.000 D/V
# 4 Sahara/Buffalo	D	47.0	0.868	D	47.0	0.868	+ 0.000 D/V

Social Security Building
Traffic Impact Study
PM Peak Hour - Existing Traffic

Level Of Service Computation Report
2000 HCM Operations Method (Base Volume Alternative)

Intersection #1 Charleston/Buffalo

Cycle (sec): 140 Critical Vol./Cap. (X): 0.885
Loss Time (sec): 16 (Y+R = 5 sec) Average Delay (sec/veh): 50.3
Optimal Cycle: 131 Level Of Service: D

Street Name:	Buffalo Drive					Charleston Boulevard				
Approach:	North Bound		South Bound		East Bound		West Bound			
Movement:	L	T	R	L	T	R	L	T	R	
Control:	Protected		Protected		Protected		Protected			
Rights:	Include		Include		Include		Include			
Min. Green:	0	0	0	0	0	0	0	0		
Lanes:	2	0	2	1	0	2	0	2	0	

Volume Module: >> Count Date: 3 Mar 2004 << PM PEAK HOUR	Base Vol:		Growth Adj:		Initial Bse:		User Adj:		PHF Adj:		PHF Volume:		Reduct Vol:		Reduced Vol:		PCE Adj:		MLF Adj:		Final Vol.:	
	248	1441	1.00	1.00	248	1441	1.00	1.00	0.97	0.97	256	1486	0	0	256	1486	1.00	1.00	1.00	1.00	256	1486
	122	184	1.00	1.00	122	184	1.00	1.00	0.97	0.97	126	190	0	0	126	190	1.00	1.00	1.00	1.00	126	190
	276	343	1.00	1.00	276	343	1.00	1.00	0.97	0.97	285	354	0	0	285	354	1.00	1.00	1.00	1.00	285	354
	978	134	1.00	1.00	978	134	1.00	1.00	0.97	0.97	1008	138	0	0	1008	138	1.00	1.00	1.00	1.00	1008	138
	288	204	1.00	1.00	288	204	1.00	1.00	0.97	0.97	297	210	0	0	297	210	1.00	1.00	1.00	1.00	297	210
	1099	1133	1.00	1.00	1099	1133	1.00	1.00	0.97	0.97	1133	1133	0	0	1133	1133	1.00	1.00	1.00	1.00	1133	1133
	288	288	1.00	1.00	288	288	1.00	1.00	0.97	0.97	297	297	0	0	297	297	1.00	1.00	1.00	1.00	297	297
	1009	1133	1.00	1.00	1009	1133	1.00	1.00	0.97	0.97	1133	1133	0	0	1133	1133	1.00	1.00	1.00	1.00	1133	1133
	297	297	1.00	1.00	297	297	1.00	1.00	0.97	0.97	297	297	0	0	297	297	1.00	1.00	1.00	1.00	297	297

Saturation Flow Module:	Sat/Lane:		Adjustment:		Lanes:		Final Sat.:	
	1900	1900	0.92	0.90	2.00	2.77	3502	4725
	1900	1900	0.92	0.91	2.00	3.00	3502	5187
	1900	1900	0.85	0.85	1.00	2.00	1615	3502
	1900	1900	0.92	0.95	2.00	2.00	3610	1615
	1900	1900	0.85	0.85	1.00	2.00	1615	3502
	1900	1900	0.92	0.95	2.00	2.00	3610	1615

Capacity Analysis Module:	Vol/Sat:		Crit Moves:		Green/Cycle:		Volume/Cap:		Delay/Veh:		User DelAdj:		AdjDel/Veh:		HCM2kAvg:	
	0.07	0.31	****	0.05	0.11	0.36	0.66	64.1	1.00	64.1	1.00	7	24	25	7	
	0.31	0.31	****	0.20	0.36	0.87	46.8	1.00	46.8	1.00	1.00	24	25	13	11	
	0.18	0.18	****	0.18	0.30	0.87	46.8	1.00	46.8	1.00	1.00	25	13	11	11	
	0.10	0.28	****	0.10	0.39	0.92	37.9	1.00	37.9	1.00	1.00	19	4	6	26	
	0.09	0.09	****	0.09	0.35	0.72	28.7	1.00	28.7	1.00	1.00	4	6	10	10	
	0.06	0.31	****	0.06	0.35	0.22	73.8	1.00	73.8	1.00	1.00	10	10	10	10	
	0.18	0.18	****	0.18	0.35	0.53	37.2	1.00	37.2	1.00	1.00	10	10	10	10	
	0.18	0.18	****	0.18	0.35	0.53	37.2	1.00	37.2	1.00	1.00	10	10	10	10	
	0.18	0.18	****	0.18	0.35	0.53	37.2	1.00	37.2	1.00	1.00	10	10	10	10	

Social Security Building
Traffic Impact Study
PM Peak Hour - Existing Traffic

Level Of Service Computation Report

2000 HCM Unsignalized Method (Base Volume Alternative)

Intersection #2 Del Rey / Buffalo

Average Delay (sec/veh): 0.4 Worst Case Level Of Service: F[66.5]

Street Name: Buffalo Drive Del Rey Avenue
Approach: North Bound South Bound East Bound West Bound
Movement: L - T - R L - T - R L - T - R L - T - R
Control: Uncontrolled Uncontrolled Stop Sign Stop Sign
Rights: Include Include Include Include
Lanes: 1 0 2 0 0 1 0 0 0 1 0 0 0 0 0

Volume Module: >> Count Date: 3 Mar 2004 << PM PEAK HOUR
Base Vol: 8 1796 0 29 1300 7 4 0 6 0 0 0
Growth Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
Initial Bse: 8 1796 0 29 1300 7 4 0 6 0 0 0
User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
PHF Adj: 0.98 0.98 0.98 0.98 0.98 0.98 0.98 0.98 0.98 0.98 0.98 0.98
PHF Volume: 8 1838 0 30 1331 7 4 0 6 0 0 0
Reduct Vol: 0 0 0 0 0 0 0 0 0 0 0 0
Final Vol.: 8 1838 0 30 1331 7 4 0 6 0 0 0

Critical Gap Module:
Critical Gp: 4.1 xxxx xxxxxx 4.1 xxxx xxxxxx 6.8 xxxx 6.9 xxxxxx xxxx xxxxxx
FollowUpTim: 2.2 xxxx xxxxxx 2.2 xxxx xxxxxx 3.5 xxxx 3.3 xxxxxx xxxx xxxxxx

Capacity Module:
Cnflct Vol: 1338 xxxx xxxxxx 1838 xxxx xxxxxx 2325 xxxx 665 xxxx xxxx xxxxxx
Potent Cap.: 522 xxxx xxxxxx 336 xxxx xxxxxx 32 xxxx 407 xxxx xxxx xxxxxx
Move Cap.: 522 xxxx xxxxxx 336 xxxx xxxxxx 30 xxxx 407 xxxx xxxx xxxxxx
Volume/Cap: 0.02 xxxx xxxx 0.09 xxxx xxxx 0.14 xxxx 0.02 xxxx xxxx xxxx

Level Of Service Module:
Queue: 0.0 xxxx xxxxxx 0.3 xxxx xxxxxx 0.4 xxxx 0.0 xxxxxx xxxx xxxxxx
Stopped Del: 12.0 xxxx xxxxxx 16.8 xxxx xxxxxx 145.3 xxxx 14.0 xxxxxx xxxx xxxxxx
LOS by Move: B * * C * * F * B * *
Movement: LT - LTR - RT LT - LTR - RT LT - LTR - RT LT - LTR - RT
Shared Cap.: xxxx xxxx xxxxxx xxxx xxxx xxxxxx xxxx xxxx xxxxxx xxxx xxxx xxxxxx
SharedQueue:xxxxx xxxx xxxxxx xxxxxx xxxx xxxxxx xxxxxx xxxx xxxxxx
Shrd StpDel:xxxxx xxxx xxxxxx xxxxxx xxxx xxxxxx xxxxxx xxxx xxxxxx
Shared LOS: * * * * * * * * *
ApproachDel: xxxxxx xxxxxx 66.5 xxxxxx
ApproachLOS: * * F *

Social Security Building
Traffic Impact Study
PM Peak Hour - Existing Traffic

Level Of Service Computation Report
2000 HCM Operations Method (Base Volume Alternative)

Intersection #3 Oakey/Bufalo

Cycle (sec): 140 Critical Vol./Cap. (X): 0.748
Loss Time (sec): 12 (Y+R = 5 sec) Average Delay (sec/veh): 27.5
Optimal Cycle: 72 Level Of Service: C

Street Name:	Buffalo Drive						Oakey Boulevard					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Protected			Protected			Permitted			Permitted		
Rights:	Include			Include			Include			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Lanes:	1	0	2	0	1	1	1	0	1	0	1	1

Volume Module: >> Count Date: 3 Mar 2004 << PM PEAK HOUR												
Base Vol:	53	1501	56	84	1159	94	37	132	14	94	343	274
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	53	1501	56	84	1159	94	37	132	14	94	343	274
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
PHF Volume:	56	1597	60	89	1233	100	39	140	15	100	365	291
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	56	1597	60	89	1233	100	39	140	15	100	365	291
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Vol.:	56	1597	60	89	1233	100	39	140	15	100	365	291

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.95	0.95	0.85	0.95	0.95	0.85	0.21	1.00	0.85	0.58	1.00	0.85
Lanes:	1.00	2.00	1.00	1.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Sat.:	1805	3610	1615	1805	3610	1615	397	1900	1615	1094	1900	1615

Capacity Analysis Module:												
Vol/Sat:	0.03	0.44	0.04	0.05	0.34	0.06	0.10	0.07	0.01	0.09	0.19	0.18
Crit Moves:	****			****						****		
Green/Cycle:	0.06	0.59	0.59	0.60	0.60	0.44	0.26	0.26	0.26	0.26	0.26	0.26
Volume/Cap:	0.52	0.75	0.06	0.08	0.57	0.14	0.38	0.28	0.04	0.35	0.74	0.69
Delay/Veh:	68.3	22.6	12.2	11.8	17.4	23.2	44.9	41.7	38.7	42.9	53.3	51.8
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	68.3	22.6	12.2	11.8	17.4	23.2	44.9	41.7	38.7	42.9	53.3	51.8
HCM2kAvg:	3	26	1	2	16	2	7	5	0	6	15	12

Social Security Building
Traffic Impact Study
PM Peak Hour - Existing Traffic

Level Of Service Computation Report

2000 HCM Operations Method (Base Volume Alternative)

Intersection #4 Sahara/Buffalo

Cycle (sec): 140 Critical Vol./Cap. (X): 0.868
Loss Time (sec): 16 (Y+R = 5 sec) Average Delay (sec/veh): 47.0
Optimal Cycle: 123 Level Of Service: D

Street Name:	Buffalo Drive						Sahara Avenue					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Protected			Protected			Protected			Protected		
Rights:	Include			Include			Include			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Lanes:	2	0	2	0	2	0	2	0	3	0	2	3

Volume Module:	>> Count	Date:	3 Mar 2004	<< PM	PEAK HOUR
Base Vol:	270	911	129	234	717
Growth Adj:	1.00	1.00	1.00	1.00	1.00
Initial Bse:	270	911	129	234	717
User Adj:	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.98	0.98	0.98	0.98	0.98
PHF Volume:	276	930	132	239	732
Reduct Vol:	0	0	0	0	0
Reduced Vol:	276	930	132	239	732
PCE Adj:	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00
Final Vol.:	276	930	132	239	732

Saturation Flow Module:	Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	0.95	0.85	0.92	0.95	0.85	0.92	0.91	0.85	0.92	0.91	0.85	
Lanes:	2.00	2.00	1.00	2.00	2.00	1.00	2.00	3.00	1.00	2.00	3.00	1.00	
Final Sat.:	3502	3610	1615	3502	3610	1615	3502	5187	1615	3502	5187	1615	

Capacity Analysis Module:	Vol/Sat:	0.08	0.26	0.08	0.07	0.20	0.21	0.09	0.25	0.09	0.05	0.36	0.24
Crit Moves:	****	****	****	****	****	****	****	****	****	****	****	****	
Green/Cycle:	0.10	0.30	0.30	0.08	0.27	0.27	0.10	0.43	0.43	0.09	0.41	0.41	
Volume/Cap:	0.79	0.86	0.27	0.85	0.75	0.76	0.86	0.59	0.22	0.56	0.87	0.58	
Delay/Veh:	72.8	53.2	37.6	85.0	50.1	54.6	80.8	30.9	25.3	63.4	42.1	33.2	
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
AdjDel/Veh:	72.8	53.2	37.6	85.0	50.1	54.6	80.8	30.9	25.3	63.4	42.1	33.2	
HCM2kAvg:	8	21	4	8	16	14	9	14	4	5	27	13	

Social Security Building
Traffic Impact Study
AM Peak Hour - Year 2005 Traffic

Impact Analysis Report
Level Of Service

Intersection	Base			Future			Change in
	LOS	Del/ Veh	V/ C	LOS	Del/ Veh	V/ C	
# 1 Charleston/Buffalo	D	48.6	0.913	D	48.6	0.913	+ 0.000 D/V
# 2 Del Rey / Buffalo	F	56.2	0.000	F	56.2	0.000	+ 0.000 D/V
# 3 Oakey/Buffalo	C	31.2	0.758	C	31.2	0.758	+ 0.000 D/V
# 4 Sahara/Buffalo	D	43.4	0.794	D	43.4	0.794	+ 0.000 D/V

Social Security Building
Traffic Impact Study
AM Peak Hour - Year 2005 Traffic

Level Of Service Computation Report

2000 HCM Operations Method (Base Volume Alternative)

Intersection #1 Charleston/Buffalo

Cycle (sec): 140 Critical Vol./Cap. (X): 0.913
Loss Time (sec): 16 (Y+R = 5 sec) Average Delay (sec/veh): 48.6
Optimal Cycle: 140 Level Of Service: D

Street Name:	Buffalo Drive					Charleston Boulevard									
Approach:	North Bound			South Bound		East Bound			West Bound						
Movement:	L	T	R	L	T	R	L	T	R	L	T	R			
Control:	Protected			Protected		Protected			Protected						
Rights:	Include			Include		Include			Include						
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0			
Lanes:	2	0	2	1	0	2	0	3	0	1	2	0	2	0	1

Volume Module: >> Count Date: 3 Mar 2004 << AM PEAK HOUR												
Base Vol:	66	585	103	433	1627	298	245	1289	165	105	507	109
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	66	585	103	433	1627	298	245	1289	165	105	507	109
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
PHF Volume:	74	657	116	487	1828	335	275	1448	185	118	570	122
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	74	657	116	487	1828	335	275	1448	185	118	570	122
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Vol.:	74	657	116	487	1828	335	275	1448	185	118	570	122

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	0.89	0.89	0.92	0.91	0.85	0.92	0.95	0.85	0.92	0.95	0.85
Lanes:	2.00	2.55	0.45	2.00	3.00	1.00	2.00	2.00	1.00	2.00	2.00	1.00
Final Sat.:	3502	4313	759	3502	5187	1615	3502	3610	1615	3502	3610	1615

Capacity Analysis Module:												
Vol/Sat:	0.02	0.15	0.15	0.14	0.35	0.21	0.08	0.40	0.11	0.03	0.16	0.08
Crit Moves:	****			****			****			****		
Green/Cycle:	0.02	0.21	0.21	0.20	0.39	0.39	0.16	0.44	0.44	0.04	0.32	0.32
Volume/Cap:	1.06	0.73	0.73	0.69	0.90	0.53	0.49	0.91	0.26	0.84	0.49	0.24
Delay/Veh:	193.3	54.1	54.1	55.1	46.4	33.7	54.3	45.0	25.0	101.3	38.8	35.3
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	193.3	54.1	54.1	55.1	46.4	33.7	54.3	45.0	25.0	101.3	38.8	35.3
HCM2kAvg:	4	12	12	11	28	11	6	32	5	5	10	4

Social Security Building
Traffic Impact Study
AM Peak Hour - Year 2005 Traffic

Level Of Service Computation Report

2000 HCM Unsignalized Method (Base Volume Alternative)

Intersection #2 Del Rey / Buffalo

Average Delay (sec/veh): 0.2 Worst Case Level Of Service: F[56.2]

Street Name:	Buffalo Drive				Del Rey Avenue				
Approach:	North Bound		South Bound		East Bound		West Bound		
Movement:	L	T	R	L	T	R	L	T	R
Control:	Uncontrolled		Uncontrolled		Stop Sign		Stop Sign		
Rights:	Include		Include		Include		Include		
Lanes:	1	0	2	0	0	1	1	0	0

Volume Module:	>> Count	Date:	3 Mar 2004	<< AM	PEAK HOUR
Base Vol:	4	716	0	11	1855
Growth Adj:	1.00	1.00	1.00	1.00	1.00
Initial Bse:	4	716	0	11	1855
User Adj:	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.90	0.90	0.90	0.90	0.90
PHF Volume:	4	797	0	12	2066
Reduct Vol:	0	0	0	0	0
Final Vol.:	4	797	0	12	2066

Critical Gap Module:	Critical Gp:	4.1	xxxx	xxxxxx	4.1	xxxx	xxxxxx	6.8	xxxx	6.9	xxxxxx	xxxx	xxxxxx
FollowUpTim:	2.2	xxxx	xxxxxx	2.2	xxxx	xxxxxx	3.5	xxxx	3.3	xxxxxx	xxxx	xxxxxx	

Capacity Module:	Cnflct Vol:	2067	xxxx	xxxxxx	797	xxxx	xxxxxx	2498	xxxx	1033	xxxx	xxxx	xxxxxx
Potent Cap.:	274	xxxx	xxxxxx	834	xxxx	xxxxxx	24	xxxx	233	xxxx	xxxx	xxxxxx	
Move Cap.:	274	xxxx	xxxxxx	834	xxxx	xxxxxx	24	xxxx	233	xxxx	xxxx	xxxxxx	
Volume/Cap:	0.02	xxxx	xxxxxx	0.01	xxxx	xxxxxx	0.05	xxxx	0.01	xxxx	xxxx	xxxxxx	

Level Of Service Module:	Queue:	0.0	xxxx	xxxxxx	0.0	xxxx	xxxxxx	0.1	xxxx	0.0	xxxxxx	xxxx	xxxxxx
Stopped Del:	18.4	xxxx	xxxxxx	9.4	xxxx	xxxxxx	162.9	xxxx	20.7	xxxxxx	xxxx	xxxxxx	
LOS by Move:	C	*	*	A	*	*	F	*	C	*	*	*	
Movement:	LT	LTR	RT	LT	LTR	RT	LT	LTR	RT	LT	LTR	RT	
Shared Cap.:	xxxx	xxxx	xxxxxx	xxxx	xxxx	xxxxxx	xxxx	xxxx	xxxxxx	xxxx	xxxx	xxxxxx	
SharedQueue:	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	
Shrd StpDel:	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	
Shared LOS:	*	*	*	*	*	*	*	*	*	*	*	*	
ApproachDel:	xxxxxx			xxxxxx			56.2			xxxxxx			
ApproachLOS:	*			*			F			*			

Social Security Building
Traffic Impact Study
AM Peak Hour - Year 2005 Traffic

Level Of Service Computation Report
2000 HCM Operations Method (Base Volume Alternative)

Intersection #3 Oakey/Bufalo

Cycle (sec): 140 Critical Vol./Cap. (X): 0.758
Loss Time (sec): 12 (Y+R = 5 sec) Average Delay (sec/veh): 31.2
Optimal Cycle: 74 Level Of Service: C

Street Name:	Buffalo Drive			Oakey Boulevard								
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Protected			Protected			Permitted			Permitted		
Rights:	Include			Include			Include			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Lanes:	1	0	2	0	1	1	0	1	0	1	0	1

Volume Module:	>> Count	Date:	3 Mar 2004	<< AM	PEAK HOUR							
Base Vol:	9	592	52	257	1543	26	48	350	90	19	76	59
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	9	592	52	257	1543	26	48	350	90	19	76	59
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
PHF Volume:	10	665	58	289	1734	29	54	393	101	21	85	66
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	10	665	58	289	1734	29	54	393	101	21	85	66
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Vol.:	10	665	58	289	1734	29	54	393	101	21	85	66

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.95	0.95	0.85	0.95	0.95	0.85	0.68	1.00	0.85	0.19	1.00	0.85
Lanes:	1.00	2.00	1.00	1.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Sat.:	1805	3610	1615	1805	3610	1615	1294	1900	1615	353	1900	1615

Capacity Analysis Module:												
Vol/Sat:	0.01	0.18	0.04	0.16	0.48	0.02	0.04	0.21	0.06	0.06	0.04	0.04
Crit Moves:	****			****			****					
Green/Cycle:	0.01	0.34	0.34	0.30	0.63	0.63	0.27	0.27	0.27	0.27	0.27	0.27
Volume/Cap:	0.56	0.54	0.11	0.53	0.76	0.03	0.15	0.77	0.23	0.22	0.17	0.15
Delay/Veh:	103.3	37.9	31.7	41.9	20.0	9.8	39.1	53.9	40.1	40.9	39.2	39.1
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	103.3	37.9	31.7	41.9	20.0	9.8	39.1	53.9	40.1	40.9	39.2	39.1
HCM2kAvg:	1	12	2	11	27	0	3	17	3	4	3	2

Social Security Building
Traffic Impact Study
AM Peak Hour - Year 2005 Traffic

Level Of Service Computation Report

2000 HCM Operations Method (Base Volume Alternative)

Intersection #4 Sahara/Buffalo

Cycle (sec): 140 Critical Vol./Cap. (X): 0.794
Loss Time (sec): 16 (Y+R = 5 sec) Average Delay (sec/veh): 43.4
Optimal Cycle: 96 Level Of Service: D

Street Name:	Buffalo Drive						Sahara Avenue					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Protected			Protected			Protected			Protected		
Rights:	Include			Include			Include			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Lanes:	2	0	2	0	1		2	0	3	0	1	

Volume Module: >> Count Date: 3 Mar 2004 << AM PEAK HOUR	Buffalo Drive NB			Buffalo Drive SB			Sahara Avenue EB			Sahara Avenue WB		
Base Vol:	131	464	183	534	794	248	196	1890	145	56	753	99
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	131	464	183	534	794	248	196	1890	145	56	753	99
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
PHF Volume:	139	494	195	568	845	264	209	2011	154	60	801	105
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	139	494	195	568	845	264	209	2011	154	60	801	105
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Vol.:	139	494	195	568	845	264	209	2011	154	60	801	105

Saturation Flow Module:	Buffalo Drive NB			Buffalo Drive SB			Sahara Avenue EB			Sahara Avenue WB		
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	0.95	0.85	0.92	0.95	0.85	0.92	0.91	0.85	0.92	0.91	0.85
Lanes:	2.00	2.00	1.00	2.00	2.00	1.00	2.00	3.00	1.00	2.00	3.00	1.00
Final Sat.:	3502	3610	1615	3502	3610	1615	3502	5187	1615	3502	5187	1615

Capacity Analysis Module:	Buffalo Drive NB			Buffalo Drive SB			Sahara Avenue EB			Sahara Avenue WB		
Vol/Sat:	0.04	0.14	0.12	0.16	0.23	0.16	0.06	0.39	0.10	0.02	0.15	0.07
Crit Moves:	****			****			****			****		
Green/Cycle:	0.05	0.17	0.17	0.20	0.32	0.32	0.14	0.49	0.49	0.02	0.37	0.37
Volume/Cap:	0.80	0.80	0.71	0.81	0.73	0.51	0.43	0.79	0.19	0.85	0.42	0.18
Delay/Veh:	87.6	63.5	63.1	60.6	44.7	39.5	55.6	31.5	20.3	127.6	33.0	29.9
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	87.6	63.5	63.1	60.6	44.7	39.5	55.6	31.5	20.3	127.6	33.0	29.9
HCM2kAvg:	5	12	9	14	17	9	5	25	4	3	8	3

Social Security Building
Traffic Impact Study
PM Peak Hour - Year 2005 Traffic

Impact Analysis Report
Level Of Service

Intersection	Base			Future			Change in
	LOS	Del/ Veh	V/ C	LOS	Del/ Veh	V/ C	
# 1 Charleston/Buffalo	D	51.8	0.907	D	51.8	0.907	+ 0.000 D/V
# 2 Del Rey / Buffalo	F	73.4	0.000	F	73.4	0.000	+ 0.000 D/V
# 3 Oakey/Buffalo	C	28.1	0.767	C	28.1	0.767	+ 0.000 D/V
# 4 Sahara/Buffalo	D	48.2	0.890	D	48.2	0.890	+ 0.000 D/V

Social Security Building
Traffic Impact Study
PM Peak Hour - Year 2005 Traffic

Level Of Service Computation Report

2000 HCM Operations Method (Base Volume Alternative)

Intersection #1 Charleston/Buffalo

Cycle (sec): 140 Critical Vol./Cap. (X): 0.907
Loss Time (sec): 16 (Y+R = 5 sec) Average Delay (sec/veh): 51.8
Optimal Cycle: 140 Level Of Service: D

Buffalo Drive					Charleston Boulevard														
Approach: North Bound					Approach: South Bound					Approach: East Bound					Approach: West Bound				
Movement: L - T - R					Movement: L - T - R					Movement: L - T - R					Movement: L - T - R				
Control: Protected					Control: Protected					Control: Protected					Control: Protected				
Rights: Include					Rights: Include					Rights: Include					Rights: Include				
Min. Green: 0 0 0					Min. Green: 0 0 0					Min. Green: 0 0 0					Min. Green: 0 0 0				
Lanes: 2 0 2 1 0					Lanes: 2 0 3 0 1					Lanes: 2 0 2 0 1					Lanes: 2 0 2 0 1				

Volume Module: >> Count Date: 3 Mar 2004 << PM PEAK HOUR												
Base Vol:	254	1477	125	189	1017	283	352	1002	137	209	1126	295
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	254	1477	125	189	1017	283	352	1002	137	209	1126	295
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
PHF Volume:	262	1523	129	195	1048	292	363	1033	141	215	1161	304
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	262	1523	129	195	1048	292	363	1033	141	215	1161	304
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Vol.:	262	1523	129	195	1048	292	363	1033	141	215	1161	304

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	0.90	0.90	0.92	0.91	0.85	0.92	0.95	0.85	0.92	0.95	0.85
Lanes:	2.00	2.77	0.23	2.00	3.00	1.00	2.00	2.00	1.00	2.00	2.00	1.00
Final Sat.:	3502	4725	400	3502	5187	1615	3502	3610	1615	3502	3610	1615

Capacity Analysis Module:												
Vol/Sat:	0.07	0.32	0.32	0.06	0.20	0.18	0.10	0.29	0.09	0.06	0.32	0.19
Crit Moves:	****			****			****			****		
Green/Cycle:	0.11	0.36	0.36	0.06	0.30	0.30	0.11	0.39	0.39	0.08	0.35	0.35
Volume/Cap:	0.68	0.90	0.90	0.93	0.67	0.60	0.94	0.73	0.22	0.77	0.92	0.54
Delay/Veh:	64.8	48.4	48.4	107.7	44.2	44.0	93.2	38.5	28.7	75.3	54.4	37.5
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	64.8	48.4	48.4	107.7	44.2	44.0	93.2	38.5	28.7	75.3	54.4	37.5
HCM2kAvg:	7	25	26	7	14	11	12	20	4	7	28	11

Social Security Building
Traffic Impact Study
PM Peak Hour - Year 2005 Traffic

Level Of Service Computation Report

2000 HCM Unsignalized Method (Base Volume Alternative)

Intersection #2 Del Rey / Buffalo

Average Delay (sec/veh): 0.4 Worst Case Level Of Service: F[73.4]

Street Name:	Buffalo Drive						Del Rey Avenue					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Uncontrolled			Uncontrolled			Stop Sign			Stop Sign		
Rights:	Include			Include			Include			Include		
Lanes:	1	0	2	0	2	0	1	0	0	0	0	0

Volume Module: >> Count Date: 3 Mar 2004 << PM PEAK HOUR	Buffalo Drive NB			Buffalo Drive SB			Del Rey Avenue EB			Del Rey Avenue WB		
Base Vol:	8	1841	0	30	1333	7	4	0	6	0	0	0
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	8	1841	0	30	1333	7	4	0	6	0	0	0
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
PHF Volume:	8	1884	0	31	1364	7	4	0	6	0	0	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Final Vol.:	8	1884	0	31	1364	7	4	0	6	0	0	0

Critical Gap Module:	Buffalo Drive NB			Buffalo Drive SB			Del Rey Avenue EB			Del Rey Avenue WB		
Critical Gp:	4.1	xxxx	xxxxxx	4.1	xxxx	xxxxxx	6.8	xxxx	6.9	xxxxxx	xxxx	xxxxxx
FollowUpTim:	2.2	xxxx	xxxxxx	2.2	xxxx	xxxxxx	3.5	xxxx	3.3	xxxxxx	xxxx	xxxxxx

Capacity Module:	Buffalo Drive NB			Buffalo Drive SB			Del Rey Avenue EB			Del Rey Avenue WB		
Cnflct Vol:	1372	xxxx	xxxxxx	1884	xxxx	xxxxxx	2384	xxxx	682	xxxx	xxxx	xxxxxx
Potent Cap.:	507	xxxx	xxxxxx	322	xxxx	xxxxxx	29	xxxx	397	xxxx	xxxx	xxxxxx
Move Cap.:	507	xxxx	xxxxxx	322	xxxx	xxxxxx	27	xxxx	397	xxxx	xxxx	xxxxxx
Volume/Cap:	0.02	xxxx	xxxxxx	0.10	xxxx	xxxxxx	0.15	xxxx	0.02	xxxx	xxxx	xxxxxx

Level Of Service Module:	Buffalo Drive NB			Buffalo Drive SB			Del Rey Avenue EB			Del Rey Avenue WB		
Queue:	0.0	xxxx	xxxxxx	0.3	xxxx	xxxxxx	0.5	xxxx	0.0	xxxxxx	xxxx	xxxxxx
Stopped Del:	12.2	xxxx	xxxxxx	17.3	xxxx	xxxxxx	162.1	xxxx	14.2	xxxxxx	xxxx	xxxxxx
LOS by Move:	B	*	*	C	*	*	F	*	B	*	*	*
Movement:	LT - LTR - RT			LT - LTR - RT			LT - LTR - RT			LT - LTR - RT		
Shared Cap.:	xxxx	xxxx	xxxxxx	xxxx	xxxx	xxxxxx	xxxx	xxxx	xxxx	xxxx	xxxxxx	
SharedQueue:	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxx	xxxxxx	
Shrd StpDel:	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxx	xxxxxx	
Shared LOS:	*	*	*	*	*	*	*	*	*	*	*	
ApproachDel:	xxxxxx			xxxxxx			73.4		xxxxxx			
ApproachLOS:	*			*			F		*			

Social Security Building
Traffic Impact Study
PM Peak Hour - Year 2005 Traffic

Level Of Service Computation Report

2000 HCM Operations Method (Base Volume Alternative)

Intersection #3 Oakey/Bufalo

Cycle (sec): 140 Critical Vol./Cap. (X): 0.767
Loss Time (sec): 12 (Y+R = 5 sec) Average Delay (sec/veh): 28.1
Optimal Cycle: 76 Level Of Service: C

Street Name:	Bufalo Drive			Oakey Boulevard									
Approach:	North Bound			South Bound			East Bound			West Bound			
Movement:	L	T	R	L	T	R	L	T	R	L	T	R	
Control:	Protected			Protected			Permitted			Permitted			
Rights:	Include			Include			Include			Include			
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0	
Lanes:	1	0	2	0	1	1	0	2	0	1	1	0	1

Volume Module:	>> Count	Date:	3 Mar 2004	<< PM	PEAK HOUR
Base Vol:	54	1539	57	86	1188
Growth Adj:	1.00	1.00	1.00	1.00	1.00
Initial Bse:	54	1539	57	86	1188
User Adj:	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.94	0.94	0.94	0.94	0.94
PHF Volume:	57	1637	61	91	1264
Reduct Vol:	0	0	0	0	0
Reduced Vol:	57	1637	61	91	1264
PCE Adj:	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00
Final Vol.:	57	1637	61	91	1264

Saturation Flow Module:	Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.95	0.95	0.85	0.95	0.95	0.85	0.20	1.00	0.85	0.57	1.00
Lanes:	1.00	2.00	1.00	1.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Sat.:	1805	3610	1615	1805	3610	1615	371	1900	1615	1081	1900

Capacity Analysis Module:	Vol/Sat:	0.03	0.45	0.04	0.05	0.35	0.06	0.11	0.08	0.01	0.09	0.20	0.19
Crit Moves:	****	****	****	****	****	****	****	****	****	****	****	****	****
Green/Cycle:	0.06	0.59	0.59	0.60	0.60	0.44	0.26	0.26	0.26	0.26	0.26	0.26	0.26
Volume/Cap:	0.53	0.77	0.06	0.08	0.58	0.14	0.42	0.29	0.04	0.36	0.76	0.71	0.71
Delay/Veh:	68.8	23.3	12.3	11.8	17.6	23.5	46.0	41.8	38.7	43.1	54.4	52.7	52.7
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	68.8	23.3	12.3	11.8	17.6	23.5	46.0	41.8	38.7	43.1	54.4	52.7	52.7
HCM2kAvg:	3	27	1	2	16	3	7	5	0	6	16	13	13

Social Security Building
Traffic Impact Study
PM Peak Hour - Year 2005 Traffic

Level Of Service Computation Report
2000 HCM Operations Method (Base Volume Alternative)

Intersection #4 Sahara/Buffalo

Cycle (sec): 140 Critical Vol./Cap. (X): 0.890
Loss Time (sec): 16 (Y+R = 5 sec) Average Delay (sec/veh): 48.2
Optimal Cycle: 134 Level Of Service: D

Street Name:	Buffalo Drive						Sahara Avenue					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Protected			Protected			Protected			Protected		
Rights:	Include			Include			Include			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Lanes:	2	0	2	0	2	0	2	0	3	0	2	3

Volume Module: >> Count Date: 3 Mar 2004 << PM PEAK HOUR												
Base Vol:	277	934	132	240	735	333	302	1319	154	178	1860	384
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	277	934	132	240	735	333	302	1319	154	178	1860	384
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
PHF Volume:	283	953	135	245	750	340	308	1346	157	182	1898	392
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	283	953	135	245	750	340	308	1346	157	182	1898	392
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Vol.:	283	953	135	245	750	340	308	1346	157	182	1898	392

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	0.95	0.85	0.92	0.95	0.85	0.92	0.91	0.85	0.92	0.91	0.85
Lanes:	2.00	2.00	1.00	2.00	2.00	1.00	2.00	3.00	1.00	2.00	3.00	1.00
Final Sat.:	3502	3610	1615	3502	3610	1615	3502	5187	1615	3502	5187	1615

Capacity Analysis Module:												
Vol/Sat:	0.08	0.26	0.08	0.07	0.21	0.21	0.09	0.26	0.10	0.05	0.37	0.24
Crit Moves:	****			****			****			****		
Green/Cycle:	0.10	0.30	0.30	0.08	0.27	0.27	0.10	0.43	0.43	0.09	0.41	0.41
Volume/Cap:	0.81	0.88	0.28	0.87	0.77	0.78	0.88	0.60	0.23	0.58	0.89	0.59
Delay/Veh:	74.6	55.1	37.7	88.5	50.9	56.0	83.9	31.2	25.4	63.8	43.7	33.6
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	74.6	55.1	37.7	88.5	50.9	56.0	83.9	31.2	25.4	63.8	43.7	33.6
HCM2kAvg:	8	22	4	8	16	15	10	15	4	5	28	13

Social Security Building
Traffic Impact Study
AM Peak Hour - Year 2005 Traffic with Site

Impact Analysis Report
Level Of Service

Intersection	Base			Future			Change in
	LOS	Del/ Veh	V/ C	LOS	Del/ Veh	V/ C	
# 1 Charleston/Buffalo	D	49.5	0.923	D	49.5	0.923	+ 0.000 D/V
# 2 Del Rey / Buffalo	F	105.5	0.000	F	105.5	0.000	+ 0.000 D/V
# 3 Oakey/Buffalo	C	31.4	0.784	C	31.4	0.784	+ 0.000 D/V
# 4 Sahara/Buffalo	D	43.6	0.798	D	43.6	0.798	+ 0.000 D/V

Social Security Building
Traffic Impact Study
AM Peak Hour - Year 2005 Traffic with Site

Level Of Service Computation Report
2000 HCM Operations Method (Base Volume Alternative)

Intersection #1 Charleston/Buffalo

Cycle (sec): 140 Critical Vol./Cap. (X): 0.923
Loss Time (sec): 16 (Y+R = 5 sec) Average Delay (sec/veh): 49.5
Optimal Cycle: 140 Level Of Service: D

Street Name:	Buffalo Drive					Charleston Boulevard									
Approach:	North Bound			South Bound		East Bound			West Bound						
Movement:	L	T	R	L	T	R	L	T	R	L	T	R			
Control:	Protected			Protected		Protected			Protected						
Rights:	Include			Include		Include			Include						
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0			
Lanes:	2	0	2	1	0	2	0	3	0	1	2	0	2	0	1

Volume Module:	>> Count	Date:	3 Mar 2004	<< AM	PEAK HOUR							
Base Vol:	67	589	104	433	1660	298	245	1289	175	111	507	109
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	67	589	104	433	1660	298	245	1289	175	111	507	109
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
PHF Volume:	75	662	117	487	1865	335	275	1448	197	125	570	122
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	75	662	117	487	1865	335	275	1448	197	125	570	122
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Vol.:	75	662	117	487	1865	335	275	1448	197	125	570	122

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	0.89	0.89	0.92	0.91	0.85	0.92	0.95	0.85	0.92	0.95	0.85
Lanes:	2.00	2.55	0.45	2.00	3.00	1.00	2.00	2.00	1.00	2.00	2.00	1.00
Final Sat.:	3502	4312	761	3502	5187	1615	3502	3610	1615	3502	3610	1615

Capacity Analysis Module:												
Vol/Sat:	0.02	0.15	0.15	0.14	0.36	0.21	0.08	0.40	0.12	0.04	0.16	0.08
Crit Moves:	****			****			****			****		
Green/Cycle:	0.02	0.21	0.21	0.20	0.39	0.39	0.16	0.44	0.44	0.04	0.32	0.32
Volume/Cap:	1.07	0.73	0.73	0.69	0.92	0.53	0.49	0.91	0.28	0.89	0.49	0.24
Delay/Veh:	198.2	54.2	54.2	55.1	48.2	33.7	54.3	45.0	25.2	111.9	38.8	35.3
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	198.2	54.2	54.2	55.1	48.2	33.7	54.3	45.0	25.2	111.9	38.8	35.3
HCM2kAvg:	4	12	12	11	29	11	6	32	5	5	10	4

Social Security Building
Traffic Impact Study
AM Peak Hour - Year 2005 Traffic with Site

Level Of Service Computation Report

2000 HCM Unsignalized Method (Base Volume Alternative)

Intersection #2 Del Rey / Buffalo

Average Delay (sec/veh): 0.6 Worst Case Level Of Service: F[105.5]

Street Name:		Buffalo Drive				Del Rey Avenue				
Approach:		North Bound		South Bound		East Bound		West Bound		
Movement:		L	T	R	L	T	R	L	T	R
Control:		Uncontrolled		Uncontrolled		Stop Sign		Stop Sign		
Rights:		Include		Include		Include		Include		
Lanes:		1	0	1	1	0	2	0	1	1

Volume Module: >> Count Date: 3 Mar 2004 << AM PEAK HOUR											
Base Vol:	4	738	12	60	1856	1	1	0	3	3	0
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	4	738	12	60	1856	1	1	0	3	3	0
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
PHF Volume:	4	822	13	67	2067	1	1	0	3	3	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0
Final Vol.:	4	822	13	67	2067	1	1	0	3	3	0

Critical Gap Module:											
Critical Gp:	4.1	xxxx	xxxxxx	4.1	xxxx	xxxxxx	7.5	xxxx	6.9	7.5	xxxx
FollowUpTim:	2.2	xxxx	xxxxxx	2.2	xxxx	xxxxxx	3.5	xxxx	3.3	3.5	xxxx

Capacity Module:											
Cnflct Vol:	2068	xxxx	xxxxxx	835	xxxx	xxxxxx	2620	xxxx	1033	2004	xxxx
Potent Cap.:	273	xxxx	xxxxxx	807	xxxx	xxxxxx	12	xxxx	233	36	xxxx
Move Cap.:	273	xxxx	xxxxxx	807	xxxx	xxxxxx	11	xxxx	233	33	xxxx
Volume/Cap:	0.02	xxxx	xxxxxx	0.08	xxxx	xxxxxx	0.10	xxxx	0.01	0.10	xxxx

Level Of Service Module:											
Queue:	0.0	xxxx	xxxxxx	0.3	xxxx	xxxxxx	0.3	xxxx	0.0	0.3	xxxx
Stopped Del:	18.4	xxxx	xxxxxx	9.9	xxxx	xxxxxx	360.0	xxxx	20.7	127.1	xxxx
LOS by Move:	C	*	*	A	*	*	F	*	C	F	*
Movement:	LT - LTR - RT			LT - LTR - RT			LT - LTR - RT			LT - LTR - RT	
Shared Cap.:	xxxx	xxxx	xxxxxx	xxxx	xxxx	xxxxxx	xxxx	xxxx	xxxxxx	xxxx	xxxx
SharedQueue:	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxxxx
Shrd StpDel:	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxxxx
Shared LOS:	*	*	*	*	*	*	*	*	*	*	*
ApproachDel:	xxxxxx			xxxxxx			105.5			98.1	
ApproachLOS:	*			*			F			F	

Social Security Building
Traffic Impact Study
AM Peak Hour - Year 2005 Traffic with Site

Level Of Service Computation Report
2000 HCM Operations Method (Base Volume Alternative)

Intersection #3 Oakey/Buffalo

Cycle (sec): 140 Critical Vol./Cap. (X): 0.784
Loss Time (sec): 16 (Y+R = 5 sec) Average Delay (sec/veh): 31.4
Optimal Cycle: 93 Level Of Service: C

Street Name:	Buffalo Drive						Oakey Boulevard					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Protected			Protected			Permitted			Permitted		
Rights:	Include			Include			Include			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Lanes:	1	0	2	0	1	0	1	0	1	0	1	0

Volume Module: >> Count Date: 3 Mar 2004 << PM PEAK HOUR	Buffalo Drive NB			Buffalo Drive SB			Oakey Blvd EB			Oakey Blvd WB		
Base Vol:	9	621	52	257	1547	26	51	350	90	19	76	61
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	9	621	52	257	1547	26	51	350	90	19	76	61
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
PHF Volume:	10	698	58	289	1738	29	57	393	101	21	85	69
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	10	698	58	289	1738	29	57	393	101	21	85	69
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Vol.:	10	698	58	289	1738	29	57	393	101	21	85	69

Saturation Flow Module:	Buffalo Drive NB			Buffalo Drive SB			Oakey Blvd EB			Oakey Blvd WB		
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.95	0.95	0.85	0.95	0.95	0.85	0.70	1.00	0.85	0.20	1.00	0.85
Lanes:	1.00	2.00	1.00	1.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Sat.:	1805	3610	1615	1805	3610	1615	1328	1900	1615	380	1900	1615

Capacity Analysis Module:	Buffalo Drive NB			Buffalo Drive SB			Oakey Blvd EB			Oakey Blvd WB		
Vol/Sat:	0.01	0.19	0.04	0.16	0.48	0.02	0.04	0.21	0.06	0.06	0.04	0.04
Crit Moves:	****			****			****					
Green/Cycle:	0.01	0.34	0.34	0.30	0.63	0.63	0.27	0.27	0.27	0.27	0.27	0.27
Volume/Cap:	0.56	0.57	0.11	0.53	0.76	0.03	0.16	0.77	0.23	0.21	0.17	0.16
Delay/Veh:	103.3	38.4	31.7	41.9	20.1	9.8	39.2	53.9	40.1	40.5	39.2	39.1
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	103.3	38.4	31.7	41.9	20.1	9.8	39.2	53.9	40.1	40.5	39.2	39.1
HCM2kAvg:	1	12	2	11	27	0	3	17	3	3	3	2

Social Security Building
Traffic Impact Study
AM Peak Hour - Year 2005 Traffic with Site

Level Of Service Computation Report
2000 HCM Operations Method (Base Volume Alternative)

Intersection #4 Sahara/Buffalo

Cycle (sec): 140 Critical Vol./Cap. (X): 0.798
Loss Time (sec): 16 (Y+R = 5 sec) Average Delay (sec/veh): 43.6
Optimal Cycle: 97 Level Of Service: D

Street Name:	Buffalo Drive						Sahara Avenue					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Protected			Protected			Protected			Protected		
Rights:	Include			Include			Include			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Lanes:	2	0	2	0	2	0	2	0	3	0	2	3

Volume Module: >> Count Date: 3 Mar 2004 << AM PEAK HOUR	Buffalo Drive			Sahara Avenue		
Base Vol:	131	472	183	536	795	249
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	131	472	183	536	795	249
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.94	0.94	0.94	0.94	0.94	0.94
PHF Volume:	139	502	195	570	846	265
Reduct Vol:	0	0	0	0	0	0
Reduced Vol:	139	502	195	570	846	265
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00
Final Vol.:	139	502	195	570	846	265

Saturation Flow Module:	Buffalo Drive			Sahara Avenue		
Sat/Lane:	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	0.95	0.85	0.92	0.91	0.85
Lanes:	2.00	2.00	1.00	2.00	3.00	1.00
Final Sat.:	3502	3610	1615	3502	5187	1615

Capacity Analysis Module:	Buffalo Drive			Sahara Avenue		
Vol/Sat:	0.04	0.14	0.12	0.16	0.23	0.16
Crit Moves:	****	****	****	****	****	****
Green/Cycle:	0.05	0.17	0.17	0.20	0.32	0.32
Volume/Cap:	0.80	0.82	0.71	0.81	0.73	0.51
Delay/Veh:	87.6	64.5	63.1	60.8	44.7	39.6
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	87.6	64.5	63.1	60.8	44.7	39.6
HCM2kAvg:	5	13	9	14	17	9

Social Security Building
Traffic Impact Study
PM Peak Hour - Year 2005 Traffic with Site

Impact Analysis Report
Level Of Service

Intersection	Base			Future			Change in
	LOS	Del/ Veh	V/ C	LOS	Del/ Veh	V/ C	
# 1 Charleston/Buffalo	D	52.5	0.916	D	52.5	0.916	+ 0.000 D/V
# 2 Del Rey / Buffalo	F	910.0	0.000	F	910.0	0.000	+ 0.000 D/V
# 3 Oakey/Buffalo	C	28.1	0.770	C	28.1	0.770	+ 0.000 D/V
# 4 Sahara/Buffalo	D	49.1	0.899	D	49.1	0.899	+ 0.000 D/V

Social Security Building
Traffic Impact Study
PM Peak Hour - Year 2005 Traffic with Site

Level Of Service Computation Report
2000 HCM Operations Method (Base Volume Alternative)

Intersection #1 Charleston/Buffalo

Cycle (sec): 140 Critical Vol./Cap. (X): 0.916
Loss Time (sec): 16 (Y+R = 5 sec) Average Delay (sec/veh): 52.5
Optimal Cycle: 140 Level Of Service: D

Street Name:	Buffalo Drive					Charleston Boulevard									
Approach:	North Bound			South Bound		East Bound			West Bound						
Movement:	L	T	R	L	T	R	L	T	R	L	T	R			
Control:	Protected			Protected		Protected			Protected						
Rights:	Include			Include		Include			Include						
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0			
Lanes:	2	0	2	1	0	2	0	3	0	1	2	0	2	0	1

Volume Module: >> Count Date: 3 Mar 2004 << PM PEAK HOUR												
Base Vol:	264	1511	132	189	1023	283	352	1023	139	210	1126	295
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	264	1511	132	189	1023	283	352	1023	139	210	1126	295
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
PHF Volume:	272	1558	136	195	1055	292	363	1055	143	216	1161	304
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	272	1558	136	195	1055	292	363	1055	143	216	1161	304
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Vol.:	272	1558	136	195	1055	292	363	1055	143	216	1161	304

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	0.90	0.90	0.92	0.91	0.85	0.92	0.95	0.85	0.92	0.95	0.85
Lanes:	2.00	2.76	0.24	2.00	3.00	1.00	2.00	2.00	1.00	2.00	2.00	1.00
Final Sat.:	3502	4713	412	3502	5187	1615	3502	3610	1615	3502	3610	1615

Capacity Analysis Module:												
Vol/Sat:	0.08	0.33	0.33	0.06	0.20	0.18	0.10	0.29	0.09	0.06	0.32	0.19
Crit Moves:	****			****			****			****		
Green/Cycle:	0.11	0.36	0.36	0.06	0.30	0.30	0.11	0.39	0.39	0.08	0.35	0.35
Volume/Cap:	0.71	0.92	0.92	0.93	0.68	0.60	0.94	0.75	0.23	0.77	0.92	0.54
Delay/Veh:	66.0	50.7	50.7	107.7	44.3	44.0	93.2	39.1	28.8	75.7	54.4	37.5
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	66.0	50.7	50.7	107.7	44.3	44.0	93.2	39.1	28.8	75.7	54.4	37.5
HCM2kAvg:	7	27	27	7	14	11	12	20	4	7	28	11

Social Security Building
Traffic Impact Study
PM Peak Hour - Year 2005 Traffic with Site

Level Of Service Computation Report
2000 HCM Unsignalized Method (Base Volume Alternative)

Intersection #2 Del Rey / Buffalo

Average Delay (sec/veh): 10.6 Worst Case Level Of Service: F[910.0]

Street Name:	Buffalo Drive				Del Rey Avenue				
Approach:	North Bound		South Bound		East Bound		West Bound		
Movement:	L	T	R	L	T	R	L	T	R
Control:	Uncontrolled		Uncontrolled		Stop Sign		Stop Sign		
Rights:	Include		Include		Include		Include		
Lanes:	1	0	1	1	0	1	1	0	0

Volume Module:	>> Count	Date:	3 Mar 2004	<< PM	PEAK HOUR
Base Vol:	8 1845	2	39 1344	7	4 0 6 23 0 13
Growth Adj:	1.00 1.00 1.00	1.00	1.00 1.00 1.00	1.00	1.00 1.00 1.00 1.00 1.00 1.00
Initial Bse:	8 1845	2	39 1344	7	4 0 6 23 0 13
User Adj:	1.00 1.00 1.00	1.00	1.00 1.00 1.00	1.00	1.00 1.00 1.00 1.00 1.00 1.00
PHF Adj:	0.98 0.98 0.98	0.98	0.98 0.98 0.98	0.98	0.98 0.98 0.98 0.98 0.98 0.98
PHF Volume:	8 1888	2	40 1376	7	4 0 6 24 0 13
Reduct Vol:	0 0 0	0	0 0 0	0	0 0 0 0 0 0
Final Vol.:	8 1888	2	40 1376	7	4 0 6 24 0 13

Critical Gap Module:	Critical Gp:	4.1 xxxxx xxxxxx	4.1 xxxxx xxxxxx	7.5 xxxxx	6.9	7.5 xxxxx	6.9
FollowUpTim:	2.2 xxxxx xxxxxx	2.2 xxxxx xxxxxx	3.5 xxxxx	3.3	3.5 xxxxx	3.3	

Capacity Module:	Cnflct Vol:	1383 xxxxx xxxxxx	1890 xxxxx xxxxxx	2416 xxxxx	688	2673 xxxxx	945
Potent Cap.:	502 xxxxx xxxxxx	320 xxxxx xxxxxx	17 xxxxx	394	11 xxxxx	266	
Move Cap.:	502 xxxxx xxxxxx	320 xxxxx xxxxxx	15 xxxxx	394	10 xxxxx	266	
Volume/Cap:	0.02 xxxxx xxxxx	0.12 xxxxx xxxxx	0.28 xxxxx	0.02	2.43 xxxxx	0.05	

Level Of Service Module:	Queue:	0.0 xxxxx xxxxxx	0.4 xxxxx xxxxxx	0.7 xxxxx	0.0	4.0 xxxxx	0.2
Stopped Del:	12.3 xxxxx xxxxxx	17.8 xxxxx xxxxxx	324.4 xxxxx	14.3	1413 xxxxx	19.2	
LOS by Move:	B * *	C * *	F * *	B	F * *	C	
Movement:	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT		
Shared Cap.:	xxxx xxxxx xxxxxx	xxxx xxxxx xxxxxx	xxxx xxxxx xxxxxx	xxxx xxxxx xxxxxx	xxxx xxxxx xxxxxx		
SharedQueue:	xxxxxx xxxxx xxxxxx	xxxxxx xxxxx xxxxxx	xxxxxx xxxxx xxxxxx	xxxxxx xxxxx xxxxxx	xxxxxx xxxxx xxxxxx		
Shrd StpDel:	xxxxxx xxxxx xxxxxx	xxxxxx xxxxx xxxxxx	xxxxxx xxxxx xxxxxx	xxxxxx xxxxx xxxxxx	xxxxxx xxxxx xxxxxx		
Shared LOS:	* *	* *	* *	*	* *	*	
ApproachDel:	xxxxxxx	xxxxxxx	138.3		910.0		
ApproachLOS:	*	*	F		F		

Social Security Building
Traffic Impact Study
PM Peak Hour - Year 2005 Traffic with Site

Level Of Service Computation Report
2000 HCM Operations Method (Base Volume Alternative)

Intersection #3 Oakey/Buffalo

Cycle (sec): 140 Critical Vol./Cap. (X): 0.770
Loss Time (sec): 12 (Y+R = 5 sec) Average Delay (sec/veh): 28.1
Optimal Cycle: 77 Level Of Service: C

Street Name:	Buffalo Drive						Oakey Boulevard						
Approach:	North Bound			South Bound			East Bound			West Bound			
Movement:	L	T	R	L	T	R	L	T	R	L	T	R	
Control:	Protected			Protected			Permitted			Permitted			
Rights:	Include			Include			Include			Include			
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0	
Lanes:	1	0	2	0	1	1	0	2	0	1	1	0	1

Volume Module: >> Count Date: 3 Mar 2004 << PM PEAK HOUR

Base Vol:	54	1544	57	88	1218	98	39	135	14	96	352	281
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	54	1544	57	88	1218	98	39	135	14	96	352	281
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
PHF Volume:	57	1643	61	94	1296	104	41	144	15	102	374	299
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	57	1643	61	94	1296	104	41	144	15	102	374	299
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Vol.:	57	1643	61	94	1296	104	41	144	15	102	374	299

Saturation Flow Module:

Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.95	0.95	0.85	0.95	0.95	0.85	0.20	1.00	0.85	0.57	1.00	0.85
Lanes:	1.00	2.00	1.00	1.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Sat.:	1805	3610	1615	1805	3610	1615	371	1900	1615	1081	1900	1615

Capacity Analysis Module:

Vol/Sat:	0.03	0.46	0.04	0.05	0.36	0.06	0.11	0.08	0.01	0.09	0.20	0.19
Crit Moves:	****			****						****		
Green/Cycle:	0.06	0.59	0.59	0.60	0.60	0.44	0.26	0.26	0.26	0.26	0.26	0.26
Volume/Cap:	0.53	0.77	0.06	0.09	0.60	0.15	0.43	0.29	0.04	0.36	0.76	0.71
Delay/Veh:	68.8	23.4	12.3	11.8	17.9	23.6	46.2	41.8	38.7	43.1	54.4	52.7
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	68.8	23.4	12.3	11.8	17.9	23.6	46.2	41.8	38.7	43.1	54.4	52.7
HCM2kAvg:	3	27	1	2	17	3	8	5	0	6	16	13

Social Security Building
Traffic Impact Study
PM Peak Hour - Year 2005 Traffic with Site

Level Of Service Computation Report
2000 HCM Operations Method (Base Volume Alternative)

Intersection #4 Sahara/Buffalo

Cycle (sec): 140 Critical Vol./Cap. (X): 0.899
Loss Time (sec): 16 (Y+R = 5 sec) Average Delay (sec/veh): 49.1
Optimal Cycle: 139 Level Of Service: D

Street Name:	Buffalo Drive						Sahara Avenue					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Protected			Protected			Protected			Protected		
Rights:	Include			Include			Include			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Lanes:	2	0	2	0	2	0	2	0	3	0	2	3

Volume Module: >> Count Date: 3 Mar 2004 << PM PEAK HOUR	Buffalo Drive			Sahara Avenue		
Base Vol:	277	935	132	252	744	342
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	277	935	132	252	744	342
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.98	0.98	0.98	0.98	0.98	0.98
PHF Volume:	284	959	135	258	763	351
Reduct Vol:	0	0	0	0	0	0
Reduced Vol:	284	959	135	258	763	351
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00
Final Vol.:	284	959	135	258	763	351

Saturation Flow Module:	Buffalo Drive			Sahara Avenue		
Sat/Lane:	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	0.95	0.85	0.92	0.95	0.85
Lanes:	2.00	2.00	1.00	2.00	2.00	1.00
Final Sat.:	3502	3610	1615	3502	3610	1615

Capacity Analysis Module:	Buffalo Drive			Sahara Avenue		
Vol/Sat:	0.08	0.27	0.08	0.07	0.21	0.22
Crit Moves:	****			****		
Green/Cycle:	0.10	0.30	0.30	0.08	0.27	0.27
Volume/Cap:	0.81	0.89	0.28	0.92	0.78	0.80
Delay/Veh:	75.0	55.7	37.8	97.9	51.5	58.1
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	75.0	55.7	37.8	97.9	51.5	58.1
HCM2kAvg:	8	23	4	9	17	16

**Comparison of CLV and GCW
Level-of-Service Calculations**

Intersection	Output Source	PM Peak		
		Xc	Delay	LOS
Charleston	CLV	0.92	60.9	E
	GCW	0.92	59.1	E
Oakey	CLV	0.77	46.2	D
	GCW	0.77	44.3	D
Sahara	CLV	0.89	56.8	E
	GCW	0.90	56.9	E

Phone:
E-Mail:

Fax:

OPERATIONAL ANALYSIS

Intersection:

City/State: Las Vegas

Analyst: RES

Project No:

Time Period Analyzed: PM future with project

Date: 4/29/2004

East/West Street Name: Charleston

North/South Street Name: Buffalo

VOLUME DATA

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Volume	352	1023	139	210	1126	295	264	1511	132	189	1023	283
PHF	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
PK 15 Vol	91	264	36	54	290	76	68	389	34	49	264	73
Hi Ln Vol												
% Grade	0			0			0			0		
Ideal Sat	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
ParkExist												
NumPark												
% Heavy Veh	0	0	0	0	0	0	0	0	0	0	0	0
No. Lanes	2	2	1	2	2	1	2	3	0	2	3	1
LGConfig	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
RTOR Vol		0		0			0			0		
Adj Flow	363	1055	143	216	1161	304	272	1694		195	1055	292
%InSharedLn							0.08					
Prop Turns												
NumPeds		0		0			0			0		
NumBus	0	0	0	0	0	0	0	0	0	0	0	0

ation 0.25 Area Type: All other areas

OPERATING PARAMETERS

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Init Unmet	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Arriv. Type	3	3	3	3	3	3	3	3	3	3	3	3
Unit Ext.	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Factor	1.000			1.000			1.000			1.000		
Lost Time	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Ext of g	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Ped Min g	0.0			0.0			0.0			0.0		

PHASE DATA

Phase Combination 1 2 3 4 | 5 6 7 8

EB Left	P	P	NB Left	P
Thru	P	P	Thru	P
Right	P	P	Right	P
Peds			Ped	

WB Left	P	SB Left	P

Thru Right Peds	P P P		Thru Right Ped	P P P
B Right			EB Right	
B Right			WB Right	
Green	10.0 30.0 16.0		18.0 25.0 9.0	
Yellow	4.0 4.0 4.0		4.0 4.0 4.0	
Red	1.0 1.0 2.0		1.0 1.0 2.0	

Cycle Length: 140.0 secs

VOLUME ADJUSTMENT WORKSHEET

ppr./ Movement	Mvt	Flow	No. PHF	Lane	Adjusted Rate	Prop. Group	Prop. Left RTOR	Prop. Right In Lane	Turns Grp	Turns

Eastbound

Left	352	0.97	363	2	L		363			
Thru	1023	0.97	1055	2	T		1055			
Right	139	0.97	143	1	R	0	143			

Vestbound

Left	210	0.97	216	2	L		216			
Thru	1126	0.97	1161	2	T		1161			
Right	295	0.97	304	1	R	0	304			

Northbound

Left	264	0.97	272	2	L		272			
Thru	1511	0.97	1558	3	TR		1694		0.08	
Right	132	0.97	136	0		0				

Southbound

Left	189	0.97	195	2	L		195			
Thru	1023	0.97	1055	3	T		1055			
Right	283	0.97	292	1	R	0	292			

Value entered by user.

SATURATION FLOW ADJUSTMENT WORKSHEET

ppr/ Ideal	ane Sat	f	f	f	f	f	f	f	f	f	Adj Sat	LT	Flow
Group	Flow	W	HV	G	P	BB	A	LU	RT	LT			

Eastbound

Sec LT Adj/LT Sat:												
1900	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.97	—	0.950	3502
1900	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.95	1.000	1.000	3610
1900	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.850	—	1615	

Vestbound

Sec LT Adj/LT Sat:												
1900	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.97	—	0.950	3502
1900	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.95	1.000	1.000	3610
1900	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.850	—	1615	

Northbound

Sec LT Adj/LT Sat:												
1900	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.97	—	0.950	3502
R 1900	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.91	0.988	1.000	5125

Southbound

Sec LT Adj/LT Sat:												
1900	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.97	—	0.950	3502
1900	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.91	1.000	1.000	5187
1900	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.850	—	1615	

CAPACITY ANALYSIS WORKSHEET

Adj Adj Sat Flow Green --Lane Group--

Appr/ Lane	Flow Rate	Flow Rate	Ratio	Ratio	Capacity	v/c
Mvmt Group	(v)	(s)	(v/s)	(g/C)	(c)	Ratio

Eastbound

Pri.						
Sec.						
Left L	363	3502	# 0.10	0.114	400	0.91
Thru T	1055	3610	0.29	0.364	1315	0.80
Right R	143	1615	0.09	0.364	588	0.24

Westbound

Pri.						
Sec.						
Left L	216	3502	0.06	0.071	250	0.86
Thru T	1161	3610	# 0.32	0.321	1160	1.00
Right R	304	1615	0.19	0.321	519	0.59

Northbound

Pri.						
Sec.						
Left L	272	3502	0.08	0.129	450	0.60
Thru TR	1694	5125	# 0.33	0.343	1757	0.96
Right						

Southbound

Pri.						
Sec.						
L	195	3502	# 0.06	0.064	225	0.87
T	1055	5187	0.20	0.279	1445	0.73
Right R	292	1615	0.18	0.279	450	0.65

Sum (v/s) critical = 0.81

Lost Time/Cycle, L = 16.00 sec Critical v/c(X) = 0.92

LEVEL OF SERVICE WORKSHEET

Appr/ Lane	Ratios	Unf	Prog	Lane	Incremental	Res	Lane	Group	Approach
Grp	v/c	g/C	d1	Del	Adj	Grp	Factor	Del	Del
				Fact	Cap	k	d2	d3	Delay
									LOS

Eastbound

L	0.91	0.114	61.3	1.000	400	0.50	26.8	0.0	88.1	F
T	0.80	0.364	40.0	1.000	1315	0.50	5.2	0.0	45.2	D
R	0.24	0.364	31.0	1.000	588	0.50	1.0	0.0	32.0	C

Westbound

L	0.86	0.071	64.3	1.000	250	0.50	30.5	0.0	94.8	F
	1.00	0.321	47.5	1.000	1160	0.50	26.6	0.0	74.1	E
	0.59	0.321	39.7	1.000	519	0.50	4.8	0.0	44.5	D

Northbound

L	0.60	0.129	57.6	1.000	450	0.50	5.9	0.0	63.6	E
TR	0.96	0.343	45.2	1.000	1757	0.50	14.5	0.0	59.7	E

Southbound

L	0.87	0.064	64.9	1.000	225	0.50	33.4	0.0	98.3	F
T	0.73	0.279	45.7	1.000	1445	0.50	3.3	0.0	49.0	D
R	0.65	0.279	44.5	1.000	450	0.50	7.1	0.0	51.5	D

Intersection Delay = 60.9 (sec/veh) Intersection LOS = E

SUPPLEMENTAL PERMITTED LT WORKSHEET

for exclusive lefts

APPROACH

EB WB NB SB

Cycle Length, C 140.0 sec

Actual Green Time for Lane Group, G

Effective Green Time for Lane Group, g

Opposing Effective Green Time, go

Phone:
E-Mail:

Fax:

OPERATIONAL ANALYSIS

Intersection:

City/State: Las Vegas

Analyst: RES

Project No:

Time Period Analyzed: PM future with project

Date: 4/29/2004

East/West Street Name: Oakey

North/South Street Name: Buffalo

VOLUME DATA

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Volume	39	135	14	96	352	281	54	1544	57	88	1218	98
PHF	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
PK 15 Vol	10	36	4	26	94	75	14	411	15	23	324	26
Hi Ln Vol												
% Grade	0			0			0			0		
Ideal Sat	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
ParkExist												
NumPark												
% Heavy Veh	0	0	0	0	0	0	0	0	0	0	0	0
No. Lanes	1	1	1	1	1	1	1	2	1	1	2	1
LGConfig	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
RTOR Vol	0			0			0			0		
Adj Flow	41	144	15	102	374	299	57	1643	61	94	1296	104
%InSharedLn												
Prop Turns												
NumPeds	0	0	0	0	0	0	0	0	0	0	0	0
NumBus	0	0	0	0	0	0	0	0	0	0	0	0

ation 0.25 Area Type: All other areas

OPERATING PARAMETERS

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Init Unmet	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Arriv. Type	3	3	3	3	3	3	3	3	3	3	3	3
Unit Ext	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
I Factor	1.000			1.000			1.000			1.000		
Lost Time	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Ext of g	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Ped Min g	0.0			0.0			0.0			0.0		

PHASE DATA

Phase Combination 1 2 3 4 | 5 6 7 8

EB Left	P				NB Left	P			
Thru	P				Thru	P	P		
Right	P				Right	P	P		
Peds					Ped				

WB Left P | SB Left P

Thru	P	Thru	P	P
Right	P	Right	P	P
Peds		Ped		
B Right		EB Right		
B Right		WB Right		
Green	40.0	17.0	40.0	21.0
Yellow	4.0	4.0	4.0	4.0
All Red	2.0	1.0	1.0	2.0

Cycle Length: 140.0 secs

VOLUME ADJUSTMENT WORKSHEET

Appr./ Movement	Mvt	Flow	No.	Lane	Adjusted Flow Rate	Prop. Group	Prop. Left RTOR	Prop. Right In Lane	Left Turns	Right Turns

Eastbound

Left	39	0.94	41	1	L		41			
Thru	135	0.94	144	1	T		144			
Right	14	0.94	15	1	R	0	15			

Vestbound

Left	96	0.94	102	1	L		102			
Thru	352	0.94	374	1	T		374			
Right	281	0.94	299	1	R	0	299			

Northbound

Left	54	0.94	57	1	L		57			
Thru	1544	0.94	1643	2	T		1643			
Right	57	0.94	61	1	R	0	61			

Southbound

Left	88	0.94	94	1	L		94			
Thru	1218	0.94	1296	2	T		1296			
Right	98	0.94	104	1	R	0	104			

Value entered by user.

SATURATION FLOW ADJUSTMENT WORKSHEET

Appr./ Lane Group	Ideal Sat	f	f	f	f	f	f	f	f	f	Adj Sat	LT	Flow
		W	HV	G	P	BB	A	LU	RT				

Eastbound

Sec LT Adj/LT Sat:												
1900	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.240	455
1900	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1900
1900	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.850	—	1615

Vestbound

Sec LT Adj/LT Sat:												
1900	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.587	1116
1900	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1900
1900	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.850	—	1615

Northbound

Sec LT Adj/LT Sat:												
1900	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.950	1805
1900	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.95	1.000	1.000	3610
1900	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.850	—	1615

Southbound

Sec LT Adj/LT Sat:												
1900	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.950	1805
1900	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.95	1.000	1.000	3610
1900	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.850	—	1615

CAPACITY ANALYSIS WORKSHEET

Adj Adj Sat Flow Green --Lane Group--

Appr/ Lane	Flow Rate	Flow Rate	Ratio	Ratio	Capacity	v/c
Mvmt Group	(v)	(s)	(v/s)	(g/C)	(c)	Ratio

Eastbound

Pri.						
Sec.						
Left L	41	455	0.09	0.286	130	0.32
Thru T	144	1900	0.08	0.286	543	0.27
Right R	15	1615	0.01	0.286	461	0.03

Westbound

Pri.						
Sec.						
Left L	102	1116	0.09	0.286	319	0.32
Thru T	374	1900	# 0.20	0.286	543	0.69
Right R	299	1615	0.19	0.286	461	0.65

Northbound

Pri.						
Sec.						
Left L	57	1805	0.03	0.150	271	0.21
Thru T	1643	3610	# 0.46	0.471	1702	0.97
Right R	61	1615	0.04	0.471	761	0.08

Southbound

Pri.						
Sec.						
L	94	1805	# 0.05	0.121	219	0.43
T	1296	3610	0.36	0.443	1599	0.81
Right R	104	1615	0.06	0.443	715	0.15

Sum (v/s) critical = 0.70

Lost Time/Cycle, L = 12.00 sec Critical v/c(X) = 0.77

LEVEL OF SERVICE WORKSHEET

Appr/ Lane	Ratios	Unf Del	Prog Adj	Lane Grp	Incremental Factor	Res Del	Lane Delay	Group LOS	Approach
Grp	v/c	g/C	d1	Fact	Cap k	d2	d3	Delay	LOS

Eastbound

L	0.32	0.286	39.3	1.000	130	0.50	6.3	0.0	45.5	D
T	0.27	0.286	38.6	1.000	543	0.50	1.2	0.0	39.8	D
R	0.03	0.286	36.0	1.000	461	0.50	0.1	0.0	36.2	D

Westbound

L	0.32	0.286	39.3	1.000	319	0.50	2.6	0.0	41.9	D
T	0.69	0.286	44.5	1.000	543	0.50	7.0	0.0	51.5	D
R	0.65	0.286	43.8	1.000	461	0.50	6.9	0.0	50.7	D

Northbound

L	0.21	0.150	52.2	1.000	271	0.50	1.8	0.0	54.0	D
T	0.97	0.471	35.9	1.000	1702	0.50	15.0	0.0	50.9	D
R	0.08	0.471	20.3	1.000	761	0.50	0.2	0.0	20.5	C

Southbound

L	0.43	0.121	57.0	1.000	219	0.50	6.0	0.0	63.0	E
T	0.81	0.443	33.9	1.000	1599	0.50	4.6	0.0	38.5	D
R	0.15	0.443	23.2	1.000	715	0.50	0.4	0.0	23.7	C

Intersection Delay = 46.2 (sec/veh) Intersection LOS = D

SUPPLEMENTAL PERMITTED LT WORKSHEET

for exclusive lefts

APPROACH

	EB	WB	NB	SB
Cycle Length, C	140.0	sec		
Actual Green Time for Lane Group, G	40.0	40.0		
Effective Green Time for Lane Group, g	40.00	40.00		
Opposing Effective Green Time, go	40.0	40.0		

Number of Lanes in Lane Group, N	1	1
Number of Opposing Lanes, No	1	1
Adjusted Left-Turn Flow Rate, Vlt	41	102
Proportion of Left Turns in Opposing Flow, Plto	0.00	0.00
Adjusted Opposing Flow Rate, Vo	374	144
Lost Time for Lane Group, tl	4.00	4.00
Left Turns per Cycle: LTC=VltC/3600	1.59	3.97
Opposing Flow per Lane, Per Cycle: Volc=VoC/3600fluo	14.54	5.60
Opposing Platoon Ratio, Rpo (Table 9-2 or Eqn 9-7)	1.00	1.00
$f=[Gexp(-a * (LTC ** b))]-tl, gf<=g$	0.0	0.0
Opposing Queue Ratio: qro=1-Rpo(go/C)	0.71	0.71
$q=(4.943Volc**0.762)/((qro**1.061)-tl), gq<=g$	22.23	4.70
$u=g-gq$ if $gq>=gf, =g-gf$ if $gq<gf$	17.77	35.30
$=(gq-gf)/2, n>=0$	11.11	2.35
tho=1-Plto	1.00	1.00
$l^*=Plt[1+((N-1)g/(gf+gu/EI1+4.24))]$	1.00	1.00
l1 (Figure 9-7)	1.85	1.50
$l2=(1-Ptho**n)/Plto, EI2>=1.0$	1.00	1.00
$nin=2(1+Plt)/g$ or $fmin=2(1+Pl)/g$	0.10	0.10
$diff=max(gq-gf,0)$	0.00	0.00
$n=[gf/g]+[gu/g][1/(1+Pl(EI1-1))], (min=fmin;max=1.00)$	0.24	0.59
$=fm=[gf/g]+gdiff/1/(1+Pl(EI2-1))]$		
$[gu/g][1/(1+Pl(EI1-1))], (min=fmin;max=1.0)$ or $flt=[fm+0.91(N-1)]/N**$		
flt	0.240	0.587

or special case of single-lane approach opposed by multilane approach, see text.

If $Pl>=1$ for shared left-turn lanes with $N>1$, then assume de-facto left-turn lane and redo calculations.

For permitted left-turns with multiple exclusive left-turn lanes, $flt=fm$.

or special case of multilane approach opposed by single-lane approach or when $gf>gq$, see text.

SUPPLEMENTAL PERMITTED LT WORKSHEET for shared lefts

APPROACH	EB	WB	NB	SB
Cycle Length, C 140.0 sec				
Actual Green Time for Lane Group, G				
Effective Green Time for Lane Group, g				
Opposing Effective Green Time, go				
Number of Lanes in Lane Group, N				
Number of Opposing Lanes, No				
Adjusted Left-Turn Flow Rate, Vlt				
Proportion of Left Turns in Lane Group, Plt				
Proportion of Left Turns in Opposing Flow, Plto				
Adjusted Opposing Flow Rate, Vo				
Lost Time for Lane Group, tl				
Left Turns per Cycle: LTC=VltC/3600				
Opposing Flow per Lane, Per Cycle: Volc=VoC/3600fluo				
Opposing Platoon Ratio, Rpo (Table 9-2 or Eqn 9-7)				
$f=[Gexp(-a * (LTC ** b))]-tl, gf<=g$				
Opposing Queue Ratio: qro=1-Rpo(go/C)				
$q=(4.943Volc**0.762)/((qro**1.061)-tl), gq<=g$				
$u=g-gq$ if $gq>=gf, =g-gf$ if $gq<gf$				
$=(gq-gf)/2, n>=0$				
tho=1-Plto				
$l^*=Plt[1+((N-1)g/(gf+gu/EI1+4.24))]$				
l1 (Figure 9-7)				
$l2=(1-Ptho**n)/Plto, EI2>=1.0$				
$nin=2(1+Plt)/g$ or $fmin=2(1+Pl)/g$				
$diff=max(gq-gf,0)$				
$n=[gf/g]+[gu/g][1/(1+Pl(EI1-1))], (min=fmin;max=1.00)$				
$t=fm=[gf/g]+gdiff/1/(1+Pl(EI2-1))]$				
$[gu/g][1/(1+Pl(EI1-1))], (min=fmin;max=1.0)$ or $flt=[fm+0.91(N-1)]/N**$				
flt Primary				

or special case of single-lane approach opposed by multilane approach, see text.

If $Pl>=1$ for shared left-turn lanes with $N>1$, then assume de-facto

Phone:
E-Mail:

Fax:

OPERATIONAL ANALYSIS

Intersection:
City/State: Las Vegas
Analyst: RES
Project No:
Time Period Analyzed: PM future with project
Date: 4/29/2004
East/West Street Name: Sahara
North/South Street Name: Buffalo

VOLUME DATA

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Volume	303	1319	154	178	1860	387	277	935	132	252	744	342
PHF	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
PK 15 Vol	77	336	39	45	474	99	71	239	34	64	190	87
Hi Ln Vol												
% Grade	0			0			0			0		
Ideal Sat	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
ParkExist												
NumPark												
% Heavy Veh	0	0	0	0	0	0	0	0	0	0	0	0
No. Lanes	2	3	1	2	3	1	2	2	1	2	2	1
LGConfig	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
RTOR Vol		0		0			0			0		
Adj Flow	309	1346	157	182	1898	395	283	954	135	257	759	349
%InSharedLn												
Prop Turns												
NumPeds		0		0			0			0		
NumBus	0	0	0	0	0	0	0	0	0	0	0	0

ation 0.25 Area Type: All other areas

OPERATING PARAMETERS

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Init Unmet	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Arriv. Type	3	3	3	3	3	3	3	3	3	3	3	3
Unit Ext.	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
I Factor	1.000			1.000			1.000			1.000		
Lost Time	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Ext of g	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Ped Min g	0.0			0.0			0.0			0.0		

PHASE DATA

Phase Combination	1	2	3	4	5	6	7	8
EB Left	P							P
Thru	P	P				P	P	
Right	P	P				P	P	
Peds				Ped				
WB Left		P						
SB Left					P			

B Right	EB Right
B Right	WB Right

Green	13.0	33.0	16.0	12.0	16.0	18.0
Yellow	4.0	4.0	4.0	4.0	4.0	4.0
Ill Red	1.0	1.0	2.0	1.0	1.0	2.0

Cycle Length: 140.0 secs

VOLUME ADJUSTMENT WORKSHEET

[illegible]

Left	303	0.98	309	2	L	309
Thru	1319	0.98	1346	3	T	1346
Right	154	0.98	157	1	R	157

Left	178	0.98	182	2	L	182
Thru	1860	0.98	1898	3	T	1898
Right	387	0.98	395	1	R	395

Left	277	0.98	283	2	L	283
Thru	935	0.98	954	2	T	954
Right	132	0.98	135	1	R	135

Left	252	0.98	257	2	L	257
Thru	744	0.98	759	2	T	759
Right	342	0.98	349	1	R	349

Value entered by user.

SATURATION FLOW ADJUSTMENT WORKSHEET

ppr/ Ideal
ane Sat f f f f f f f f f Adj
Sat
roup Flow W HV G P BB A LU RT LT Flow

```

astbound          Sec LT Adj/LT Sat:
  1900 1.000 1.000 1.000 1.000 1.000 1.00 0.97 — 0.950 3502
  1900 1.000 1.000 1.000 1.000 1.000 1.00 0.91 1.000 1.000 5187
  1900 1.000 1.000 1.000 1.000 1.000 1.00 1.00 0.850 — 1615

```

Westbound	Sec LT Adj/LT Sat:									
1900	1.000	1.000	1.000	1.000	1.000	1.00	0.97	—	0.950	3502
1900	1.000	1.000	1.000	1.000	1.000	1.00	0.91	1.000	1.000	5187
1900	1.000	1.000	1.000	1.000	1.000	1.00	1.00	0.850	—	1615

orthbound	Sec LT Adj/LT Sat:									
1900	1.000	1.000	1.000	1.000	1.000	1.00	0.97	—	0.950	3502
1900	1.000	1.000	1.000	1.000	1.000	1.00	0.95	1.000	1.000	3610
1900	1.000	1.000	1.000	1.000	1.000	1.00	1.00	0.850	—	1615

outhbound	Sec LT Adj/LT Sat:									
1900	1.000	1.000	1.000	1.000	1.000	1.00	0.97	—	0.950	3502
1900	1.000	1.000	1.000	1.000	1.000	1.00	0.95	1.000	1.000	3610
1900	1.000	1.000	1.000	1.000	1.000	1.00	1.00	0.850	—	1615

CAPACITY ANALYSIS WORKSHEET

Adj	Adj Sat	Flow	Green	--Lane Group--

Appr/ Lane	Flow Rate	Flow Rate	Ratio	Ratio	Capacity	v/c
Mvmt Group	(v)	(s)	(v/s)	(g/C)	(c)	Ratio

Eastbound

Pri.	Sec.	Left L	309	3502	# 0.09	0.093	325	0.95
Thru T		1346	5187	0.26	0.364	1890	0.71	
Right R		157	1615	0.10	0.364	588	0.27	

Westbound

Pri.	Sec.	Left L	182	3502	0.05	0.114	400	0.46
Thru T		1898	5187	# 0.37	0.386	2001	0.95	
Right R		395	1615	0.24	0.386	623	0.63	

Northbound

Pri.	Sec.	Left L	283	3502	0.08	0.129	450	0.63
Thru T		954	3610	# 0.26	0.279	1006	0.95	
Right R		135	1615	0.08	0.279	450	0.30	

Southbound

Pri.	Sec.	L	257	3502	# 0.07	0.086	300	0.86
T		759	3610	0.21	0.236	851	0.89	
Right R		349	1615	0.22	0.236	381	0.92	

Sum (v/s) critical = 0.79

Lost Time/Cycle, L = 16.00 sec Critical v/c(X) = 0.89

LEVEL OF SERVICE WORKSHEET

Appr/ Lane	Ratios	Unf	Prog	Lane	Incremental	Res	Lane	Group	Approach
Grp	v/c	g/C	d1	Del	Adj	Grp	Factor	Del	Del
				Fact	Cap	k	d2	d3	Delay

Eastbound

L	0.95	0.093	63.2	1.000	325	0.50	38.8	0.0	102.0	F
T	0.71	0.364	38.2	1.000	1890	0.50	2.3	0.0	40.5	D
R	0.27	0.364	31.3	1.000	588	0.50	1.1	0.0	32.4	C

Westbound

L	0.46	0.114	57.9	1.000	400	0.50	3.7	0.0	61.6	E
	0.95	0.386	41.7	1.000	2001	0.50	11.2	0.0	52.8	D
	0.63	0.386	35.0	1.000	623	0.50	4.9	0.0	39.8	D

Northbound

L	0.63	0.129	57.8	1.000	450	0.50	6.5	0.0	64.4	E
T	0.95	0.279	49.5	1.000	1006	0.50	18.3	0.0	67.9	E
R	0.30	0.279	39.8	1.000	450	0.50	1.7	0.0	41.5	D

Southbound

L	0.86	0.086	63.2	1.000	300	0.50	25.7	0.0	88.8	F
T	0.89	0.236	51.8	1.000	851	0.50	13.6	0.0	65.4	E
R	0.92	0.236	52.1	1.000	381	0.50	29.1	0.0	81.3	F

Intersection Delay = 56.8 (sec/veh) Intersection LOS = E

Note: Delay and LOS not meaningful when any v/c is greater than 1.2 or 1/PHF.

SUPPLEMENTAL PERMITTED LT WORKSHEET

for exclusive lefts

APPROACH

EB WB NB SB

Cycle Length, C 140.0 sec

Actual Green Time for Lane Group, G

Effective Green Time for Lane Group, g

Opposing Effective Green Time, go

Social Security Building
Traffic Impact Study
PM Peak Hour - Year 2005 Traffic with Site - *4/CLV splits*

Level Of Service Computation Report

2000 HCM Operations Method (Base Volume Alternative)

Intersection #1 Charleston/Buffalo

Cycle (sec): 140 Critical Vol./Cap. (X): 0.916
Loss Time (sec): 16 (Y+R = 5 sec) Average Delay (sec/veh): 59.1
Optimal Cycle: 140 Level Of Service: E

Street Name:	Buffalo Drive						Charleston Boulevard					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Protected			Protected			Protected			Protected		
Rights:	Include			Include			Include			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Lanes:	2	0	2	1	0	2	0	2	0	1	2	0

Volume Module:	>>	Count	Date:	3 Mar 2004	<<	PM	PEAK HOUR
Base Vol:	264	1511	132	189	1023	283	352 1023 139 210 1126 295
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00 1.00 1.00 1.00 1.00 1.00
Initial Bse:	264	1511	132	189	1023	283	352 1023 139 210 1126 295
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00 1.00 1.00 1.00 1.00 1.00
PHF Adj:	0.97	0.97	0.97	0.97	0.97	0.97	0.97 0.97 0.97 0.97 0.97 0.97
PHF Volume:	272	1558	136	195	1055	292	363 1055 143 216 1161 304
Reduct Vol:	0	0	0	0	0	0	0 0 0 0 0 0
Reduced Vol:	272	1558	136	195	1055	292	363 1055 143 216 1161 304
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00 1.00 1.00 1.00 1.00 1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00 1.00 1.00 1.00 1.00 1.00
Final Vol.:	272	1558	136	195	1055	292	363 1055 143 216 1161 304

Saturation Flow Module:	Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	0.90	0.90	0.92	0.91	0.85	0.92	0.95	0.85	0.92	0.95	0.85
Lanes:	2.00	2.76	0.24	2.00	3.00	1.00	2.00	2.00	1.00	2.00	2.00	1.00
Final Sat.:	3502	4713	412	3502	5187	1615	3502	3610	1615	3502	3610	1615

Capacity Analysis Module:	Vol/Sat:	0.08	0.33	0.33	0.06	0.20	0.18	0.10	0.29	0.09	0.06	0.32	0.19
Crit Moves:	****	****	****	****	****	****	****	****	****	****	****	****	****
Green/Cycle:	0.13	0.34	0.34	0.06	0.28	0.28	0.11	0.36	0.36	0.07	0.32	0.32	0.32
Volume/Cap:	0.60	0.96	0.96	0.87	0.73	0.65	0.91	0.80	0.24	0.87	1.00	0.59	0.59
Delay/Veh:	59.9	59.0	59.0	93.4	47.6	47.7	85.5	43.7	31.3	91.0	74.4	41.5	41.5
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	59.9	59.0	59.0	93.4	47.6	47.7	85.5	43.7	31.3	91.0	74.4	41.5	41.5
HCM2kAvg:	7	29	29	7	15	12	11	22	4	7	31	11	11

Social Security Building
Traffic Impact Study
PM Peak Hour - Year 2005 Traffic with Site w/CLV Splits

Level Of Service Computation Report
2000 HCM Operations Method (Base Volume Alternative)

Intersection #3 Oakey/Bufalo

Cycle (sec): 140 Critical Vol./Cap. (X): 0.770
Loss Time (sec): 12 (Y+R = 5 sec) Average Delay (sec/veh): 44.3
Optimal Cycle: 77 Level Of Service: D

Street Name: Buffalo Drive Oakey Boulevard
Approach: North Bound South Bound East Bound West Bound
Movement: L - T - R L - T - R L - T - R L - T - R

Control: Protected Protected Permitted Permitted
Rights: Include Include Include Include
Min. Green: 0 0 0 0 0 0 0 0 0 0 0 0
Lanes: 1 0 2 0 1 1 0 2 0 1 1 0 1 0 1

Volume Module: >> Count Date: 3 Mar 2004 << PM PEAK HOUR
Base Vol: 54 1544 57 88 1218 98 39 135 14 96 352 281
Growth Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
Initial Bse: 54 1544 57 88 1218 98 39 135 14 96 352 281
User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
PHF Adj: 0.94 0.94 0.94 0.94 0.94 0.94 0.94 0.94 0.94 0.94 0.94 0.94
PHF Volume: 57 1643 61 94 1296 104 41 144 15 102 374 299
Reduct Vol: 0 0 0 0 0 0 0 0 0 0 0 0
Reduced Vol: 57 1643 61 94 1296 104 41 144 15 102 374 299
PCE Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
MLF Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
Final Vol.: 57 1643 61 94 1296 104 41 144 15 102 374 299

Saturation Flow Module:
Sat/Lane: 1900 1900 1900 1900 1900 1900 1900 1900 1900 1900 1900 1900
Adjustment: 0.95 0.95 0.85 0.95 0.95 0.85 0.24 1.00 0.85 0.58 1.00 0.85
Lanes: 1.00 2.00 1.00 1.00 2.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
Final Sat.: 1805 3610 1615 1805 3610 1615 454 1900 1615 1106 1900 1615

Capacity Analysis Module:
Vol/Sat: 0.03 0.46 0.04 0.05 0.36 0.06 0.09 0.08 0.01 0.09 0.20 0.19
Crit Moves: ****
Green/Cycle: 0.15 0.47 0.47 0.12 0.44 0.44 0.29 0.29 0.29 0.29 0.29 0.29
Volume/Cap: 0.21 0.97 0.08 0.43 0.81 0.15 0.32 0.26 0.03 0.32 0.69 0.65
Delay/Veh: 52.6 50.5 20.4 58.4 37.1 23.3 40.7 38.9 36.0 39.9 48.2 47.0
User DelAdj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
AdjDel/Veh: 52.6 50.5 20.4 58.4 37.1 23.3 40.7 38.9 36.0 39.9 48.2 47.0
HCM2kAvg: 2 39 1 4 25 3 6 5 0 6 15 12

Social Security Building
Traffic Impact Study
PM Peak Hour - Year 2005 Traffic with Site *w/ CLV Splits*

Level Of Service Computation Report

2000 HCM Operations Method (Base Volume Alternative)

Intersection #4 Sahara/Buffalo

Cycle (sec): 140 Critical Vol./Cap. (X): 0.899
Loss Time (sec): 16 (Y+R = 5 sec) Average Delay (sec/veh): 56.9
Optimal Cycle: 139 Level Of Service: E

Street Name:	Buffalo Drive						Sahara Avenue								
Approach:	North Bound			South Bound			East Bound			West Bound					
Movement:	L	T	R	L	T	R	L	T	R	L	T	R			
Control:	Protected			Protected			Protected			Protected					
Rights:	Include			Include			Include			Include					
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0			
Lanes:	2	0	2	0	1	2	0	2	0	1	2	0	3	0	1

Volume Module:	>> Count	Date:	3 Mar 2004	<< PM	PEAK HOUR
Base Vol:	277	935	132	252	744
Growth Adj:	1.00	1.00	1.00	1.00	1.00
Initial Bse:	277	935	132	252	744
User Adj:	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.98	0.98	0.98	0.98	0.98
PHF Volume:	284	959	135	258	763
Reduct Vol:	0	0	0	0	0
Reduced Vol:	284	959	135	258	763
PCE Adj:	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00
Final Vol.:	284	959	135	258	763

Saturation Flow Module:	Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	0.95	0.85	0.92	0.95	0.85	0.92	0.91	0.85	0.92	0.91	0.85
Lanes:	2.00	2.00	1.00	2.00	2.00	1.00	2.00	3.00	1.00	2.00	3.00	1.00
Final Sat.:	3502	3610	1615	3502	3610	1615	3502	5187	1615	3502	5187	1615

Capacity Analysis Module:	Vol/Sat:	0.08	0.27	0.08	0.07	0.21	0.22	0.09	0.26	0.10	0.05	0.37	0.25
Crit Moves:	****	****	****	****	****	****	****	****	****	****	****	****	****
Green/Cycle:	0.13	0.28	0.28	0.09	0.24	0.24	0.09	0.36	0.36	0.11	0.39	0.39	0.39
Volume/Cap:	0.63	0.95	0.30	0.86	0.90	0.92	0.95	0.72	0.27	0.46	0.95	0.64	0.64
Delay/Veh:	60.6	67.5	40.1	84.2	63.8	79.3	100.9	39.6	31.6	58.8	52.8	37.2	37.2
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	60.6	67.5	40.1	84.2	63.8	79.3	100.9	39.6	31.6	58.8	52.8	37.2	37.2
HCM2kAvg:	7	25	5	8	19	18	10	17	5	4	31	14	14



STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION
1263 S. Stewart Street
Carson City, Nevada 89712

KENNY C. GUINN
Governor

JEFF FONTAINE, P.E., Director

In Reply Refer to:

March 10, 2004

Paul Villaluz, P.E.
G. C. Wallace, Inc.
1555 South Rainbow Blvd.
Las Vegas, NV 89146

Dear Mr. Villaluz:

In response to your request dated February 25, 2004, we have researched our database for reported traffic crashes during the three-year period of October 2000 through October 2003 at the following intersections:

- *Buffalo Drive @ Charleston Boulevard
- Buffalo Drive @ Del Rey Avenue
- Buffalo Drive @ Oakey Boulevard
- *Buffalo Drive @ Sahara Avenue

Enclosed you will find tables indicating Crash Type and Contributing Factors by severity for each studied intersection. The intersections marked with an asterisk have been identified by NDOT as High Crash Locations. Please contact Jay Van Sickle to discuss potential countermeasures for these intersections. If contact is not made, your crash analysis for these intersections may be considered incomplete. Jay can be reached at (775) 888-7467.

A fee of \$35.00 has been assessed your firm for computer and research time.

Should you have any questions or require additional information, please contact either Rick Towner at (775) 888-7169.

Sincerely,

Kelly J. Anfig
Chief Safety Engineer

KJA:RWT:khs
Enclosures



TYPE OF CRASH
BUFFALO DRIVE @ CHARLESTON BOULEVARD
 BEGINNING CRASH DATE: 01-OCT-2000, THRU ENDING CRASH DATE: 01-OCT-2003

	FATAL ACCIDENT			INJURY ACCIDENT			PROPERTY DAMAGE ONLY			TOTAL CRASHES	TOTAL INJURIES	TOTAL FATALITIES
	TOTAL CRASHES	TOTAL INJURIES	TOTAL FATALITIES	TOTAL CRASHES	TOTAL INJURIES	TOTAL FATALITIES	TOTAL CRASHES	TOTAL INJURIES	TOTAL FATALITIES			
CHAIN REACTION COLLISION	1	5	1	2	3	0	2	0	0	5	8	1
ANGLE COLLISION				2	5	0	4	0	0	6	5	0
LEFT-TURN COLLISION				7	11	0	14	0	0	21	11	0
OVERTURNED IN ROADWAY				1	1	0				1	1	0
PEDALCYCLE				1	1	0				1	1	0
PEDESTRIAN				2	2	0				2	2	0
RAN OFF RDWY STRUCK FIXED OBJECT				1	1	0				1	1	0
RAN OFF ROAD AND STRUCK MEDIAN FIXED OBJ.							1	0	0	1	0	0
REAR-END COLLISION				14	21	0	38	0	0	52	21	0
RIGHT-TURN COLLISION							2	0	0	2	0	0
SIDESWIPE COLLISION-SAME DIRECTION							8	0	0	8	0	0
TOTAL	1	5	1	30	45	0	69	0	0	100	50	1

BEGINNING CRASH DATE: 01-OCT-2000, ENDING
 CRASH DATE: 01-OCT-2003, OCCURRED ON STREET:
 03830, H0032, REFERENCE STREET: 03830, H0032

08-MAR-04 08.53.12 AM

CONTRIBUTING FACTOR
BUFFALO DRIVE @ CHARLESTON BOULEVARD
 BEGINNING CRASH DATE: 01-OCT-2000, THRU ENDING CRASH DATE: 01-OCT-2003

	FATAL ACCIDENT			INJURY ACCIDENT			PROPERTY DAMAGE ONLY			TOTAL CRASHES	TOTAL INJURIES	TOTAL FATALITIES
	TOTAL CRASHES	TOTAL INJURIES	TOTAL FATALITIES	TOTAL CRASHES	TOTAL INJURIES	TOTAL FATALITIES	TOTAL CRASHES	TOTAL INJURIES	TOTAL FATALITIES			
D.U.I. ALCOHOL	1	5	1				2	0	0	3	5	1
DEFECTIVE BRAKES				1	2	0				1	2	0
DRIVER DISTRACTED							1	0	0	1	0	0
FAILURE TO REDUCE SPEED				10	13	0	22	0	0	32	13	0
FAILURE TO YIELD.				10	17	0	20	0	0	30	17	0
FOLLOWING TOO CLOSE				2	5	0	5	0	0	7	5	0
IMPROPER ACTION ON PEDAL CYCLE				1	1	0				1	1	0
IMPROPER BACKING							2	0	0	2	0	0
IMPROPER LANE CHANGE							4	0	0	4	0	0
IMPROPER TURN							2	0	0	2	0	0
INATTENTIVE DRIVING				2	2	0	7	0	0	9	2	0
NON-CONTACT VEHICLE				1	1	0				1	1	0
PEDESTRIAN IN ROADWAY				1	1	0				1	1	0
PHYSICAL DRIVER DEFECT.							2	0	0	2	0	0
SPEED TOO FAST FOR CONDITIONS				2	3	0	2	0	0	4	3	0
TOTAL	1	5	1	30	45	0	69	0	0	100	50	1

BEGINNING CRASH DATE: 01-OCT-2000, ENDING
 CRASH DATE: 01-OCT-2003, OCCURRED ON STREET:
 03830, H0032, REFERENCE STREET: 03830, H0032

08-MAR-04 08.53.09 AM

TYPE OF CRASH
BUFFALO DRIVE @ DEL REY AVENUE
 BEGINNING CRASH DATE: 01-OCT-2000, THRU ENDING CRASH DATE: 01-OCT-2003

	INJURY ACCIDENT			PROPERTY DAMAGE ONLY			TOTAL CRASHES	TOTAL INJURIES	TOTAL FATALITIES
	TOTAL CRASHES	TOTAL INJURIES	TOTAL FATALITIES	TOTAL CRASHES	TOTAL INJURIES	TOTAL FATALITIES			
ANGLE COLLISION	1	2	0	1	0	0	2	2	0
TOTAL	1	2	0	1	0	0	2	2	0

BEGINNING CRASH DATE: 01-OCT-2000, ENDING
 CRASH DATE: 01-OCT-2003, OCCURRED ON STREET:
 03830, 07600, REFERENCE STREET: 03830, 07600

08-MAR-04 09.20.57 AM

CONTRIBUTING FACTOR
BUFFALO DRIVE @ DEL REY AVENUE
 BEGINNING CRASH DATE: 01-OCT-2000, THRU ENDING CRASH DATE: 01-OCT-2003

	INJURY ACCIDENT			PROPERTY DAMAGE ONLY			TOTAL CRASHES	TOTAL INJURIES	TOTAL FATALITIES
	TOTAL CRASHES	TOTAL INJURIES	TOTAL FATALITIES	TOTAL CRASHES	TOTAL INJURIES	TOTAL FATALITIES			
FAILURE TO YIELD.				1	0	0	1	0	0
INATTENTIVE DRIVING	1	2	0				1	2	0
TOTAL	1	2	0	1	0	0	2	2	0

BEGINNING CRASH DATE: 01-OCT-2000, ENDING
 CRASH DATE: 01-OCT-2003, OCCURRED ON STREET:
 03830, 07600, REFERENCE STREET: 03830, 07600

08-MAR-04 09.20.51 AM

TYPE OF CRASH
BUFFALO DRIVE @ OAKEY BOULEVARD
 BEGINNING CRASH DATE: 01-OCT-2000, THRU ENDING CRASH DATE: 01-OCT-2003

	INJURY ACCIDENT			PROPERTY DAMAGE ONLY			TOTAL CRASHES	TOTAL INJURIES	TOTAL FATALITIES
	TOTAL CRASHES	TOTAL INJURIES	TOTAL FATALITIES	TOTAL CRASHES	TOTAL INJURIES	TOTAL FATALITIES			
ANGLE COLLISION	1	1	0	2	0	0	3	1	0
LEFT-TURN COLLISION				3	0	0	3	0	0
OVERTURNED IN ROADWAY				1	0	0	1	0	0
RAN OFF RDWY STRUCK FIXED OBJECT				1	0	0	1	0	0
REAR-END COLLISION				2	0	0	2	0	0
RIGHT-TURN COLLISION				1	0	0	1	0	0
TOTAL	1	1	0	10	0	0	11	1	0

BEGINNING CRASH DATE: 01-OCT-2000, ENDING
 CRASH DATE: 01-OCT-2003, OCCURRED ON STREET:
 03830, 20110, REFERENCE STREET: 03830, 20110

08-MAR-04 09.17.47 AM

CONTRIBUTING FACTOR
BUFFALO DRIVE @ OAKEY BOULEVARD
 BEGINNING CRASH DATE: 01-OCT-2000, THRU ENDING CRASH DATE: 01-OCT-2003

	INJURY ACCIDENT			PROPERTY DAMAGE ONLY			TOTAL CRASHES	TOTAL INJURIES	TOTAL FATALITIES
	TOTAL CRASHES	TOTAL INJURIES	TOTAL FATALITIES	TOTAL CRASHES	TOTAL INJURIES	TOTAL FATALITIES			
FAILURE TO REDUCE SPEED				1	0	0	1	0	0
FAILURE TO YIELD.	1	1	0	7	0	0	8	1	0
IMPROPER BACKING				1	0	0	1	0	0
SPEED TOO FAST FOR CONDITIONS				1	0	0	1	0	0
TOTAL	1	1	0	10	0	0	11	1	0

BEGINNING CRASH DATE: 01-OCT-2000, ENDING
 CRASH DATE: 01-OCT-2003, OCCURRED ON STREET:
 03830, 20110, REFERENCE STREET: 03830, 20110

08-MAR-04 09.17.43 AM

TYPE OF CRASH
BUFFALO DRIVE @ SAHARA AVENUE
 BEGINNING CRASH DATE: 01-OCT-2000, THRU ENDING CRASH DATE: 01-OCT-2003

	INJURY ACCIDENT			PROPERTY DAMAGE ONLY			TOTAL CRASHES	TOTAL INJURIES	TOTAL FATALITIES
	TOTAL CRASHES	TOTAL INJURIES	TOTAL FATALITIES	TOTAL CRASHES	TOTAL INJURIES	TOTAL FATALITIES			
LEFT-TURN COLLISION	10	20	0	9	0	0	19	20	0
REAR-END COLLISION	9	12	0	27	0	0	36	12	0
ANGLE COLLISION	3	5	0	4	0	0	7	5	0
CHAIN REACTION COLLISION	3	7	0				3	7	0
SIDESWIPE COLLISION-SAME DIRECTION	3	4	0	11	0	0	14	4	0
PARKED VEHICLE	1	1	0				1	1	0
PEDESTRIAN	1	1	0				1	1	0
OUT OF CONTROL VEHICLE				1	0	0	1	0	0
RAN OFF ROAD AND STRUCK MEDIAN FIXED OBJ.				1	0	0	1	0	0
RIGHT-TURN COLLISION				4	0	0	4	0	0
TOTAL	30	50	0	57	0	0	87	50	0

BEGINNING CRASH DATE: 01-OCT-2000, ENDING
 CRASH DATE: 01-OCT-2003, OCCURRED ON STREET:
 03830, H0066, REFERENCE STREET: 03830, H0066

08-MAR-04 09.19.26 AM

CONTRIBUTING FACTOR
BUFFALO DRIVE @ SAHARA AVENUE
 BEGINNING CRASH DATE: 01-OCT-2000, THRU ENDING CRASH DATE: 01-OCT-2003

	INJURY ACCIDENT			PROPERTY DAMAGE ONLY			TOTAL CRASHES	TOTAL INJURIES	TOTAL FATALITIES
	TOTAL CRASHES	TOTAL INJURIES	TOTAL FATALITIES	TOTAL CRASHES	TOTAL INJURIES	TOTAL FATALITIES			
D.U.I. ALCOHOL	1	1	0	1	0	0	2	1	0
D.U.I. OF DRUGS	1	3	0				1	3	0
DEFECTIVE BRAKES	2	2	0				2	2	0
FAILURE TO REDUCE SPEED	4	5	0	12	0	0	16	5	0
FAILURE TO YIELD.	15	30	0	15	0	0	30	30	0
FATIGUED DRIVER	1	1	0				1	1	0
FOLLOWING TOO CLOSE				4	0	0	4	0	0
IMPROPER BACKING				1	0	0	1	0	0
IMPROPER LANE CHANGE	1	1	0	8	0	0	9	1	0
IMPROPER TURN	1	1	0	4	0	0	5	1	0
IMPROPER USE OF TURN LANE				1	0	0	1	0	0
INATTENTIVE DRIVING	1	2	0	5	0	0	6	2	0
NON-CONTACT VEHICLE				1	0	0	1	0	0
PEDESTRIAN IN ROADWAY	1	1	0				1	1	0
PHYSICAL DRIVER DEFECT.	1	2	0				1	2	0
SPEED TOO FAST FOR CONDITIONS	1	1	0	5	0	0	6	1	0
TOTAL	30	50	0	57	0	0	87	50	0

BEGINNING CRASH DATE: 01-OCT-2000, ENDING
 CRASH DATE: 01-OCT-2003, OCCURRED ON STREET:
 03830, H0066, REFERENCE STREET: 03830, H0066

08-MAR-04 09.19.22 AM

RAT Lights in El Cajon

Supplementing Red Light Photo Enforcement With RAT Lights In The City Of El Cajon



Edward C. Krulkowski, P.E., City Traffic Engineer
City of El Cajon
Trev Holman, Associate Engineer, City of El Cajon

The City of El Cajon is located about 15 miles east of San Diego, California. El Cajon, like a lot of other areas in the country, has had problems with accidents caused by vehicles running red lights. El Cajon was one of the first cities in California to implement a red light photo enforcement program. Beginning in December of 1996, and continuing through the first two program years, the City used one camera, rotating their location among three major intersections.



Though the reduction in ran-red-light accidents was impressive in the enforcement area, the costs of expanding the photo enforcement program after the first two years to six (6) sites with two (2) cameras made it apparent that a larger program expansion would not be cost-effective. So the City selected the use of "RAT" lights as an alternative method of enhancing the existing enforcement program. This paper covers the "RAT" light program operations in detail.

In retrospect, the City of El Cajon reports that the use of RAT lights in conjunction with the photo enforcement program was a worthwhile venture. While the supplemental program realized some benefit, the cost to achieve limited benefits was viewed as excessive. This type of enforcement requires a police officer to devote considerable time and attention to monitoring; if violations are infrequent, it becomes difficult to justify the staff time. In comparison to the photo enforcement program, a relatively low number of citations were attributed to the supplemental activities using RAT lights, which led to the conclusion that RAT lights did not have a significant effect on the overall enforcement program.

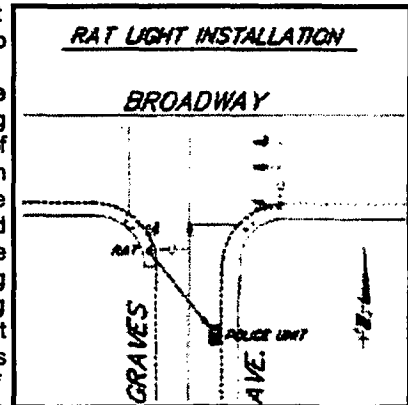
The City of El Cajon is located about 15 miles east of San Diego, California. With a population of just under 100,000, El Cajon's traffic conditions are more like a large urban area than a suburban or rural community. Peak-hour congestion, queuing at freeway on-ramps, and running red lights at high-volume intersections are typical examples.

The City of El Cajon was one of the first cities in California to

implement a "Ran Red Light" Photo Enforcement Program. By December of 1996, the program was operating with one camera rotating among three intersections. The first evaluation of the program showed a 21% reduction in accidents caused by a motorist running a red light in the area of enforcement. The program was expanded in 1998 by doubling the number of cameras and the number of participating intersections. The expanded program showed a 71% reduction in ran-red-light accidents, but again only in the enforcement area. The substantial reduction in accidents was overshadowed by an increase in operational costs that left the City questioning the enforcement program's future. Noting a decrease in violations and citations at two of the six intersections, it was decided to drop these two intersections out of the enforcement program for the following year.

It was decided that the City's photo enforcement program could be enhanced by using a simple piece of equipment known as a "RAT" light (the original lights used in Cupertino were grey and had a long wire tail thus looking like a RAT) at numerous locations and at a fraction of the cost of cameras used for photo

enforcement. A RAT light (see photo 1) is a small piece of hardware with a focused group of red LED lights and wiring that ties into the intersection traffic signal. The RAT light were mounted on the back plate of a traffic signal, facing away from the signal lights which are viewed by motorists (see photo 2). The RAT light is positioned so that it is within clear view of a police officer who monitors the light from a patrol car which is parked on a public street (see photo 3). The officer must also be able to see the stop bar at the intersection.



When the traffic signal lights turns red, the RAT light simultaneously shines red. Because monitoring is done from a side street (see Figure 1), a police officer can quickly and safely enter the intersection in pursuit of any vehicle that crosses the stop bar after the light turns red.

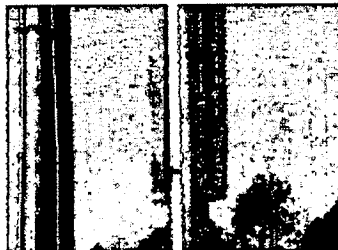
As for the photo enforcement program, the sites selected for the RAT light program were primarily locations with a high rate of ran-red-light accidents. Twelve intersections were originally identified; six of the twelve locations were already included in the photo enforcement program. Two of the remaining locations were state-controlled intersections, and therefore not considered eligible for the program. This left four sites (all under City control) that were not being enforced.

Further study was needed in order to determine which of the four sites would be the best location(s) for RAT light enforcement. Logistically, an intersection would not be a good candidate if there are "no parking" zones nearby which would preclude an officer from monitoring the RAT light and stop bar from a parked vehicle. It was also determined that obstructions to sight distance (such as tall, dense vegetation in or near the public right of way or roadway design etc.) could interfere with visibility of both the stop bar and RAT

light. Also, sites where left turns need to be enforced did not allow a practical installation, as the police unit would have to be parked on the wrong side of the street. Some of these concerns could be addressed by the use of motorcycle patrol units.

Two of the original twelve sites were selected for initial installation and implementation at intersections that appeared practical for the RAT light installation.

Traffic signal plans in combination with field observations were used to determine the best installation for each location. Each of the selected sites had a position for the police officer to park in order to observe the RAT light and the stop bar at the same time (see photo 3). There was also a way to safely turn into traffic in order to pursue the offending vehicle (see Figure 1). In addition, the selected locations had near-side signal heads which allow for any easy installation without having to pull new wire. The cost of the installation was approximately \$500, with \$250 of that cost being for the RAT light equipment and the remainder for the actual installation. If additional wiring had been required for this installation, it could have been done with spare wires, or with new wiring at extra cost depending on the existing conduit and available extra wiring at the specific location.



The equipment required very few changes overall after the initial installations. Some minor adjustments were needed to ensure optimal positioning of the RAT light for viewing by the monitoring officer.

Traffic volumes and data from the collision histories were used to determine the best times for enforcement. Unfortunately, at certain times of the day, the high volume of traffic often made enforcement difficult due to intersection entry concerns, or simply because other vehicles get between the officer and the violator. It should be noted that that limitations such as these are not encountered with the photo enforcement program.

RAT light enforcement requires an officer to dedicate considerable time in order to issue any number of citations. If violations are infrequent, it is difficult to justify the time being spent by an officer monitoring the RAT light from a parked car. Violations occurring in the direction being enforced may only occur once every hour or so, depending on the intersection. Therefore, the number of citations has been relatively low. The total number of citations in almost two years of this program have not even equaled one month of the photo enforcement program. It should also be noted that the total hours of enforcement is substantially less than what is provided by the photo enforcement program, which operates 24 hours a day. Although the use of RAT light enforcement has been limited to very few locations, the police officers that have participated in the RAT light enforcement program generally support the program, as it makes enforcing red light running much safer and easier.

The low number of citations issued as a result of RAT light installation compared to the photo enforcement program indicates that this type of supplemental enforcement has not

significantly contributed to the overall enforcement program. There may be some benefits, however, that are not necessarily measurable. It is believed that a more significant benefit might be realized if additional hours of police staff time were utilized.

The accident history at RAT light intersections was also reviewed in determining the relative success of the program. Though the results are based on a very limited application of this type of enforcement, there was not a significant reduction in related accident experience at the RAT light locations.

Inherent in the RAT light enforcement program is its inconspicuous appearance; compared to the equipment housing needed for photo enforcement, an installed RAT light is much less visible and therefore is not seen by the average motorist. When a RAT light is activated, it is completely out of view of a passing motorist. The City of El Cajon never formally publicized the use of the RAT light program, but it is the staff's opinion that to do so might lead drivers to be more reluctant about the risk of running a red light.

It has been the City of El Cajon's experience that a RAT light program can easily be combined with a photo enforcement program, and it can work hand in hand with other traffic safety programs. The RAT lights will not detract from or otherwise interfere with another program.

Although this type of supplemental enforcement may have some benefits, it has not significantly helped the overall enforcement program. This was indicated by both the number of citations issued and the related accident experience which was essentially unchanged.

The RAT light program has the advantage of being a low-cost enhancement with easy installation, but largely depends upon frequent monitoring by a police officer. Because the officer's attention must be focused on the RAT light and the stop bar, other tasks that require mental concentration, such as report writing, are generally not attempted while participating in the enforcement program.



The benefits of a RAT light program appear to be primarily in supplementing an existing enforcement program. If this type of program was combined with an educational component, including publicity, it may have more significant benefit than was shown with the El Cajon program.

The authors of this paper can be contacted at the City of El Cajon Dept. of Public Works, at (619) 441-1651 or (619) 441-1665. Please send your questions or comments to: ekrulikowski@ci.el-cajon.ca.us. The authors wish to thank Barbara Ramirez, Senior Planner with the City of El Cajon, for her help in editing this article.



041628



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
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(MAYOR PRO-TEM)
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NETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

CITY MANAGER
DOUGLAS A. SELBY

February 3, 2004

Ms. Suzanne Sanders
Mr. William L. Cummings
1400 South Valley View Boulevard, Suite #1044
Las Vegas, Nevada 89102

RE: SDR-3177 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF DECEMBER 17, 2003
Related to GPA-2993, ZON-3176 & VAC-3178

Dear Applicant:

The City Council at a regular meeting held December 17, 2003 APPROVED the request for a Site Development Plan Review and a Waiver of the Commercial Development Standards FOR REFLECTIVE GLASS IN CONJUNCTION WITH A PROPOSED 42,500 SQUARE FOOT OFFICE AND RETAIL BUILDING on 4.26 acres adjacent to the northeast corner of Buffalo Drive and Del Rey Avenue (APN: 163-03-101-002 and 003), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)]. The Notice of Final Action was filed with the Las Vegas City Clerk on December 18, 2003. This approval is subject to:

Planning and Development

1. Install a fence around the property with gates and provide security to be determined by the Planning and Development Department.
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. The trash enclosure shall be covered and screened as required by the Commercial Design Standards
4. A waiver allowing the use of reflective glass is approved.
5. All development shall be in conformance with the site plan and building elevations.

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

Ms. Suzanne Sanders
Mr. William L. Cummings
SDR-3177 - Page Two
February 3, 2004

6. 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.]
7. All mechanical equipment and air conditioners shall be fully screened in views from the abutting streets.
8. Parking lot lighting standards shall be no more than 20 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.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
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 City Code requirements and design standards of all City departments must be satisfied.
12. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
13. Vacation of Del Rey Avenue shall record prior to the issuance of building permits for the building.
14. The hours of operation for the accessory retail use shall be limited to that of the primary use.
15. The amount of retail space shall be limited to 3,500 square feet of which only 2,000 square feet may be restaurant.

Public Works

16. Petition of Vacation VAC-3178 shall record prior to the issuance of any building permits for improvements abutting or overlying the area to be vacated unless otherwise allowed by the City Engineer.

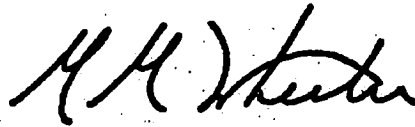
Ms. Suzanne Sanders
Mr. William L. Cummings
SDR-3177 - Page Three
February 3, 2004

17. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
18. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
19. Site development to comply with all applicable conditions of approval for ZON-3176 and all other subsequent site-related actions.

Sincerely,



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



M. Margo Wheeler, AICP
Deputy Director
Planning and Development Department

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

Ms. Jennifer Lazovich
KKBR
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

Ms. Suzanne Sanders
PH SSA, Limited Liability Company
3111 South Maryland Parkway
Las Vegas, Nevada 89109

Ms. Suzanne Sanders
Schneider Family Trust
Stephen and Joyce Schneider Trustees
12 Quail Run Road
Henderson, Nevada 89014



049513

September 17, 2004

LAS VEGAS CITY COUNCIL

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STEVE WOLFSONDOUGLAS A. SELBY
CITY MANAGERMs. Marina Curland
W. Land Development
10226 Amber Hue Lane
Las Vegas, Nevada 89144RE: ~~ZON-4537~~ REZONING
CITY COUNCIL MEETING OF SEPTEMBER 15, 2004
Related to GPA-4535, VAR-4536, WVR-4748 and SDR-4539

Dear Ms. Curland:

The City Council at a regular meeting held September 15, 2004 APPROVED the request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD5 (Residential Planned Development - 5 Units per Acre) on 4.75 acres adjacent to the southeast corner of Buffalo Drive and Del Rey Avenue (APN 163-03-201-001 and 002). The Notice of Final Action was filed with the Las Vegas City Clerk on September 16, 2004. This approval is subject to:

Planning and Development

1. A General Plan Amendment (GPA-4535) to an L (Low Density Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
5. If an application to vacate Del Rey Avenue adjacent to this site, such as VAC-3433, does not record, or portions of Del Rey Avenue are not vacated adjacent to this site, this site shall be responsible to construct all half-street improvements and appropriate overpaving within the Del Rey Avenue right-of-way adjacent to this site concurrent with development of this site.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov
18112-001-8/04

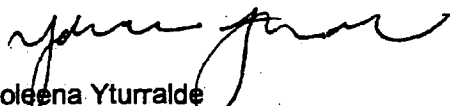
Submitted at City Council

Date 1/5/05 Item 109, 110 & 111
(Submitted under 111)

Ms. Marina Curland
ZON-4537 – Page Two
September 17, 2004

6. 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.

Sincerely,


Ydoleena Yturralde
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

Ms. Seena Hyde
Hyde Consulting
1165 Forum Veneto Drive
Henderson, Nevada 89052

Mr. Tommy Isola
Blue Heron Properties
6290 Harrison Drive, Suite #2
Las Vegas, Nevada 89120



LAS VEGAS CITY COUNCIL

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CITY MANAGER

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



049714

September 21, 2004

Mr. Scott Collins
Valencia Communities, Inc.
11424 Rancho Portena
Las Vegas, Nevada 89138

RE: **ZON-4003 - REZONING**
CITY COUNCIL MEETING OF JULY 7, 2004
Related to GPA-4000, VAR-4005 & SDR-4004

Dear Mr. Collins:

The City Council at a regular meeting held July 7, 2004 APPROVED the request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD10 (Residential Planned Development - 10 Units per Acre) on 2.92 acres located at 1700 South Buffalo Drive (APN: 163-03-201-003 thru 005). The Notice of Final Action was filed with the Las Vegas City Clerk on July 8, 2004. This approval is subject to:

Planning and Development

1. The application shall be amended to R-PD5 with a maximum of 16 units.
2. A General Plan Amendment (GPA-4000) to an L (Low Density Residential) land use designation and a Variance (VAR-4005) to allow a reduced site area for R-PD zoning approved by the City Council.
3. A Resolution of Intent with a two-year time limit.
4. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

5. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

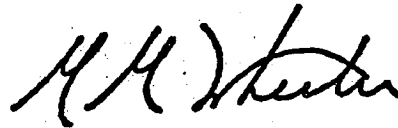
Mr. Scott Collins
ZON-4003 – Page Two
September 21, 2004

6. Provide public sewer service to all lots within the development area.
7. 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.

Sincerely,



Stacey Campbell
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Deputy Director
Planning and Development Department

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

Mr. William Childs
Redrock Engineering
2001 South Rainbow Boulevard, Suite K
Las Vegas, Nevada 89146



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
LARRY BROWN
NETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

CITY MANAGER
DOUGLAS A. SELBY

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



041779

February 19, 2004

Ms. Suzanne Sanders
Mr. William L. Cummings
1400 South Valley View Boulevard, Suite #1044
Las Vegas, Nevada 89102

RE: VAC-3433 - VACATION
CITY COUNCIL MEETING OF FEBRUARY 18, 2004

Dear Applicant:

The City Council at a regular meeting held February 18, 2004 APPROVED the request for a Petition to vacate Del Rey Avenue, generally located east of Buffalo Drive. The Notice of Final Action was filed with the Las Vegas City Clerk on February 19, 2004. This approval is subject to:

1. A plan demonstrating how the existing right-of-way shall be incorporated into the abutting properties, or otherwise developed as a drainage corridor shall be submitted to and approved by the Department of Public Works prior to the recordation of an Order of Vacation for this site. All necessary improvements to accomplish this plan shall be constructed or guaranteed prior to recordation of the Order of Vacation. If the existing driveway on Buffalo Drive is to remain as an access to this site, provide a copy of a recorded Joint Access and Parking Agreement between this site and the adjoining parcel to the south prior to recordation of the Order of Vacation.
2. This vacation may record in phases. The portion adjacent to Assessor's Parcel Numbers 163-03-214-002 and 007 may remain public until there is proposed development within Assessor's Parcel Number 163-03-101-001.
3. Retain a twenty-foot public sewer easement centered over the existing sewer line in the south half of Del Rey Avenue.
4. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by Rezoning Application ZON-3176 may be used to satisfy this condition provided that it covers the area to be vacated.

Ms. Suzanne Sanders
Mr. William L. Cummings
VAC-3433 - Page Two
February 19, 2004

5. All public improvements adjacent to and in conflict with this vacation application, such as the existing curb cut on Buffalo Drive for Del Rey Avenue, are to be removed and replaced with new improvements that meet current City Standards, as necessary, at the applicant's expense, prior to the recordation of an Order of Vacation.
6. All development shall be in conformance with code requirements and design standards of all City departments.
7. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
8. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

Sincerely,



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

cc: See Attached List

Ms. Suzanne Sanders
Mr. William L. Cummings.
VAC-3433 - Page Three
February 19, 2004

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

Ms. Jennifer Lazovich
KKB&R
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

Ms. Suzanne Sanders
Schneider Family Trust
Stephen and Joyce Schneider Trustees
12 Quail Run Road
Henderson, Nevada 89014

Ms. Suzanne Sanders
PH SSA, Limited Liability Company
3111 South Maryland Parkway
Las Vegas, Nevada 89109

NOTICE OF PUBLIC HEARING

VARIANCE

16303211008 Case: VAR-5637
GARETTO THOMAS P & JORINA L
1500 TEN PALMS CT
LAS VEGAS NV 89117-1477

MEETING: PLANNING COMMISSION
DATE: JANUARY 13, 2005
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

VAR-5637

APPLICANT/OWNER: SHERLEE EDISON - REQUEST FOR A VARIANCE TO ALLOW A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED TO ENCLOSE A PORTION OF A PATIO COVER AND TO CONSTRUCT A BALCONY ON 0.46 ACRES AT 1505 TEN PALMS COURT (APN 163-03-211-004) R-E (RESIDENCE ESTATES) ZONE, WARD 1 (MONCRIEF).

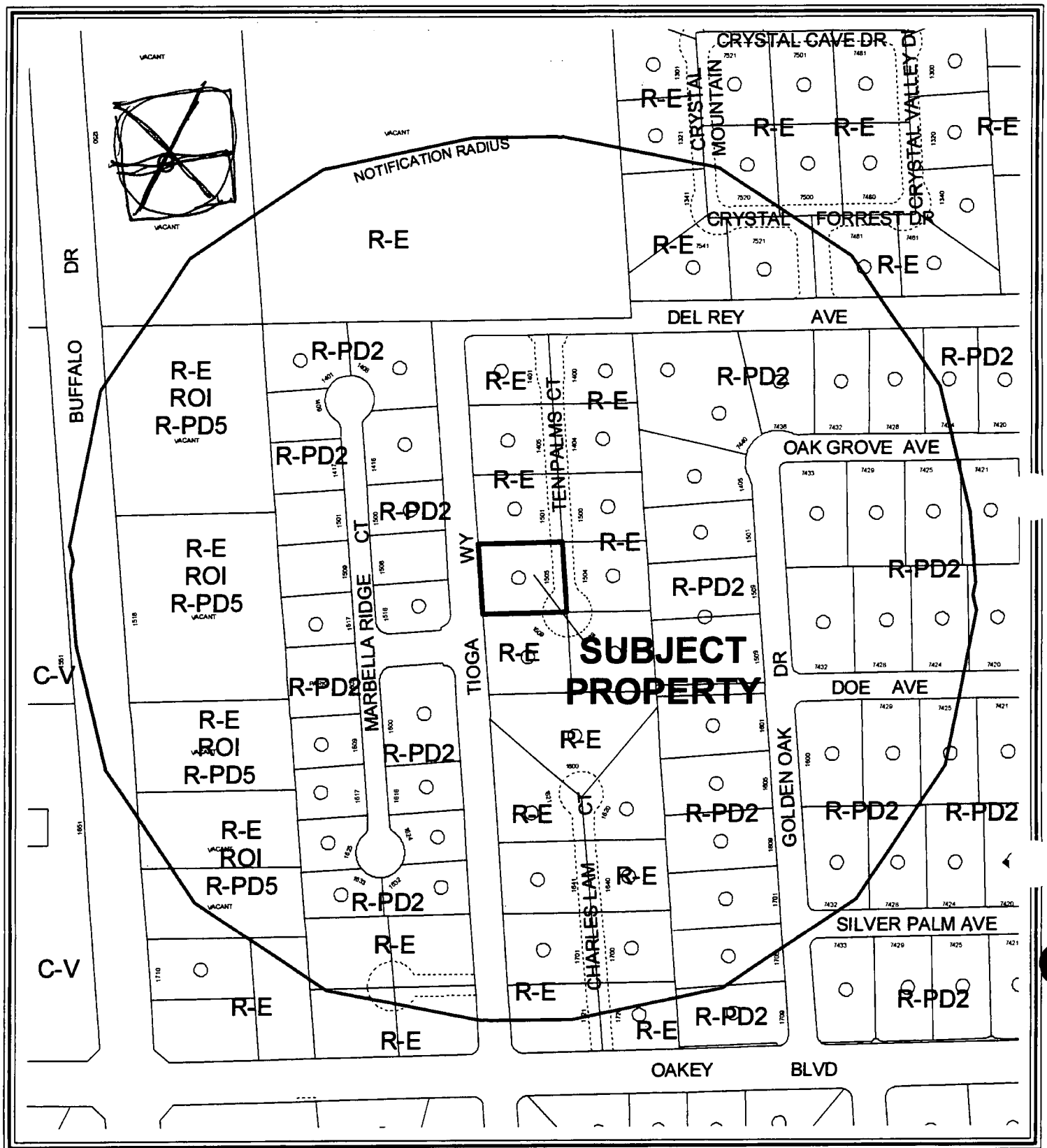
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF SOUTH HALF (S½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objections thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on this request may be determined by the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



GARY M. LEOBOLD, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **VAR-5637**

RADIUS: 750 FT

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



**CITY COUNCIL MEETING OF
January 5, 2005**

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

Combined Verbatim Transcript: Item 109 – GPA-2993 Reconsideration, Item 110 DIR-5728, and Item 111 GPA-2993 – MOLASKI COMPANIES ON BEHALF OF WILLIAM L. CULLINGS AND THE SCHNEIDER FAMILY TRUST

Appearance List:

OSCAR GOODMAN, Mayor

JANET MONCRIEF, Councilwoman

LARRY BROWN, Councilman

STANLEY PARRY, Attorney, 300 South Fourth Street, Suite 1201

BRAD JERBIC, City Attorney

GARY REESE, Councilman

BRYAN SCOTT, Deputy City Attorney

CHRIS KAEMPFER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway

STEVE WOLFSON, Councilman

UNIDENTIFIED SPEAKER

UNIDENTIFIED MALE

STEVEN “CAPTAIN TRUTH” DEMPSEY

DAVID WRIGHT, 1700 Songlight Court

LAWRENCE WEEKLY, Councilman

MARGO WHEELER, Deputy Director of Planning and Development Department

MICHAEL MACK, Councilman

BART ANDERSON, Public Works

MARY GREEN, resident of Rancho Nevada Estates

MAGGIE FUETRON

JERINA GARETTO, 1500 Ten Palms Court

ROBERT GENZER, Director of Planning and Development Department

MARTIN DOYN

ELLIS GLAD

(2:32 – 5:05)

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

31 **3-3384/4-1/5-1**

32

33 Two hours and 32 minutes

34

35 Typed by: Angela Crolli/Stacey Campbell/Vicky Darling

36 Proofed by: Lean Coleman

**CITY COUNCIL MEETING OF
January 5, 2005**

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

37 **MAYOR GOODMAN**

38 One, o nine, one ten and one eleven. One o nine is GPA-2993. Rescind previous action, well
39 that's wrong. I'm gonna do it this way. I'm calling one o nine in and of itself. One o nine is
40 GPA-2993. Rescind previous action. This will be a Public Hearing. Molasky Companies on
41 behalf of William L. Cullings and the Schneider Family Trust. Request to amend a portion of
42 the southwest Sector Plan of the General Plan from D-R, Desert Rural, to O Office of 4.26 acres
43 adjacent to the northeast and southeast corners of Buffalo Drive and Del Rey Avenue. Let's see.
44 The staff recommends approval. It's a public hearing, which is now declared open. This is in
45 Councilwoman Moncrief's Ward. Councilwoman, do you have a motion to rescind?

46

47 **COUNCILWOMAN MONCRIEF**

48 Yes, Your Honor.

49

50 **MAYOR GOODMAN**

51 All right. There's a motion to rescind.

52

53 **COUNCILMAN BROWN**

54 It's a public comment.

55

56 **MAYOR GOODMAN**

57 It's a public hearing on that motion to rescind. Would anybody like to be hear, heard on the
58 motion to rescind at this time? All right. It's –

59

60 **STANLEY PARRY**

61 Stanley Parry, 300 South Fourth Street, Suite 1201, I represent certain homeowners. I believe,
62 this is back before you on a Writ of Mandamus from the Court, and I would submit that the first
63 item on the agenda should be heard and approved the rescinding and then the next items will
64 probably be opened to some discussion.

**CITY COUNCIL MEETING OF
January 5, 2005**

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

65 **MAYOR GOODMAN**

66 Fine. Well, I'm happy to hear a discussion on this item as well, so there's no problem. All right.
67 Did you want to be heard on the motion to rescind?

68

69 **BRAD JERBIC**

70 It may help a little bit, Your Honor, if I just give a little bit of history on all three items, 109, 110
71 and 111 and how we got there, with the Honor's permission and the Council's permission.

72

73 **MAYOR GOODMAN**

74 Certainly.

75

76 **BRAD JERBIC**

77 The –

78

79 **MAYOR GOODMAN**

80 Pardon me. Excuse me.

81

82 **COUNCILMAN REESE**

83 You have to read 110 and 111 into the record (inaudible)

84

85 **MAYOR GOODMAN**

86 Perhaps, I have to read 110 and 111 into the record, if we're going to address that at this point.

87

88 **BRAD JERBIC**

89 If you would, Your Honor.

90

91 **MAYOR GOODMAN**

92 All right. Thank you, Councilman. All right. One ten is VIR (sic) 5728. This will be a public
93 hearing. Discussion and possible action to consider whether the application for GPA-2993 is
94 supplemented by the applicant complies with either LVMC Section 19.18.030c3A or LVMC

**CITY COUNCIL MEETING OF
January 5, 2005**

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

95 Section 19.18.030c5 and other matters related thereto. The staff recommends approval. That
96 will be a public hearing as well.

97 And 111 is GPA-2993 rehear public hearing, Molasky Companies on behalf of William L.
98 Cullings and the Schneider Family Trust. Request to amend a portion of the Southwest Sector
99 Plan and the General Plan from DR, Desert Rural to O, Office on 4.26 acres adjacent to the
100 northeast corner of Buffalo Drive and Del Rey Avenue. This is in Ward 1. The Planning
101 Commission failed to obtain a super majority vote, which is tantamount to denial. The staff
102 recommends approval, subject to conditions. These are all public hearings, which I'm now
103 gonna declare on all three: 109, 110 and 111. Mr. Jerbic?

104
105 **BRAD JERBIC**

106 Thank you, Your Honor and members of the Council. If I can start chronologically with how we
107 got before the Council today on these three items. On December 17th, two thousand and three
108 the City Council approved General Plan Amendment two, 2993 and other related zoning request
109 of the Molasky Companies for construction of a proposed Social Security building on Buffalo
110 Road (sic) and Del Rey Avenue. On January 12th, two thousand and four, a little less than a
111 month later, plaintiffs Jerina Garetto and Carolyn Stone sued the City of Las Vegas through a
112 writ of mandamus alleging that the Council abused its discretion in granting the zoning
113 applications. On November 9th, 2004, some eleven months later, the matter was heard before the
114 Honorable Ken Cory of the Eight Judicial District Court. The Judge granted the plaintiffs' writ
115 in part, if I could explain.

116 The court partially granted the writ because the application for GPA-2993 was not signed by the
117 property owner in accordance with Las Vegas Municipal Code 19.18.030c3 and was not signed
118 properly by a non-property owner in accordance with Las Vegas Municipal Code 19.18.030c5.
119 LVMC 19.18.030c5 states that a General Plan Amendment application is sufficient if it is
120 (inaudible) if it signed and acknowledged by a lessee, contract purchaser or optionee of the
121 property for which the GPA is sought. However, interest in the property must exist in a written
122 agreement with the owner of record attached to the GPA application in which the owner has
123 authorized the lessee, contract purchaser or the optionee to sign the application. The agreement
124 must further stipulate that the owners of record, the owner of record consents to the filing and

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

125 processing of the application. Essentially, the court determined that there was a technical
126 deficiency in the General Plan application because the owner's written oath authorization was
127 not attached. The Judge found that the initial application was not put forward in adherence to the
128 law. Because the agreement between the property owners and Molasky Companies wasn't
129 attached to the General Plan application, the court ordered the City Council to rehear General
130 Plan Amendment 2993. In accordance with the court's amended order of November 30th, 2004,
131 General Plan Amendment 2993 is back before you for consideration.

132 You'll be deciding three items. Before getting there, what I would like to do with the City Clerk,
133 is file a copy of Judge Cory's Order dated December 2nd, 2004. This is that copy of the amended
134 order that I referenced in the – previous record.

135 Number one, we'll be asking you to rescind your previous action taken with respect to General
136 Plan Amendment 2993. Two, we'd like you to reconsider whether or not General Plan
137 Amendment 2993 was supplemented as supplemented by the applicant meets the Code
138 standards. In other words, whether it grants a non-property owner contract purchaser authority
139 to sign applications on behalf of the property owner and that the property owner consents to the
140 filing of the processing and the application.

141 If you vote no on that, that's game show and match, there's no need to have a further hearing.
142 You can't hear the second item. If you agree that the General Plan Amendment as amended
143 meets the Code requirements, then you move on to a rehearing of the merits of the General Plan
144 Amendment that you heard in December of 2003. That's, those are the three items that you're
145 here for today. I believe that Mr. Kaempfer is here.

146

147 **COUNCILWOMAN MONCRIEF**

148 Excuse me, Your Honor.

149

150 **MAYOR GOODMAN**

151 Wait, I hear some, yes, Councilwoman.

**CITY COUNCIL MEETING OF
January 5, 2005**

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

152 **COUNCILWOMAN MONCRIEF**

153 So, on the second item, 110, that we're going to hear, if – that is passed forward or against, then
154 we will not hear 111, or excuse me –

155

156 **BRAD JERBIC**

157 No. If you find that the, if you – vote that the amen, the application as amended meets the
158 requirements of the Las Vegas Municipal Code, then you'll move on to the third item, that's Item
159 111 and vote up or down on the General Plan Amendment. If you decide that the application
160 does not meet Code requirements, then you cannot hear the General Plan Amendment because
161 the application would be deficient.

162

163 **COUNCILWOMAN MONCRIEF**

164 Okay, so either way we will hear 111.

165

166 **BRAD JERBIC**

167 You'll only hear it if you believe that the application is sufficient, and we're going present that
168 case right now.

169

170 **COUNCILWOMAN MONCRIEF**

171 Okay.

172

173 **BRAD JERBIC**

174 What I would ask, Your Honor, to begin this afternoon's proceedings, is to first vote on the
175 motion to rescind. We would recommend that in order to accomplish the goals of the court
176 order, that you vote affirmatively to rescind your vote on General Plan Amendment 2993. That's
177 in Item 109, and then we'll address the merits of Item 110.

178

179 **MAYOR GOODMAN**

180 All right. Thank you. Mr. Parry, did you want to –

**CITY COUNCIL MEETING OF
January 5, 2005**

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

181 **STANLEY PARRY**

182 That's what I was recommending that you vote on the Item 109 first and then let's discuss the
183 other issues. And I'd be happy to discuss those.

184

185 **MAYOR GOODMAN**

186 Fine. I just want to give you the opportunity to state your positions –

187

188 **STANLEY PARRY**

189 Right. I believe –

190

191 **MAYOR GOODMAN**

192 – on each of these things.

193

194 **STANLEY PARRY**

195 Yeah.

196

197 **MAYOR GOODMAN**

198 Mr. Kaempfer, did you want to be heard? All right. Very good, then right now we'll consider a
199 motion on Item 109, which is to rescind the previous action. Councilwoman Moncrief?

200

201 **COUNCILWOMAN MONCRIEF**

202 Move to rescind, please.

203

204 **MAYOR GOODMAN**

205 All right. Let's vote on that, please. Post, please. Motion carries. (**Motion carried**
206 **unanimously**) Thank you. One ten is the discussion and possible action to consider whether the
207 application is supplemented by the applicant and it complies with the particular codes.

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

208 **BRAD JERBIC**

209 Thank you, Your Honor. If I could just state very succinctly in layman's terms, the problem with
210 this application was that the correct documents always existed. Mr. Molasky always had the
211 permission of the landowner to file this application. The problem was that that document
212 witnessing that permission was not attached to the application itself. At the time this matter was
213 heard before the District Court, the District Court noted that that attachment did not exist. We
214 tried to supplement the record in District Court by showing that the attachment did exist. It
215 existed at the time the application was processed. It simply hadn't been attached to it. The Court
16 felt that they could not on their own supplement the record with things that weren't in the record,
217 and therefore remanded it. To that end, Mr. Kaempfer is here to address the issue of the pre-
218 existing contract and what the relationship was between Mr. Molasky and the property owner,
219 and at that point in time, it probably appropriate to hear from Mr. Parry to see if he has any
220 response to it.

221

222 **MAYOR GOODMAN**

223 Okay. There is a very interesting symmetrical situation here because a document exists, I don't
224 think anybody is going to take issue with that, but it's being referred to as an attachment, but it
225 wasn't attached. So, therefore it can't be an attachment. Correct or incorrect?

226

227 **BRAD JERBIC**

228 Well, I – think the word attachment is something we shouldn't get hung up on. I think it's the
229 Code provision that we need to focus on. The Code says that the application could be processed
230 if you have the permission –

231

232 **MAYOR GOODMAN**

233 Right.

234

235 **BRAD JERBIC**

236 – of the property owner, essentially.

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

237 **MAYOR GOODMAN**

238 And such provision –

239

240 **BRAD JERBIC**

241 And what we're saying is that permission always existed. Unfortunately, those two documents
242 didn't come together in one at the time it pro, went through Planning.

243

244 **MAYOR GOODMAN**

245 Okay. But it was in existence at the time.

246

247 **BRAD JERBIC**

248 It was in existence at the time, and in fact, I can state for the record, and Mr. Scott will correct
249 me if I'm wrong, that, this was a multiple part application. It wasn't just a General Plan
250 Amendment. It was a zone change and other things. The staff was aware of those documents
251 and they were attached to everything but the General Plan Amendment. It was the only one that
252 was – what was that?

253

254 **BRYAN SCOTT**

255 No, the documents were attached, but the owners did sign the rezoning application, the var,
256 vacation application, as well as the Site Development Plan Review application.

257

258 **BRAD JERBIC**

259 Right. It was just – a General Plan Amendment that they did not sign, but the pre-existing
260 agreement was in place at the time.

261

262 **MAYOR GOODMAN**

263 All right. Thank you. All right, now, Mr. Kaempfer, who are you representing?

264

265 **CHRIS KAEMPFER**

266 The Molasky Companies, Sir.

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

267 **MAYOR GOODMAN**

268 All right. Be happy to hear from you now.

269

270 **CHRIS KAEMPFER**

271 Thank you, Your Honor.

272

273 **MAYOR GOODMAN**

274 On this issue.

.75

276 **CHRIS KAEMPFER**

277 On this issue, Your Honor. Good afternoon Your Honor and members of the Council. I'm Chris
278 Kaempfer here on behalf of the Molasky Companies. Let me apologize upfront for taking a little
279 more time than I normally would when I appear before you. But there are certain matters, as Mr.
280 Jerbic has indicated, that must be set forth for the record.

281

282 **MAYOR GOODMAN**

283 No. Thanks. But let me say this in the beginning so everybody knows what the ground rules are,
284 and there gonna be a level of playing field and applied to everybody. This matter is in court at
.85 this point in time. There's no question in my mind that no matter what we do today one side or
286 the other is going to take us to court or we're going to continue to be in court. So, feel free to
287 take as much time as necessary to make your legal positions and your record as full as you want.
288 And that applies to everybody.

289

290 **CHRIS KAEMPFER**

291 Thank you. I appreciate that, Your Honor. As Mr. Jerbic indicated, on December 17th, 2003,
292 just over a year ago, this Council heard and considered a General Plan Amendment, a zone
293 change, Site Development Review and vacation request pertaining to the approximately four
294 acres of property located at the northeast corner of Del Rey and Buffalo Drive. The public
295 hearing on this matter was full and it was fair. The notice area had been expanded to make sure
296 that anyone and everyone who had an interest in these applications might be heard. Many

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

297 citizens spoke on both sides. Every conceivable issue was raised. Every argument advanced.
298 Every consideration given. At the end of this nearly three hour hearing, this Council voted to
299 approve the application subject to numerous and significant conditions of approval, including
300 single story design. No on-street signage, except for that advertising the Social Security
301 building. Significantly increased setbacks, enhanced landscape buffers, a separation wall to
302 prevent traffic from going back east into the neighborhoods to the east of this site. Limited days
303 and hours of operation, just to name a few of those conditions, and for the record, all of those
304 conditions remain in effect today and would apply, should this Council vote to approve GPA-
05 2993 subsequent to our presentation.

306 Now, after this City Council approval and only after this City Council approval, Mr. Molasky
307 then proceeded to consummate his purchase of the property and to proceed with the construction
308 of his office building. A lawsuit was filed contesting the approval given by this Council.
309 However, no injunctive or other similar relief was sought seeking to stop construction of this
310 project. Building permits were subsequently issued by the City of Las Vegas and construction
311 has proceeded so that Mr. Molasky can meet his legal obligations to the Federal government.

312 In November of this past year, this matter came before the Honorable Ken Cory for hearing.
313 Argument was presented on both sides. After the presentation of this argument, Judge Cory
314 granted the petition for writ of mandamus in one regard and in one regard alone. Your Las
15 Vegas Municipal Code, Section 19.18.030c3a provides that the owner of the property must sign
316 a General Plan Amendment application. However, an expressed exception or exemption, rather,
317 to this requirement is found in the Las Vegas Municipal Code Section 19.18.030c5. If the owner
318 of the property is under contract to sell his property, in that case, the Code clearly provides that
319 the purchaser of the property may sign the General Plan Amendment application instead of the
320 owner.

321 However that Code Section also requires that the owner's consent to have the purchaser sign the
322 General Plan Amendment must be attached to the General Plan Amendment application form
323 itself. The purpose of this owner/consent requirement in the City Ordinance is obvious. It is
324 designed to prevent someone from changing the GPA designation on someone else's property
325 without the owner's consent. It is not and has never been intended to protect other property
326 owners or other third parties of whatever kind. It is designed to protect an owner so that he will

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

327 not suffer from having his property changed without his knowledge. That is why the
328 requirement is in place.

329 Can I give these to Council and one for the record? Thank you. I have one more. In our case,
330 the GPA application was signed by Mr. Molasky on behalf of the Molasky Companies. A
331 notation was made by your staff on the GPA application itself, and that is Tab 1, that quote,
332 property is in escrow for Erwin Molasky. So staff made the notation on the GPA application that
333 the property is in escrow for Mr. Molasky. However, unfortunately, no written consent of the
334 owner was attached to that GPA application. Now, as part of its writ of mandamus action, the
35 petitioner through several arguments against the wall, including there was no substantial
336 evidence to support this Council's approval. The Planning Commission approval of four to one
337 was insufficient and the agenda was – incorrectly written. The only issue that stuck was the fact
338 that the written consent of the owner was not included as part of the GPA application. Now, in
339 making its decision, the Court noted among other things, and I quote from the transcript, this is a
340 difficult matter or at least it would be difficult if –

341

342 **MAYOR GOODMAN**

343 Where on the transcript?

344

45 **CHRIS KAEMPFER**

346 This is in the Court transcript.

347

348 **MAYOR GOODMAN**

349 Right. What page?

350

351 **CHRIS KAEMPFER**

352 I believe it's 85.

353

354 **MAYOR GOODMAN**

355 It would be on page 85, line 16.

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

356 **CHRIS KAEMPFER**

357 Okay. This is a difficult matter or at least it would be difficult if I were to try and substitute my
358 judgment for that of the Planning Commission or the City Commission (sic). The Court further
359 noted, Your Honor, and I believe that's, and I apologize for not having that up, off the top of my
360 head. The quote I'm looking for is, where the Court says I am unable to find on this record that
361 there is a lack of substantial evidence in the record to support the findings below.

362

363 **COUNCILMAN WOLFSON**

364 The bottom of page 85.

365

366 **CHRIS KAEMPFER**

367 Again, that's the bottom –

368

369 **MAYOR GOODMAN**

370 Right.

371

372 **CHRIS KAEMPFER**

373 – I'm sorry, that's the bottom of page, I'm getting all the help I need here. Thank you. I'm
374 unable to find on this record that there is a lack of substantial evidence in the record to support
375 the findings below. And further the Court says, and at the conclusion, which I believe this would
376 be on page 88, at the bottom it says of – 87, I'm sorry, Your Honor.

377

378 **MAYOR GOODMAN**

379 Okay.

380

381 **CHRIS KAEMPFER**

382 All I can say is, it was pretty clear that it was supposed to be in the record to finally consider it,
383 and without it in the record, there was not a showing that the right person for one in legal
384 authority to do so, made the application. That was the Court's concern. Accordingly, in its
385 order, which is Tab 2 in your book that I provided you, the Court directed that GPA-2993 be

**CITY COUNCIL MEETING OF
January 5, 2005**

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

386 remanded to this Council. On remand, the City Council shall allow the record to be
387 supplemented so as to determine if GPA-2993 complies with either Las Vegas Municipal Code
388 Section 19.18.030c3a or 19.18.030c5. Once the record has been supplemented and the City
389 Council finds that there has been compliance, and without restating with either one of those
390 sections, the City Council shall then vote on GPA-2993. As we learned from the Court this
391 morning and as acknowledged by Mr. Scott to the Court, nothing restricts this Council on the
392 evidence that might allow. Nothing restricts this Council in the decision it may make.

393 Based on the Court's order, we submit to you the following that is included in that book, to show
394 you that there has in fact been compliance with Las Vegas Municipal Code 19.18.030c5, in that
395 the owner did in fact consent to Mr. Molasky filing the General Plan Amendment application on
396 behalf of the owner of the property.

397 The first item is Tab 3. That is an affidavit that has been pre, signed by Steven Schneider, who
398 also signed the documents on behalf of the owner on the other zoning applications. Without
399 reading all of the applications, excuse me, all of the affidavit, it indicates that, starting with
400 paragraph four, in order to construct an office building on these parcels, it was necessary to
401 obtain land use approvals from the City of Las Vegas for a General Plan Amendment, Zone
402 Change and Site Development Review. Mr. Cullings, Mr. Cullings is the other owner, the two
403 pro, property owners are Mr. Cullings and Ms., and the – Schneider Family Trust, and I agreed
404 that it would be the responsibility of representatives of the Molasky Companies to obtain all such
405 required land use approvals, and we agreed to allow all such approvals to be obtained on our
406 parcels. In July of 2003, Mr. Cullings and I executed purchase and sale agreements with PH
407 LLC, which agreements specifically gave the Molasky Companies as buyer the right to apply for
408 and secure all required land use approvals. All of the land use approvals applied for and
409 obtained with regard to these two parcels were applied for and obtained with our full and
410 absolute consent, including but not limited to General Plan Amendment GPA-2993. After the
411 City of Las Vegas approved our land use applications, including GPA-2993, these two parcels of
412 land were purchased by the Molasky Companies in accordance with the terms and conditions of
413 the purchase and sale agreements.

414 Tab 4 is the Purchase and Sale Agreement and Joint Escrow Instructions between the Schneider
415 Family Trust and PH LLC, which is the Molasky Companies. And Tab 5 is the Purchase and

**CITY COUNCIL MEETING OF
January 5, 2005**

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

416 Sale Agreement and Joint Escrow Instructions between Mr. William Cullings and PH LLC,
417 again the Molasky Companies.

418 I would like to point, if we could go to the overhead, paragraph 1.3 of both contracts, which by
419 the way, are dated, the one contract is dated in July, on July 23rd, the other contract, the day is
420 blank, but is July of 2003, but clearly in July of 2003. Both contracts have provision 1.3, which
421 says, the period of time starting on the date hereof and ending on December 5th, 2003, which,
422 within which time buyer shall complete its due diligence as described in Section 9.1 and shall
423 attempt to obtain an amendment to the City of Las Vegas General Plan and a Zoning change to
24 permit the operation of an office building for General Office use on the property. Collectively,
425 the land use approvals.

426 Tab 6, Your Honor, contains the Extension agreements extending this due diligence period of
427 both Purchase and Sale Agreements from December 5th, 2003 to January 7th, 2004. Again, if you
428 recall the hearing was on December 17th, 2003. Further, while not related to the General Plan
429 Amendment per se, Tab 7, as indicated by Mr. Scott and Mr. Jerbic, Tab 7 shows that the owners
430 of the property, being Williams Cullings and the Schneider Family Trust did sign all other land
431 use applications pertaining to this property, including the application for the Zone change, the
432 Site Development Rule, Review, the Vacation of Holmby Street, the Vacation of Del Rey and a
433 Variance request. Even if you were to disregard the most telling and prohibitive evidence being
34 the affidavit and the contracts themselves, all other evidence, and all other evidence presented, it
435 is inconceivable that the owners of the property would have signed all of these other
436 applications, five in total, had these owners objected to the filing of the General Plan
437 Amendment by Mr. Molasky.

438 Tab 8 shows the recorded Transfer of the Property from Mr. Cullings and the Schneider Family
439 Trust to Mr. Molasky, which plan, which transfer took place after approval by the City Council.
440 Finally, while not directly related to the issue of the owner's consent, Tab 9 is a blow up of a
441 picture that appeared in the Las Vegas Review Journal on November 5th, 2003, nearly six weeks
442 prior to the City Council hearing. The sign clearly shows that even the neighbors themselves
443 recognized that for all practical purposes they were dealing with Mr. Molasky as the owner of
444 the property.

**CITY COUNCIL MEETING OF
January 5, 2005**

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

So, based on the evidence we have provided to you today, there is absolutely no question that prior to the GPA application being filed in August of 2003, one, the Molasky Companies were purchasing the property from its then current owners. They were, in fact, under your Code, a contract purchaser. Secondly, there were written contracts of Purchase and Sale in place. Those contracts are shown as Tab 4 and Tab 5. Third, these written contracts of Purchase and Sale specifically authorized Mr. Molasky to sign and file all land use applications to allow for a General Office Building, including the filing of the General Plan Amendment application. Four, Mr. Molasky signed the General Plan Amendment application with the full consent and knowledge of the owners of the property. Five, all persons, including your staff, the neighbors, everyone treated Mr. Molasky essentially as the owner of the property, so that no one, no one was disadvantaged or misled in any way by the failure of that document to be attached to the General Plan Amendment. And six, Mr. Molasky subsequently purchased the very properties for which he had signed the GPA applications.

Consequently, there has been full and complete compliance with the Las Vegas Municipal Code 19.18.030c5 and the purpose and intent of that Ordinance has been fully satisfied. There can be no question that if the documents presented today were included as part of the application signed by Mr. Molasky, that there would be full and complete compliance with your Statute. That is what the Court asked us to do, was to present to you evidence that would have showed, that had those documents been attached, there would have been compliance with that Statute and there was in fact that compliance. So, we respectfully request your finding in that regard, that based on the evidence presented, there has, in fact, been compliance with 19.18.030c5.

Now, as to the General Plan Amendment 2, 2993, I would respectfully request that you support the previous decision of this City Council –

MAYOR GOODMAN

Well, let's get there, we have to –

CHRIS KAEMPFER

You want to do that later?

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

474 **MAYOR GOODMAN**

475 Let's resolve this first.

476

477 **CHRIS KAEMPFER**

478 Okay. That will be fine.

479

480 **MAYOR GOODMAN**

481 All right.

482

483 **BRAD JERBIC**

484 Your Honor, if I could, I'd like to move on behalf of City's staff to introduce into the record and
485 make part of this record the document that Mr. Kaempfer introduced to the City Council that's
486 dated January 5th, 1995, 2005, regarding GPA-2993.

487

488 **MAYOR GOODMAN**

489 All right. We'll accept this as part of the record.

490

491 **BRAD JERBIC**

492 I would just like to say on behalf of City staff, I agree with Mr. Kaempfer's arguments. I agree
493 that if this argument had been raised, indeed, at the time the original application was before this
494 City Council, these documents could have been and would have been introduced at that time.
495 They would have (inaudible) City Municipal Code at that time and we wouldn't even be here
496 having this discussion. I believe that because the documents did exist at the time and they are
497 here before this Council and they're clearly dated before and all the agreements are dated before,
498 and as Mr. Kaempfer indicated, this Code provision is meant to prevent fraud. It's meant to
499 prevent somebody from moving onto somebody else's property and doing something very
500 serious to damage the Zoning or the General Plan without their knowledge. Clearly, the owner,
501 not only had knowledge but consented to the very filing of these applications. For that reason,
502 we would submit to the City Council that this application does comply with the Las Vegas
503 Municipal Code.

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

504 **MAYOR GOODMAN**

505 All right. Thank you very much, Mr. Jerbic. Mr. Parry.

506

507 **STANLEY PARRY**

508 Thank you. Oh, Councilmen and Councilwomen, woman, I appreciate being here today. I'd like
509 to make a remark that there have been a few comments I've seen in the press that would indicate
510 that somehow my clients may not respect you or at least have some negative thoughts. I have
511 represented a group of homeowners that are extremely honorable people. They are the type of
12 homeowners, in fact, that you would all want to have in your district and none of them have
513 made any derogatory remarks, and so to the degree that you feel that might exist, we apologize.
514 But it did not come from our – source.

515

516 **MAYOR GOODMAN**

517 Well, there's, from my perspective, Mr. Parry, I agree with you, as far as the clients that you're
518 representing. I was visited yesterday by several of them and had your permission to speak with
519 them, of course, and invited you to be present while I was speaking with them. They were, and
520 I'm not a chauvinist, but they were lady-like, that's the only way I can put it. They were
521 reasonable and they showed nothing but respect to myself and to the Council and to the action. I
22 stated to them very simply, thank God we live in America. Thank God that we can have full
523 presentations before governmental boards. If there's a disagreement, thank goodness that
524 there're courts that are available, to review those disagreements. As a matter of fact, I called you
525 and I said, Stan take your best shot because I have the sense that this is not going to be continued
526 based on your letter request, and go to court and see whether the court would stop it. And I think
527 this is just the greatest methodology that could be imagined. And I love living in a democratic
528 society. So, don't worry about that. We're – big folks. I – got a beef with one person, but that's
529 not with your clients. I'll take care of that a little later.

530

531 **STANLEY PARRY**

532 I – assume that that was correct, that you all recognized that but I wanted to make it clear that we
533 respect everyone on this Council, even those that may have voted against us. And, we took this

**CITY COUNCIL MEETING OF
January 5, 2005**

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

534 process of going to court because we felt there was some deficiencies in the way this was
535 approved. And, while Mr. Kaempfer states it as throwing stuff against the wall, none of the stuff
536 that we threw against the wall was frivolous and some of it is still very significant. And, you still
537 have a dilemma. The dilemma is this: you have now rescinded the General Plan Amendment,
538 that means there is no longer a General Plan Amendment approved for this property. Under your
539 Code, the, there cannot be a zone change approved that doesn't conform with the General Plan
540 Amendment. And, in order to have a General Plan Amendment approved, it must go through a
541 process before the Planning Commission and receive the supermajority under State statute. And
542 then it must come back to you. That process will not have occurred today, if the process as
543 outlined in this agenda, is followed. I put that onto the record, objecting therefore to even the
544 process of the next agenda item. I will discuss the inadequacies of the General Plan Amendment
545 but it is clear, there are no facts in dispute that they did not comply with the Code application
546 process and, I would like to demonstrate that. I don't think that it's even in dispute. I have here
547 on the display, if we might, and I don't know, maybe that's, I have a bigger blow up – for part of
548 it but I don't think there's going to be a dispute that General Plan, I mean Zoning Code
549 19.18.010A requires –

550

551 **MAYOR GOODMAN**

552 It's – not clear on our –

553

554 **STANLEY PARRY**

555 Yeah, I don't have that but I don't think it's going to be disputed. Requires that an application
556 be signed by the owner. If it is not signed by the owner, there is an alternative procedure that is
557 allowed and I do have that in a blow up form.

558

559 **MAYOR GOODMAN**

560 All right, upside down.

561

562 **STANLEY PARRY**

563 Maybe, can I – put it this way then, that will work better.

**CITY COUNCIL MEETING OF
January 5, 2005**

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

564 **MAYOR GOODMAN**

565 There you go.

566

567 **STANLEY PARRY**

568 Okay. This is the – General Plan exception, if you will, that they're trying to come under today.

569 I think it's important to read it into the record even though you have it before you. This is 18,

570 19.18.030(c)5, non-property owner. The General Plan Ap, plan, a General Plan Amendment

571 application is sufficient if it is signed and acknowledged by a lessee, contract person or an

72 optionee of the property for which the General Plan Amendment is sought; however, interest in

573 that property must exist in a written agreement with the owner of record attached to which is a

574 copy of the General Plan Amendment application. That has not happened. Even today, before

575 you, that has not happened. You have seen no application that has a detached, no written

576 agreement that has that application attached. Even their exhibit that they have presented to you

577 and somehow, I misplaced it, can I have the one, oh, here it is, which I believe is Tab four and

578 Tab five, does not have the application attached to it. It fails. They failed to follow the

579 procedures. I think I could stop there because demonstratively they have not filed appropriate

580 application.

581 Secondly –

82

583 **COUNCILMAN WOLFSON**

584 Your Honor, if I may. Mr. Parry, excuse me, with your permission, may we get some feedback

585 from our City Attorney? Rather than jump to issue B, C, D and E, perhaps we could get some

586 feedback from our City Attorney on these issues as we go along?

587

588 **BRYAN SCOTT**

589 I guess – if you want to talk about the attachment, if you want to say that this document that Mr.

590 Kaempfer produced to the Council, the application is here and the application does have the

591 consenting documents behind it. So, it is technically attached to the application.

**CITY COUNCIL MEETING OF
January 5, 2005**

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

592 **STANLEY PARRY**

593 So, we're doing it today on the record, is that what you're doing Mr. –

594

595 **BRYAN SCOTT**

596 If that's what you're – arguing and you want to argue the fact that there is an application here
597 and it's not attached, I will argue that, if you're going to say this is the application, it is indeed
598 attached with the consent of the property owners that he may – act in that matter.

599

600 **MAYOR GOODMAN**

601 Well –

602

603 **STANLEY PARRY**

604 Well, first of all, there is no affidavit from Mr. Cullings, let's be clear on that.

605

606 **MAYOR GOODMAN**

607 – okay, but I – think the Court Order, with all due respect, is very, very clear as to what our
608 burden is today as far as the consideration of the application. It says, on remand, and that's what
609 we're here for, the City Council shall allow the record to be supplemented. That means that the
610 record could be added to so as to determine if the GPA-2993 complies with the other sections.

611 And, once, and here's where I, I've got problems with your argument, Mr. Parry, once the
612 record has been supplemented, and that's what's taken place today, and it is nunc pro tunc,
613 there's no question about it, that's what's taking place. We're not saying this happened before,
614 this is what's happening today, then the City Council finds that there has been compliance with
615 what's happening today, then the City Council shall vote on the GPA. That's the way I see it.

616

617 **STANLEY PARRY**

618 Your – Honor, we had a hearing this morning to clarify that particular provision and the court
619 was quite clear that he is not finding and he is not telling you that you have to find there was
620 compliance or that the supplemental, the supplementation of the record can be adequate today,
621 that that is a decision you get to make. He is simply remanding it back for your consideration as

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

622 to whether or not the application was properly filed, and you have that decision. In fact, he made
623 the statement rather clearly and I put it down, you can find that there wasn't adequate
624 application. You could find that the application has been supplemented, but it has to go back to
625 square one. In others, the proper procedure is, if they're gonna supplement it today, they have to
626 start over again. In other words, if the application wasn't adequate and they can do it today, then
627 they have to go back through the procedure. This is a decision that you get to make.

628

629 **MAROR GOODMAN**

630 In all fair –

631

632 **STANLEY PARRY**

633 He has found that it was inadequate.

634

635 **MAYOR GOODMAN**

636 I – appreciate that.

637

638 **STANLEY PARRY**

639 Yeah.

640

641 **MAYOR GOODMAN**

642 In all candor, though, you could answer this, that if we find today that it was inadequate before,
643 but based on what we're being given today, that we can say nunc pro tunc, now for then, it would
644 have been adequate had all this information been provided at the time, is it your legal opinion
645 that we're barred from making that kind of determination.

646

647 **STANLEY PARRY**

648 I – think you can make the determination that today that it would be adequate. Then the question
649 is what's the proper procedure from there.

**CITY COUNCIL MEETING OF
January 5, 2005**

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

650 **MAYOR GOODMAN**

651 I see.

652

653 **COUNCILWOMAN MONCRIEF**

654 Excuse me, Your Honor.

655

656 **MAYOR GOODMAN**

657 All right. Thank you. I appreciate that. I and I – appreciate your candor.

658

659 **COUNCILWOMAN MONCRIEF**

660 Excuse me.

661

662 **MAYOR GOODMAN**

663 Yes, Councilwoman.

664

665 **COUNCILWOMAN MONCRIEF**

666 I have a concern in what Mr. Parry said. He said that since we rescinded this GPA now we do
667 not have a change of GPA and it's supposed to go back to the Planning Commission. Can you
668 explain that to me, Mr. Jerbic?

669

670 **BRAD JERBIC**

671 I think it's well within this Council's prerogative to determine that the limited issue that the
672 Court remanded this on was whether or not the record was capable of being supplemented with
673 evidence to show that we complied with the Municipal Code. That is what Mr. Kaempfer did
674 when he submitted his exhibits earlier. They are now part of the record and we have argued and
675 agree with Mr. Kaempfer that the record as supplemented does comport with Las Vegas
676 Municipal Code.

677

678 **MAYOR GOODMAN**

679 Today.

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

680 **BRAD JERBIC**

681 Today. And I would submit that if there were some other defects, some other major fact or some
682 other major fact that governed the merits of the GPA other than the application itself, there might
683 be some argument to send it back to the system from beginning to end. What we're talking
684 about technically, whether or not an application could have legally been filed then and if not
685 could it be supplemented now to show that it could be legally filed then. I think it's been
686 demonstrated that it could have been legally filed then, has been supplemented to make it legal
687 now. The only issue now is on the – rescission, I think the Council can hear this. It doesn't have
688 to go back to the Planning Commission from square one. There's no material fact that regarding
689 the merits of the application, in fact, quite the opposite. The judge stated on the record he would
690 not substitute his judgment for that of the City Council and there was sufficient evidence in the
691 record to support the General Plan Amendment. The only issue that got us here today is the fact
692 that these documents were not properly attached to the application for the General Plan
693 Amendment itself.

694

695 **COUNCILWOMAN MONCRIEF**

696 So, due today, that they were supplemented – then you feel, as staff, that everything is okay.

697

698 **BRAD JERBIC**

699 Absolutely. The Council accepts the supplement as meeting the requirements of Las Vegas
700 Municipal Code. I feel that you have the legal authority to go forward today with the last item,
701 111, and that is a rehearing of the General Plan Amendment itself. It does not have to go back to
702 the Planning Commission.

703

704 **STANLEY PARRY**

705 I – wonder where Mr. Jerbic gets that gratuitous language 'cause it's not in the Order.

706

707 **MAYOR GOODMAN**

708 All right. Be happy to hear the conclusion of your argument on that.

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

709 **STANLEY PARRY**

710 Yeah. Well, Okay. Thank you. Mr. Jerbic has simply said that all you need to do is supplement.
711 That's not with the Court. The Court has said the application was wrongly filed on the record.
712 You can, he has sent it back for your decision to determine whether it can be supplemented today
713 and if it can be supplemented today, what the proper procedure is. I – suggest to you that you do
714 have code provisions that everybody has to live by. I mean, if Joe Blow wanted to build a fence
715 today, Mr. Ordinary Man, and he had not filled out his application properly, we all know what
716 staff would do. Staff would send him back to fill out a proper application and then come back
17 and do it right. In fact, that's what your Code suggest should happen.

718 In 18, 19.18.010B4, it says if the application is not file, if the application is not complete, staff
719 shall notify the applicant, the application will not be scheduled on an appropriate agenda until the
720 application is complete. Take a look at that particular Code provision. That's what that Code
721 provision suggests. If the application on a General Plan Amendment is not complete, it has to be
722 sent back and it should not be put on an agenda. That's our position today. If you find that it's
723 adequately subs, supplemented today, well, I guess, I'll have to accept that. But that doesn't ipso
724 facto mean that you have to hear it today and that it doesn't go back through the process because
725 after all you will have not had a Planning Commission vote on an application. You will now
726 have had only a City Council vote on an application. And it's not like this particular application
27 was a supermajority win. This was a four to three overriding of the master plan that had been in
728 existence for five years. It's not a trivial matter. It's not like this was a simple issue when it
729 came before the Council before, and it's not like Judge Cory said, you don't have to make these
730 decisions. He said this is in your hands, it's a bad application, it was pro, improperly filed, you
731 get to decide whether it can be supplemented. But once it's supplemented, what's the
732 procedure? We suggest the procedure is not to just hear it today, though we're here today, we're
733 happy to hear it, if – that's the Council's decision, but I think you create problems with your
734 Code, especially a number of Code provisions, if we just run in and hear it again today.

735 But I will – continue by a couple of more points I'd like to make. You – note that the affidavit
736 that has been filed that Mr. Scott is relying upon is dated when. Yesterday. Therefore, the first
737 time an application was properly filed was yesterday, if you find that it can be supplemented.
738 That's the first time. And you will note that there is no affidavit from Mr. Culling (sic). The

**CITY COUNCIL MEETING OF
January 5, 2005**

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

739 affidavit is only from Mr. Schneider. Therefore, you have no proper application from Mr.
740 Culling (sic), even under Mr. Scott's interpretation. I submit to you, therefore, you can perhaps
741 find that there has been a General Plan Amendment application for Mr. Schneider's property. I
742 suggest that you cannot find it for Mr. Cullings' property because it requires that it be attached.
743 It requires that the property owner attach it.

744 Is it simply a technicality? Well, I suppose under that theory, every part of the Code is simply a
745 technicality. And when Mr. Ordinary Citizen comes in, you'd have to treat him the same and
746 you do. You send them back, that's what's required, and that's what has to happen here. And
747 that's the reason we took the writ. We felt like there were improprieties. We felt like the
748 application was not properly presented and not properly approved. We have won a victory.
749 They are trying to snatch our victory from us. And so, in that regard, we would ask that you
750 would analyze the evidence that has been presented. Would ask you to vote that the General
751 Plan Amendment has not been properly supplemented. If it has been properly supplemented,
752 that it has to go back through the process like any other ordinary application. That would be our
753 arguments. Thank you.

754

755 **MAYOR GOODMAN**

756 Thank you very much. We appreciate that.

57

758 **COUNCILWOMAN MONCRIEF**

759 Excuse me Your Honor.

760

761 **MAYOR GOODMAN**

762 Yes.

763

764 **COUNCILWOMAN MONCRIEF**

765 Do, Mr. Jerbic, do we have the second signature? As he saying we don't, Mr. Cullings.

**CITY COUNCIL MEETING OF
January 5, 2005**

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

766 **BRAD JERBIC**

767 Well, I, first of all make an observation that just seems plainly obvious. If either of these people,
768 Mr. Cullings or Mr. Schneider, had any doubt about this General Plan Amendment or Rezoning,
769 don't you think they would be the first ones in the door of the courtroom complaining? We have
770 signatures of them alternately on affidavits and on Purchase and Sale Agreements and contracts
771 and amendments to those contracts.

772 I would submit there is overwhelming evidence that both individuals knew of it, consented to it,
773 and wanted it to happen, and indeed Mr. Kaempfer will correct me, it has happened. I believe
74 the escrow has closed on this property?

775

776 **CHRIS KAEMPFER**

777 Yes.

778

779 **BRAD JERBIC**

780 It's done.

781

782 **COUNCILWOMAN MONCRIEF**

783 Mr. Jerbic, my question was, do we have the second owner signature on this?

84

785 **COUNCILMAN WOLFSON**

786 Mr. Jerbic, is not Mr. Cullings deceased?

787

788 **CHRIS KAEMPFER**

789 We, may I answer that?

790

791 **BRAD JERBIC**

792 Yeah.

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

793 **CHRIS KAEMPFER**

794 We don't know where Mr. Cullings is. We can't find him. We were tol, someone told us he was
795 deceased. We checked with Mr. Schneider, who essentially handled this transaction for him and
796 he does not know where Mr. Cullings is. But we still have, Your Honor, if I might elaborate, we
797 still have Mr. Cullings' signature on the July 2003 Purchase and Sale Agreement that specifically
798 authorizes the Molasky Companies to sign all land use applications, including the General Plan
799 Amendment. So, I, well, I – have some additional comments, I guess.

800

01 **BRAD JERBIC**

802 I did as well, if I can just put on the record, going to Mr. Parry's initial comment regarding the
803 remand to the Planning Commission, restarting of the process. My language was not gratuitous.
804 I'm reading right from the Court's Order, this is Judge's Cory literal words: Is to be remanded to
805 the Council to determine if GPA-2993 complies with either LVMC Section 19.18.030C3A or
806 LVMC 19.18.030C5, the latter is the provision that says if you have the property owner's
807 consent you can do it. Once the record has been supplemented and the City Council finds there
808 has been compliance with either of these sections, the City Council shall then vote on GPA-
809 2993. Those are the exact words of the Court's Order.

810

11 **STANLEY PARRY**

812 Your Honor, may I be heard on that?

813

814 **MAYOR GOODMAN**

815 Certainly.

816

817 **STANLEY PARRY**

818 I – have great respect for Mr. Jerbic, but we took this issue to the court this morning to clarify
819 that he did not mean it the way that Mr. Jerbic just interpreted it. That, in fact, you do have open
820 discretion. You do have open discretion to decide this matter. That if you decide that the
821 General Plan Amendment was not properly filed, that is your decision and you can then decide

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

822 what the next step is. You can decide, in fact, that the application was not properly filed and
823 therefore deny it.

824 You can find that it's been supplemented appropriately today and then decide what the next step
825 and the procedure is. And so, to the degree that Mr. Jerbic is suggesting to you that the court
826 ordered something different than that, the court made it clear on the record this morning that is
827 not so.

828

829 **BRYAN SCOTT**

830 And let me, Brad let me say something about that.

831

832 **MAYOR GOODMAN**

833 I'd sure like to see the transcript of what happened this morning because I –

834

835 **BRYAN SCOTT**

836 I – was at the hearing, Your Honor, this morning.

837

838 **MAYOR GOODMAN**

839 All right. We'll get it –

840

841 **BRYAN SCOTT**

842 So, I'm going to argue the motion on behalf of the City.

843

844 **STANLEY PARRY**

845 I'd asked that it be continued so we didn't have this very argument today.

846

847 **BRYAN SCOTT**

848 On behalf of the City, the Court made it clear that the Order is as the Order reads. He said that,
849 it, did, it does not tie the hands of the City Council. You have discretion. Once you make a
850 determination that Mr. Molasky had authority from the property owner to – sign a General Plan

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

851 Amendment application, you then have discretion to hear and decide however you feel
852 appropriate to decide on GPA-2993.

853

854 **STANLEY PARRY**

855 Mr. Mayor, may have lead to ask Mr. Scott just one question?

856

857 **MAYOR GOODMAN**

858 Certainly.

859

860 **STANLEY PARRY**

861 And I'll try to be gentleman about it. Mr. Scott, would you agree with me that the Court said
862 that the Council can find that the General Plan Amendment was not appropriately filed?

863

864 **BRYAN SCOTT**

865 Yes.

866

867 **STANLEY PARRY**

868 Okay. Thank you.

869

870 **BRYAN SCOTT**

871 I agree with that, but, and I also said that he also said that once it's supplemented with the record
872 today, once it's supplemented they can make a determination at their own discretion as to what
873 to do with GPA-2993.

874

875 **STANLEY PARRY**

876 I – believe we're talking about the same thing. I just want to make clear on the record, you have
877 the right to find that it was not properly filed, according to the Court's Order.

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

878 **COUNCILMAN WOLFSON**

879 Mr. Parry, though, would you just agree with what Mr. Scott just said that we also have the
880 discretion, according to the Judge, to not send it back to the Planning Commission, to act today
881 on 2993.

882

883 **STANLEY PARRY**

884 No. I – think you can do that if you want, but you certainly will run a writ on that one.

885

886 **BRYAN SCOTT**

887 Well, that's what he said. I mean, the Judge said that they have the discretion to do what they
888 want with 2993.

889

890 **MAYOR GOODMAN**

891 Okay. What I want to do –

892

893 **BRYAN SCOTT**

894 And that –includes sending it back –

895

896 **MAYOR GOODMAN**

897 Gentlemen, gentlemen.

898

899 **STANLEY PARRY**

900 I'm sorry, Your Honor, I was –

901

902 **MAYOR GOODMAN**

903 What I want to do is, I want to make sure you all have your legal arguments completely on the
904 record and then we're gonna make our decision.

905

906 **BRYAN SCOTT**

907 Your Honor, just one more thing also too.

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

908 **MAYOR GOODMAN**

909 All right.

910

911 **BRYAN SCOTT**

912 Ju, it doesn't have to be signed by both owners of the property. I mean, that, I think, Mr.
913 Schneider's affidavit and he's saying he is both of the own, he and Mr. Cullings were the owners
914 of both properties.

915

16 **STANLEY PARRY**

917 No, that's not correct Mr. Scott.

918

919 **BRYAN SCOTT**

920 It doesn't require both owner signatures.

921

922 **STANLEY PARRY**

923 No, that, they are not joint owners.

924

925 **MAYOR GOODMAN**

26 But, wait, wait, please, that's not the way we do it, Mr. Parry.

927

928 **STANLEY PARRY**

929 Oh, I'm sorry. I understand.

930

931 **MAYOR GOODMAN**

932 Let him let – Mr. Scott finish and then I'll be happy to hear from you.

933

934 **STANLEY PARRY**

935 Oh, well, I would just correct Mr. Scott. These are separate parcels, separate owners. They're
936 not joint owners.

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

937 **UNIDENTIFIED SPEAKER**

938 Turn off the mic. Thank you.

939

940 **STANLEY PARRY**

941 To the gree, is that what you thought, they were joint owners, Mr. Scott, is that what you're
942 saying?

943

944 **UNIDENTIFIED MALE**

945 And I'm not trying, no. – they are not joint owners.

946

947 **MAYOR GOODMAN**

948 All right. Anybody else want to be heard? Okay. Mr. Kaempfer?

949

950 **CHRIS KAEMPFER**

951 Your Honor.

952

953 **MAYOR GOODMAN**

954 No, not now, we'll have the public hearing part, but I want to hear the legal arguments some, I
955 want to complete that, and then we'll hear from the public on this particular agenda Item 110.
956 Yes.

957

958 **CHRIS KAEMPFER**

959 Your Honor, I was at the hearing as well. The Court said that if you find that, you're – not
960 required to find compliance, if you find compliance, what you do after that is up to you.

961

962 **MAYOR GOODMAN**

963 Okay. Well, as far as I'm concerned –

964

965 **CHRIS KAEMPFER**

966 And just so – that you know that.

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

967 **MAYOR GOODMAN**

968 Mr. Kaempfer?

969

970 **CHRIS KAEMPFER**

971 He said, I'm not gonna substitute with –

972

973 **MAYOR GOODMAN**

974 Mr. Kaempfer? Mr. Kaempfer?

75

976 **CHRIS KAEMPFER**

977 Yes.

978

979 **MAYOR GOODMAN**

980 The truth of the matter is, if I don't have an order from the Court I'm not gonna be relying on
981 what's being banning back and forth by the various sides, who each hear what they want to hear,
982 as well as they should because you're advocates of a particular position. As far as I'm
983 concerned, I'm dealing with the Order. I haven't been told that the Order, which was signed on
984 November 30th, has in any way been modified or changed, and we're gonna, be going, as far as
985 our action is concerned, on this Order.

986 All right. Now, would any members of the public because it's a public hearing liked to be heard
987 on agenda Item 110? This is the question of the supplementation permitted by the Court to see
988 whether or not there's been compliance with the Municipal Code.

989

990 **COUNCILMAN WOLFSON**

991 Just on 110?

992

993 **MAYOR GOODMAN**

994 Just on 110. This is not anything to do with the GPA.

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

995 **STEVEN “CAPTAIN TRUTH” DEMPSEY**

996 Yes, Steven “Captain Truth” Dempsey. I’m sure glad I made it down here early enough to hear
997 this. It’s, it seems like a pretty difficult matter. We had four attorneys in the courtroom this
998 morning, the judge told them something and they can’t even agree what the judge told them. I,
999 what I heard the gentleman say, I’d offer as possible interpretation of what the judge said, he
1000 can’t tell you what to do. You can disregard your rules and regulations and say that they don’t
1001 apply to this applicant. I mean, a judge isn’t gonna tell you that you can’t do that. You can do
1002 whatever you want. If your rules don’t mean anything, then you don’t have to follow him. It
03 seems pretty straight forward to me.

1004

1005 **MAYOR GOODMAN**

1006 Anybody else like to be heard?

1007

1008 **STEVEN “CAPTAIN TRUTH” DEMPSEY**

1009 Thank you.

1010

1011 **MAYOR GOODMAN**

1012 All right. Yes.

1013

1014 **DAVID WRIGHT**

1015 Your Honor –

1016

1017 **MAYOR GOODMAN**

1018 Yes.

1019

1020 **DAVID WRIGHT**

1021 – Council members, my name is David Wright. I’m a resident of 1700 Songlight Court, which is
1022 at the corner of Oakey and Tenaya. I was in the court this morning. I listened to the arguments.
1023 It seemed real simple to me. The lawyers have come in here and thrown a lot of smoke up in
1024 front of you. The issue is, did somebody make a mistake in the initial application. And it seems

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

1025 where it says attached that means something has to be physically attached to it. It wasn't.
1026 Therefore, that's wrong and you have an obligation to do that.

1027 The second thing to it is, very simply, that if you find that that was wrong, then the whole issue
1028 is wrong. That's all it is. There's smoking mirrors going here. I think that, Your Honor, can tell
1029 them better than anybody, there's an old saying something about when you have the law on your
1030 side argue the law. Isn't it?

1031

1032 **MAYOR GOODMAN**

1033 No they say it –

1034

1035 **DAVID WRIGHT**

1036 If you don't, it's something like smoking mirrors.

1037

1038 **MAYOR GOODMAN**

1039 No, the way it goes is you have the law, if you don't have the law on your side argue the facts, if
1040 you don't have the facts on your side argue the law, if you don't have the law or the facts then
1041 carry a dead skunk around the courtroom. Okay?

1042

1043 **DAVID WRIGHT**

1044 I think we have the smell in here already, Your Honor.

1045

1046 **MAYOR GOODMAN**

1047 Okay. I have not forgotten. I used to practice. That – was my credo for 35 years. I don't know
1048 what I would have done without that dead – skunk. Okay.

1049

1050 **CHRIS KAEMPFER**

1051 Your Honor?

1052

1053 **MAYOR GOODMAN**

1054 Yes.

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

1055 **CHRIS KAEMPFER**

1056 May I respond that, Your Honor.

1057

1058 **MAYOR GOODMAN**

1059 There's no need to respond to that. It's our turn now.

1060

1061 **CHRIS KAEMPFER**

1062 Okay, I didn't know if, to Mr. Parry, if you –

1063

1064 **MAYOR GOODMAN**

1065 Oh, I – thought that I gave everybody adequate time to make their record.

1066

1067 **CHRIS KAEMPFER**

1068 Well, I was – the only, Your Honor, if I might just for a second, if we, if Mr. Parry –

1069

1070 **MAYOR GOODMAN**

1071 All right. Mr. Parry, if we get past this and we go on to 111 you can do the same thing. Okay?

1072 All right.

1073

1074 **CHRIS KAEMPFER**

1075 The only thing I'm saying is, if Mr. Parry is suggesting that because this page here

1076

1077 **MAYOR GOODMAN**

1078 Now, tell us what it is for the record.

1079

1080 **CHRIS KAEMPFER**

1081 – if this page is Tab Number one, which is the General Plan Amendment that is signed by Mr.

1082 Molasky, if this page is not deemed to be attached to the, all the other documents that I have put

1083 on in this booklet, may I respect, without being facetious, may I respectfully borrow a stapler and

1084 staple that document to this. I would have assumed that the fact that I included this in the same

**CITY COUNCIL MEETING OF
January 5, 2005**

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

1085 booklet that that, if I came into the staff with an application that had the application here and
1086 attached to the booklet was an affidavit signed by the owner saying he authorized Mr. Molasky
1087 to sign, and I had Purchase Agreements signed by the owners of the property saying that Mr.
1088 Molasky had the right to sign the General Plan Amendment, that your staff would say that that
1089 meets the requirements of your Code, that that document is attached. Now, if that's, if there's
1090 some misunderstanding here, we'll put a staple through this whole book and then it'll be clear
1091 that everything is attached to each other. I didn't think we had to do that. And if that's his best
1092 argument, that's a shame.

93

1094 **MAYOR GOODMAN**

1095 Well –

1096

1097 **CHRIS KAEMPFER**

1098 But I –

1099

1100 **MAYOR GOODMAN**

1101 – there is no need to say that.

1102

1103 **CHRIS KAEMPFER**

1104 Okay. I, and I apologize for that. It's just, the Judge had one concern and that was supplement
1105 the record to show you that prior to the time that Mr. Molasky signed the application, the owners
1106 of the property consented to the fact that he could sign that application. If there's any doubt in
1107 anybody's mind that those owners did in fact authorize Mr. Molasky, I'd like to hear it because
1108 there is none and no way there could be. Thank you.

1109

1110 **MAYOR GOODMAN**

1111 All right. Okay, folks the public hearing part of Item 110 is closed. I'd be happy to hear
1112 comment before I consider a motion. Does anybody have any comment?

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

1113 **COUNCILMAN WOLFSON**

1114 Yes, Sir.

1115

1116 **MAYOR GOODMAN**

1117 Councilman Wolfson?

1118

1119 **COUNCILMAN WOLFSON**

1120 I'll probably have comments to a greater degree if we get to the next agenda item, but the only
21 thing I want to add, as far as Item 110 is, that I don't care whether we're lawyers or not, but as
1122 City Council men and women, I think we have to employ some common sense into our decision
1123 making process. And that I view this as a technicality and merely a technical deficiency, and
1124 that if we always read the exact letter of the law without implying (sic) employing some common
1125 sense, I think we'd be derelict in our duties.

1126

1127 **MAYOR GOODMAN**

1128 All right. Thank you. Any other comments before we consider a motion? I – have an
1129 observation and this is where I'm coming from, in essence, as Mr. Bumble said and I guess
1130 Councilman Wolfson said it too, the law is not an ass. I – think that the Judge's ruling was clear
31 as to what we're supposed to do today. I think the Judge found that the initial application was
1132 not compliant with the expressed language of our City Code and that the document of the owner
1133 was not attached. I think the Judge said that he wants us to consider whether or not with the
1134 supplement of the record today, whether or not we are satisfied that the owner did in fact give
1135 consent. And if in fact we are satisfied, that we can infer from that satisfaction that as of today
1136 on a now for then basis, it's called nunc pro tunc in the law, what, if the record is supplemented
1137 today and what exist today had been submitted back when the submission took place, if that was
1138 adequate, then we can find that there has been compliance with the Ordinance. I think it's that
1139 simple and I think that's what our burden is. So, I'll consider a motion at this time.
1140 Councilwoman?

**CITY COUNCIL MEETING OF
January 5, 2005**

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

1141 **COUNCILWOMAN MONCRIEF**

1142 Thank – Your Honor. I – think the first thing I want to say is, number one I’m going to be
1143 consistent – like I was a year ago and consistent like I’m gonna be today. Today, obviously,
1144 number 110 is, was, it, the GPA application appropriate. I’m going to say it’s clear that this
1145 application was not filed properly to our Municipal Code. Written consent was not attached
1146 when it was applied, and I believe the law is the law, and I feel that we should go exactly by way
1147 our laws are written, and I don’t think they should be gray. I think they should be black or white.
1148 So, I’m going to move for denial on this.

.49

1150 **MAYOR GOODMAN**

1151 All right. Let’s vote, please. Post, please. Motion – fails. (**Motion did not carry with**
1152 **MONCRIEF voting YES**) At this time, I would consider a motion to the effect that after there
1153 has been a supplement of the record on a, based on the Judge’s Order, if we make a finding that
1154 the record is now sufficient that we can act as though that record existed at the time that the
1155 application was filed.

1156

1157 **COUNCILMAN MACK**

1158 So moved, Your Honor.

.59

1160 **MAYOR GOODMAN**

1161 All right. Let’s vote on that, please. Post. All right, motion carries. Thank you. (**Motion**
1162 **carried with MONCRIEF voting NO**)

1163 All right, now we go on to the business of the day and the issue is to whether or not we want to
1164 amend the GPA. This is Item 111. I’ll read it back into the record so everybody knows exactly
1165 what we’re talking about today.

1166 This is GPA-2993 Rehearing a Public Hearing with the same parties involved, request to amend
1167 a portion of the Southwest Sector Plan of the General Plan from DR, Desert Rural to O, Office
1168 on 4.26 acres adjacent to the northeast corner of Buffalo Drive and Del Rey Avenue. This, of
1169 course, is in Ward 1. The Planning Commission failed to obtain a super majority vote, which is
1170 tantamount to denial. The staff recommended approval subject to conditions.

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

1171 I would like the record to reflect, so Mr. Parry listen carefully to this, that the entire record as
1172 presented to us when the matter came before us initially is now incorporated by reference in this
1173 record. So, there'll be no need to repeat the – presentation. We will assume that our re,
1174 recollections are sufficient enough to recall what was taking place and anything that you feel is
1175 pertinent, we – would prefer it not be repetitive. But anything that you believe is pertinent, we're
1176 gonna be happy to hear. We will, when we have the public hearing part of this, we'll try to put a
1177 limitation of three minutes on each person. If we feel that more is necessary, then we'll certainly
1178 allow that. There's no question about it. And I want everyone to feel at the end of the day that
1179 they've had the opportunity to express themselves completely. There's a lot at stake here.
1180 There're neighbors who are very concerned with what's happening in their neighborhood and I
1181 want them to feel as though that they've been properly heard. There's a businessman who has a
1182 substantial investment. I want him to feel that his rights are being properly protected. So, it's up
1183 to the attorneys on each side to monitor this for me. The, I will consider this a presentation in
1184 effect, until the time we get to the public hearing part and then anybody can say whatever they
1185 want to say because that's what public hearings are about.

1186

1187 **COUNCILMAN REESE**

1188 Your Honor?

1189

1190 **MAYOR GOODMAN**

1191 Yes.

1192

1193 **COUNCILMAN REESE**

1194 I would just like to just make a couple of statements before we hear the attorneys again. On
1195 these three items that we're hearing today, I've also tried to stay consistent. I think the
1196 consistency was taken out of my hands when the neighborhood took this to a higher court. At
1197 that time, they put me at a disadvantage. I feel like that no matter how I vote today, no matter
1198 what I say today, is going to be misconstrued and again, taken to a higher court. And so, I – try
1199 to always listen to this side as well as this side and to make my decision based upon what I
1200 believe to be the true facts. And anytime I've ever voted up here for nine years, I have voted on

**CITY COUNCIL MEETING OF
January 5, 2005**

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

1201 every item based upon what I thought was true fact, being from my staff, my attorney's office,
1202 even from those people that are representing the other applicants, the neighborhoods, whatever.
1203 And to be looked upon as maybe our staff, our City Ordinances, our Codes are not adequate, then
1204 I – I've been wasting nine years of my time up here trying to enforce those Ordinances and those
1205 Codes.

1206 I definitely want to make other statements after both sides have been presented. I think this is a
1207 very important time for all of us, whether it be six years from now or two months from now or
1208 even next Council meeting. Because if we're going put under, be put under a fine microscope by
1209 every attorney that lives in the City of Las Vegas over every item that we make, then, I think,
1210 that we're going have to change a lot of our Ordinances and these meetings are not going to be
1211 two or three hours long, they're going to be three or four weeks long, because if we have to
1212 watch every comma and every dot, then – there's something wrong here with the – system that
1213 we have.

1214

1215 **MAYOR GOODMAN**

1216 Okay. Any other comments before Mr. Jerbic begins?

1217

1218 **COUNCILMAN WEEKLY**

1219 Councilwoman.

1220

1221 **MAYOR GOODMAN**

1222 Councilwoman.

1223

1224 **COUNCILWOMAN MONCRIEF**

1225 I'd like to hear what everyone has to say –

1226

1227 **MAYOR GOODMAN**

1228 Fine.

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

1229 **COUNCILWOMAN MONCRIEF**

1230 – and then I'll speak at the end.

1231

1232 **MAYOR GOODMAN**

1233 All right, I was advised that perhaps you wanted to change the vote on the – last matter, change
1234 your vote.

1235

1236 **BRYAN SCOTT**

1237 Yeah, Councilwoman – you may have inadvertently pushed the wrong button –

1238

1239 **COUNCILMAN MONCRIEF**

1240 Oh, yes, I'm sorry.

1241

1242 **BRYAN SCOTT**

1243 – on that last one, should be No.

1244

1245 **COUNCILWOMAN MONCRIEF**

1246 Absolutely. Yes.

1247

1248 **MAYOR GOODMAN**

1249 So, that the record should reflect that on Item 110 Councilwoman's vote was a No.

1250

1251 **COUNCILWOMAN MONCRIEF**

1252 No.

1253

1254 **MAYOR GOODMAN**

1255 Okay. Fair enough.

1256

1257 **COUNCILWOMAN MONCRIEF**

1258 Thank you.

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

1259 **MAYOR GOODMAN**

1260 Okay. No problem. Okay. Mr. Jerbic.

1261

1262 **BRAD JERBIC**

1263 I'll be brief, Your Honor. If the Council, in a personal note, to make the observation, this is the
1264 last land use item that will be heard under Mr. Genzer's watch as our Planning Director, and on
1265 behalf of our office, I know the rest of the staff, we've really appreciated working with him over
1266 the years and wish him the very best.

.67 I would also just like to state briefly, so that we don't go back to court, and this might be out of
1268 paranoia more than anything, and had this chicken/egg argument. If the GPA was approved in
1269 December of 2003 and then rescinded in 2005 and reapproved in 2005, then somehow that
1270 invalidates the zone change and everything else that will only be allowable with the General Plan
1271 Amendment. I think when the Judge contemplated that you would be able to supplement the
1272 record and, as you correctly observed, nunc pro tunc decided that the application was sufficient,
1273 it was also the same with respect to the General Plan Amendment. So, I just want to put on the
1274 record today before you consider it, before you hear the staff report, that your approval of the
1275 General Plan Amendment in staff's opinion would be as if it were effective on a – legitimate
1276 application considered by this Council in December of 2003 and all the other votes that occurred
.77 as a result of that would also be valid.

1278

1279 **MAYOR GOODMAN**

1280 Well, I'm – not sure I agree with you. I – think that we can consider today any argument that the
1281 objectors believe is appropriate based on today's standards, as far as the GPA is concerned.

1282

1283 **BRAD JERBIC**

1284 That's fine. I just would like at least for the record flash down on that point so that the court
1285 knew that it was considered and it was contemplated. I just don't want to get to court down the
1286 line on another writ and have somebody say that the GPA was approved a year and a half after
1287 the zone changes were approved –

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

1288 **MAYOR GOODMAN**

1289 No.

1290

1291 **BRAD JERBIC**

1292 – and because they were out of sink the zone changes are invalid.

1293

1294 **MAYOR GOODMAN**

1295 No. This is nunc pro tunc, it's as though the application was appropriate and now we're
 .96 considering whether or not we want to change the GPA.

1297

1298 **BRAD JERBIC**

1299 That was my only point, Your Honor.

1300

1301 **MAYOR GOODMAN**

1302 Very good. Okay.

1303

1304 **BRAD JERBIC**

1305 And with that, I'd like to turn it over to staff who will make their report.

 .06

1307 **MAYOR GOODMAN**

1308 All right. Ms. Wheeler.

1309

1310 **MARGO WHEELER**

1311 On this matter, Mayor and members of the Council, the staff recommendation is for approval of
1312 the General Plan Amendment before you, and the Planning Commission recommendation is one
1313 on a three-one-two vote on a motion for approval. And because the City Code requires a super
1314 majority on General Plan Amendments, that vote did constitute one of denial because it did not
1315 gain the super majority. Again, staff's recommendation is for approval.

1316

1317 **MAYOR GOODMAN**

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

1318 All right. Thank you very much. Now, let us hear the argument on the why we should change
1319 the GPA.

1320

1321 **CHRIS KAEMPFER**

1322 Yes. Good afternoon, again, Your Honor and members of the Council, and I do apologize,
1323 again, for the comment. It was unnecessary. I, since the previous transcript has been
1324 incorporated completely, I don't want to go through what has already been heard, and
1325 Councilman Wolfson, which you've already read, and everything, I don't' think it's necessary.
1326 If you want to do that, I can.

1327

1328 **MAYOR GOODMAN**

1329 No, as I say, but it's incorporated by reference. It's as though we've heard it today.

1330

1331 **CHRIS KAEMPFER**

1332 All right. And I know you're familiar with all of the issues that were presented. I think it's
1333 important to note, and I would –

1334

1335 **MAYOR GOODMAN**

1336 Let – the record reflect, have you had the opportunity, Councilman Wolfson to review the
1337 transcript of the hearing before the City Council?

1338

1339 **COUNCILMAN WOLFSON**

1340 Thank you, Mayor Goodman. And I was gonna say this when I did get a chance to speak. I have
1341 had the opportunity, recognizing that I was not on the City Council on December of '03 to have
1342 heard this matter on the merits, to have reviewed about two hundred and fifty pages of
1343 documentation. In addition to that, I've met with the neighbors. I've met with the applicant and
1344 his representatives and reviewed the Judge's Order, the transcript from this hearing. So, I
1345 believe I'm up to speed on the merits of the issue.

**CITY COUNCIL MEETING OF
January 5, 2005**

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

1346 **MAYOR GOODMAN**

1347 Very good. I just wanted to make sure because there really is no issue of credibility here. The –
1348 transcript speaks for itself. Everybody was speaking very honestly and candidly and there's no
1349 question that we have to judge demeanors or anything like that. So, if you reviewed all of that,
1350 you're basically on the same par we are. Thank you. Yes Sir.

1351

1352 **CHRIS KAEMPFER**

1353 And again, although I know you will give me all the time I need, I don't need to restate what has
1354 already been stated. What is in front of you, Your Honor and members of the Council, is an
1355 aerial showing the particular site. This is the site located here. Immediately adjacent to the site
1356 to the east is a BLM piece of property, on which a radio transmission tower sits right here. Catty
1357 corner is commercial development consisting of McDonalds, a convenience store, a carwash. It
1358 is immediately across the street from the athletic fields and south of it is, as yet undeveloped
1359 property.

1360 One of the issues that was brought up at the time of the original hearing was that this property
1361 here, which had applications on it, is similar to this property here. And therefore, whatever
1362 actions you took in the denial of applications pertaining to this site to the south, should apply to
1363 the site to the north, which is actually our particular site.

1364 Without going into any great detail, we presented to you, and at the time of the court
1365 proceedings, we presented to the court all of the substantial evidence that we believe was
1366 provided at the time of your original hearing. Now, what we did for the court, and I – it's a little
1367 more difficult for you to see based on the screen I have in front of me, but every dark area, every
1368 dark comment here, as we go up and down this particular board, represents an issue that was
1369 different with regard to the site to the north, to the south. In other words, it was unique, the comments
1370 here in dark print were unique to the property that is before you for the General Plan Amendment
1371 and then at that point in time, the zone change, whatever.

1372 For example, the site is located approximately six hundred and seventy feet from the major
1373 intersection of Charleston Boulevard and Buffalo Drive. That's six hundred and seventy feet.
1374 The property to the south was, you know, over a thousand feet. In other words, the – issue that
1375 they tried to say was that those two properties are similar when, in fact, they weren't. The only

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

1376 point I'm gonna make is, one, two, three, four, five, six, seven, eight, nine, ten, eleven, twelve,
1377 thirteen, fourteen, fifteen, sixteen, seventeen, seventeen additional issues relating to our site were
1378 different than the site to the south. So, we pointed out to the court that when their – quite
1379 candidly, their best argument being, well the property to the south was denied previously,
1380 therefore, this site ought to be denied previously. We pointed out numerous instances and
1381 circumstances where that site was different.

1382 So, without going into all of that, I do want to say this, as to the General Plan Amendment 2993,
1383 we would respectfully request that you support the previous decision of the City Council for two
84 reasons. First, the concerns which were raised by some neighbors and by some members of this
1385 Council at the previous City Council hearing, simply have not materialized. The concern was
1386 raised, if you recall, that if in fact this site here becomes the Social Security Building, that that
1387 will doom all of the property south, if we can zoom back just a little bit, please. Right about
1388 there, that's perfect, that's perfect. We would doom all this property south of the site for
1389 commercial as well. That has not happened.

1390

1391 **MAYOR GOODMAN**

1392 For residential.

1393

1394 **CHRIS KAEMPFER**

1395 For res, did I say, no, for Commercial. It would be doo, I guess, it would be doomed for
1396 residential and it would be, yes, it would have to be commercial devel, commercial development
1397 all along here. That has not happened. Two separate applications have been filed, one of which
1398 is Zone Change 4537, which was a, also General Plan Amendment 4535. The other was General
1399 Plan Amendment 4000, Zone Change 4003. With those two applications, which were filed after
1400 your decision did, was to take these four parcels of property right here and approve them for
1401 residential development. So, the only parcel of property that remains on Buffalo, between the
1402 Social Security Administration Building and Oakey, the only two parcels of property are the one
1403 immediately on this corner and this property here. All of these other parcels in here have been
1404 zoned by you and approved for Low Density Residential Development at R-PD5. So, that's, that
1405 first point.

**CITY COUNCIL MEETING OF
January 5, 2005**

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

1406 Now, additionally, since the date of that previous approval, this road here, which is Del Rey has
1407 been vacated. So, as a consequence, this property here, which there was the other big concern is
1408 that if this becomes Commercial here, it will require that this property here be Commercial. That
1409 concern has been eliminated because Del Rey has been eliminated, and a wall has been placed or
1410 will be placed all the way along the property here prohibiting any access at all back to the
1411 property to the east. So, there is no access to this property to the east, save and except from these
1412 residential streets. And unless you throw out all the Planning concepts that you have applied in
1413 the past and that staff requires that you apply, there is no reasonable way that this property will
1414 develop anything but residential because there is no access to it, except from residential
1415 properties.

1416 So, the two concerns that were raised at that previous hearing by the neighbors were, you're
1417 gonna condemn this to commercial development. That has not happened. This application here
1418 on these two parcels, R-PD5, these two parcels R-PD5, Del Rey's been vacated. That makes this
1419 parcel appropriate only for some residential development.

1420 Now, secondly, regardless of the subsequently (inaudible) use approvals, I would ask that you
1421 please support the previous decision of this Council for what we believe another equally
1422 important reason. The remand to this Council was required because the Purchase and Sale
1423 Agreement between the owners of the property and Mr. Molasky was not attached to the General
1424 Plan Amendment application. As you just heard, it was remanded for that reason and for that
1425 reason alone. That technical error was both unintentional and prejudiced absolutely no one. Not
1426 a single interest of the owners of this property was misstated or misrepresented because this
1427 agreement was not attached. Not a single person was prevented from speaking at the time of
1428 your hearing because this document was not attached. Not a single issue was present, was
1429 prevented from being raised because this agreement was not attached. In truth, both the
1430 applicant and the homeowners had a full and fair hearing. With all due respect, Your Honor,
1431 that's the only kind of hearing you allow, is a full and fair one.

1432

1433 **MAYOR GOODMAN**

1434 I try my best.

**CITY COUNCIL MEETING OF
January 5, 2005**

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

1435 **CHRIS KAEMPFER**

1436 And nothing was left unsaid. This Council, then deliberately and fairly considered arguments on
1437 both sides and then rendered a decision. That decision was supported by substantial evidence.
1438 Now whether you agreed with that decision or not, I am respectfully asking that you support the
1439 fact that the decision was properly rendered and must be allowed to stand. In order for
1440 government to work and work right, in order for there to be faith in the decisions you render, not
1441 so much as individuals, but as a Council as a whole, because in the end analysis, it is the Council
1442 as a whole that acts. There must be not just fairness to your decisions, which I know you always
43 try to achieve, but there must be finality to your decisions. If this particular application, GPA –
1444 application can be overturned because a document had not been attached to the application, then
1445 there is not, neither, there is neither the fairness nor the finality, which we need as a City to keep
1446 growing with the confidence that we can come here and know that when decisions are made we
1447 can rely on them.

1448 So, because the changes that were made have not been detrimental to this neighborhood, but
1449 have benefited the neighborhood, it is our firm and honest belief that a single story office
1450 building in this location, immediately adjacent to multi-family, catty corner from General
1451 Commercial uses, immediately adjacent to the east of vacant property, serves as the perfect
1452 buffer as – you have done time and time again, to the residential development, which will now
53 be developed to the south. So, we respectfully request your approval of the GPA for those
1454 reasons. Thank you Your Honor.

1455

1456 **MAYOR GOODMAN**

1457 Thank you very much. Any questions of Mr. Kaempfer at this time. All right, I have a
1458 comment, Mr. Kaempfer. Mr. Parry, why don't you step up here because I want you to listen to
1459 what I'm saying clear.

1460

1461 **STANLEY PARRY**

1462 Your Honor, for – the record may I please introduce the subsequent approvals and the –

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

1463 **MAYOR GOODMAN**

1464 Sure. Absolutely. That's – in the record. I, I've been thinking very hard about how to conduct
1465 this part of the hearing, and it seems to me that I voted the first time against the amendment of
1466 the GPA. And I voted the first time for reasons that I've expressed on other projects in this City,
1467 and that is, I was fearful that the adjacent properties to the south, would in fact, be opened up for
1468 commercial and that the residential element of a residential community would be impossible to –
1469 preserve. Well, I proved myself wrong and time proved me wrong because there are two
1470 developments with detached homes, apparently very beautiful homes that are going on the south
1471 parcels there. And therefore, the reas, and I spoke to the folks yesterday when they were in my
1472 office and I said, do you like the product, and they appear to like the product. And I said, has the
1473 product in any way devalued the price of your homes, and they said no – problem.

1474 And I'm – going to allow Mr. Parry to make whatever argument he wants as of the facts of today
1475 of, for the record. Now, I may be wrong and you may be able to go back to court and tell a court
1476 that we should have been limited to the facts, as they existed at the time of the initial presentation
1477 before the Council. But because of the fact that reality is such that my concern has been
1478 alleviated, and therefore, my basic reasons for voting against the amendment the first time no
1479 longer exist, I' d like to hear whatever Mr. Parry has to say regarding the existing conditions of
1480 today. And if I'm – wrong, then you can tell the court I'm wrong. That's fine.

1481

1482 **CHRIS KAEMPFER**

1483 You are not wrong. In fact, Mr. Parry is correct when he says the court said you can do whatever
1484 you want, hear whatever you want, do whatever you want. So –

1485

1486 **MAYOR GOODMAN**

1487 Okay. That's what I want to do.

1488

1489 **CHRIS KAEMPFER**

1490 All right. Thank you.

**CITY COUNCIL MEETING OF
January 5, 2005**

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

1491 **STANLEY PARRY**

1492 Well, I feel like I am in a canoe and I have no paddles and I'm swiftly going down hill here
1493 because I feel that, perhaps, the Council has made up its mind having already heard this before. I
1494 hope that's not true because it's not often, Mr. Reese, that you get to correct the mistake and
1495 that's the only reason we're here. Certainly, not here to try to impose some legal mumble jumble
1496 against you or anything. I've known you a long time and obviously you know that I respect you,
1497 and I'm only here because I represent a group of homeowners that are truly devastated. They're
1498 not here and they haven't spent their money because they wanted an exercise in hiring a lawyer.

99 It – hurts to pay a lawyer and it has hurt them. But they are committed to something that is of
1500 great value to them.

1501 I live near Buffalo. I don't live too far away from Councilman Brown. And Buffalo is a
1502 beautiful street. It's a hundred feet. I'm paying an assessment for that 100-foot road right near
1503 my house. But you know what, it's all residential, and I'm so very grateful for that. It's not that
1504 I don't like commercial, after all I have to go get groceries. After all I have to go to federal
1505 buildings. But I've been doing zoning now for 28 years. I started off at the County as their staff
1506 and as their planning attorney, and hopefully over those years there's some fundamental
1507 principles that are involved in zoning. One of those principles is, is that if you have a master
1508 plan, people that buy homes get to rely upon that. In fact, isn't that what Mr. Kaempfer just said.
1509 People rely upon your decisions.

1510 Well, in this particular case, as you already know, the original approval for Rural Desert, two
1511 units per acre, was in 1996. That's what this Council told everybody that moved into there, into
1512 that neighborhood what they were buying. This parcel in question was residential. That was
1513 tested on at least two other occasions when developers wanted to put in Commercial zoning. It
1514 was tested in 1998, GP0027-98. It was tested on August 15th, 2001; GPA-0017-01. Denied.
1515 Denied that Office would be allowed there. People, and they're gonna tell you, bought their
1516 homes believing that this was going to be a residential neighborhood. Not only that, they put
1517 their life savings into these nice lots. They – are devastated. They feel that their opportunity to
1518 rely upon the City officials has been violated.

1519 Just recently you told a major developer that he could not build a condominium on a street, to
1520 me, that was a mile away from some of those homeowners, many of the significant homeowners.

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

1521 You made statements that people get to rely upon the master plan, the General Plan. You made
1522 statements that this wasn't appropriate for the neighborhood, that you shouldn't have that kind of
1523 development in a residential area. We agree.

1524 This – is not a residential use. You allow shopping in this building. You – realize that, I assume,
1525 that on the bottom floor you've actually put in commercial uses. This road, Buffalo, the way it is
1526 configured, will not handle this office building. There's no bus stop. The nearest one is on
1527 Charleston. When the disabled people come, they don't get to stop here, at this office. They're
1528 not going to be able to walk to this office. They're gonna have to stop on Charleston and walk
29 down from Charleston, three blocks away. That's the reason why it's not appropriate. It was
1530 never designed to be an office property. It has always been zoned and developed residential, all
1531 the way around it. To the north it's zoned multi-family. To the south it's zoned residential low
1532 density. To the east it's zoned low density. To the west, across the street, it's zoned low density.
1533 This is classic example of busting the General Plan Amendment. That was decided on a four to
1534 three vote. It was wrong then. It – violated the neighbors' trust in the City Council. You know,
1535 you have 1200 neighbors that signed a petition, showed up. Fifty percent of the people that live
1536 in this neighborhood oppose this use. Doesn't that say something about what should happen? I
1537 mean, if it was on Charleston and Buffalo, that intersection, they would not have protested. They
1538 didn't protest that. But when it comes down, into the heart of their neighborhood, they have a
1539 right to have their voice heard. They have a right to feel that the General Plan Amendment
1540 means what it says. And that it will not be overridden by a simple majority, which has happened
1541 here.

1542 What happens is a precedent for any place in this City. What happens today, if you can override
1543 the Master Plan, the General Plan Amendment with a simple majority vote, you do not have the
1544 General Plan. Your – ordinance is written in a very masterful way. It says you cannot have a
1545 zone change unless there's a general plan amendment. The General Plan Amendment's
1546 supposed to receive a super majority. That's supposed to protect people. It did not happen here.
1547 There is no super majority. There's a simply majority, to override several years of reliance of
1548 the neighborhood. That's the problem that the neighbors have, greatly. Had they known, they
1549 would not have bought their homes. They would not have built where they're at, had you let

**CITY COUNCIL MEETING OF
January 5, 2005**

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

1550 them know that you were going to change that on them. That this was not in fact going to be
1551 residential.

1552 That, I appeal to you, uphold your General Plan. There are successive – there are predecessor
1553 (sic) Councils that have told these neighbors that they can rely upon this being low-density
1554 residential. There are a lot of reasons why it should be low-density residential. We have got a
1555 copy of the traffic study that has been performed. One of the neighbors has spent a great deal of
1556 time reviewing that, and she'll make her presentation, but it's clear to us that you're gonna create
1557 a backup on this particular street all the way to I-, to 95. Because there's no way to get in
1558 directly, into this particular office. You're going to have to make a u-turn and come around.
1559 And where are people going to park? It – is going to be, in the estimation of the neighbors, a
1560 tremendous problem.

1561 In addition to the parking problem, we believe that the shops and the stores is an inappropriate
1562 use. You know, it's one thing to have a one-story office building. Now to invite shopping, when
1563 you have a park across the street and no shopping there, what is that going to encourage?
1564 Doesn't that encourage the kids and the people that use that park to come over to these shopping
1565 centers? I don't, I think that was an unintentional decision on your part. I don't think that that
1566 was what you intended, but it's certainly going to be what's going to happen.

1567 I would like to have, I – are you going to open it up to the public to speak now, Mr. Mayor, or is
1568 it just a general presentation.

1569

1570 **MAYOR GOODMAN**

1571 At this point, if – you would like to have your clients or any people that you represent come
1572 forward to –

1573

1574 **STANLEY PARRY**

1575 Yeah.

1576

1577 **MAYOR GOODMAN**

1578 – supplement your presentation, that's fine. And then after that, I'll ask for the, anybody who
1579 wants to be heard, because of the public here.

**CITY COUNCIL MEETING OF
January 5, 2005**

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

1580 **STANLEY PARRY**

1581 Appreciate that. We've tried to order it in such a way as that we'll not be repetitive and make
1582 our points.

1583

1584 **MAYOR GOODMAN**

1585 I – understand that.

1586

1587 **STANLEY PARRY**

1588 Yeah. Thank you very much.

1589

1590 **MAYOR GOODMAN**

1591 Thank you.

1592

1593 **COUNCILMAN MACK**

1594 Your Honor?

1595

1596 **MAYOR GOODMAN**

1597 Yes?

1598

1599 **COUNCILMAN MACK**

1600 While we have speakers come to the dais, I'd like to maybe mention something that was brought
1601 to my attention yesterday, regarding the traffic study. And I've asked Bart, in the back, and I
1602 asked Charlie Kajkowski's office, regarding Buffalo, it was, in the previous meeting, it was
1603 stated that Buffalo could be improved so it had more capacity. And it was told to me yesterday
1604 by these lovely young ladies that they spoke to City staff who in turn turned them onto NDOT
1605 and they were told that they cannot improve or widen Buffalo because of the grade difference on
1606 Buffalo. And I'd like to know, Bart, if you've found out any information as well. Councilman
1607 Brown and myself serve on the RTC and, with this proposed use going in, it would be nice to see
1608 a – cutout put in for a bus turnout as well. And I think those were all conditions that the
1609 applicant said he would take care of if that, if they could be done.

**CITY COUNCIL MEETING OF
January 5, 2005**

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

1610 **BART ANDERSON**

1611 Well, the Buffalo right-of-way is 100 foot wide, which is our typical right-of-way width, for a
1612 six-lane facility. So, as far as right-of-way goes, it is wide enough to accommodate six lanes,
1613 three in each direction. There is a – grade difference that can make it challenging to
1614 accommodate the left turns into the site and the three lanes, but I don't think those are
1615 insurmountable challenges. Certainly, if you look at a, the aerial photos that are available to us,
1616 through the City's website, and you look at the intersection of Buffalo and Del Rey today, there
1617 is a left turn pocket in the median, allowing left turns onto Del Rey, which then provide direct
18 access into the parking lot of this site. So, I'm – not sure what they mean by saying you have to
1619 do a u-turn to get into this site. It appears to me, based on aerial photography, that they could
1620 turn directly into this site on the Del Rey alignment.

1621 I'm not sure what involvement NDOT has. To my knowledge, Buffalo is not an NDOT facility.
1622 It's a City of Las Vegas facility. So I'm not sure why NDOT is involved. But my answer in
1623 summary would be I don't believe there are insurmountable technical difficulties that would
1624 prevent the widening of, and – I shouldn't even say widening, the restriping of Buffalo to
1625 accommodate three lanes in each direction.

1626

1627 **COUNCILMAN MACK**

1628 Okay.

1629

1630 **MAYOR GOODMAN**

1631 And Ms. Green?

1632

1633 **MARY GREEN**

1634 Mr. Mayor, gentlemen, lady of the Council, my name is Mary Green. I live on the corner of
1635 Oakey and Buffalo.

1636

1637 **MAYOR GOODMAN**

1638 Is the mic on? Yes.

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

1639 **MARY GREEN**

1640 I live on the corner of Oakey and Buffalo in the Rancho Nevada Estates. I've lived there for 12
1641 years. I'm the person who acquired a copy of the traffic study that was done by the City. This
1642 was done after the GPA had been approved, which was the standard within the City at that time.
1643 We were not, it was not made available to us until December, so this is really new information,
1644 first chance we've really had to speak on this.

1645 The traffic study initially was based on a single-tenant office building, which in the trip
1646 generation is defined usually as a corporate type headquarters. That's number 715 in Trip
47 Generation, Seventh Edition. There is another category called Government Office Building,
1648 which is Land Use Number 730, which we feel better suits the description of the Social Security
1649 building. The problem with the Land Use 730, Government Office Building, is there was only
1650 one study done and it was done 30 years ago. We're acknowledging that, and a lot can happen in
1651 30 years.

1652 But, the difference in trip generations between a single-tenant office building, where people
1653 come to work, stay all day and then go home and a government office building where people are
1654 coming and going all day is three to one. The trip generation at rush hour times, peak times, for
1655 a single-story, a single-tenant office building is 1.73 and the trip generation on a government
1656 office building is 5.88. That's a significance (sic) difference in potential traffic impact that we
1657 feel is not properly addressed in this study. The City itself recognized that the study seemed off.

1658 And so they asked the applicant to have some people go down to the West Sahara office, the
1659 existing Social Security office and study that facility. That facility was done one day in May and
1660 they observed what was going on between the hours of 3 and 4 o'clock in the afternoon. In their
1661 report, they discussed the two driveway in and out access to the back of the facility. It's a
1662 strange facility. It sits in the back of a square with a multiple story office buildings on either
1663 side, a front parking lot and then a small ancillary parking lot in the back. There are five
1664 driveways into this facility and it's various parking lots. But this study only addresses two of
1665 those driveways, the ones that are back behind the corner, behind the Social Security building.
1666 And it assumes that all the people coming and going out of that facility only use that, the Social
1667 Security building only use that driveway. And it talks about 180 cars going in in one hour, on
1668 the 5th of May.

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

1669 It also talks about the fact that there's heavy usage on the part of pedestrians, getting off the bus
1670 and going to the facility. It talks about 330 people doing that. That already is 500 people
1671 coming in and out of the facility in one hour. And that facility is much smaller than the one
1672 we're going to be looking at, down the road.

1673 We think that they should have taken the time to do a better comparison of a government study
1674 by going to the DMV that's on West Sahar, West Flamingo. That is a structure that is the same
1675 size of this, it sees twelve hundred people a day, six days a week. It is one of five DMVs in the
1676 City of Las Vegas. There are also three ancillary facilities. This DMV office is all, going to be
1677 the main, I mean, this Social Security office is going to be the main office for Clark County.
1678 There is a second office, 1100 square feet in North Las Vegas. You go there, you can get forms
1679 and then they're gonna refer you to the main office. We feel that the traffic impact on this, that
1680 this facility is gonna bring into our neighborhood has not been sufficiently addressed. The fact
1681 that there is not a bus stop on Buffalo, that the nearest bus stop is on Charleston and you're
1682 gonna ask 330 people in one hour, in the dead of summer, to walk down to the Social Security
1683 building? Doesn't seem apropos. And we're not really sure that the cut, that you have the room
1684 for a cutout for a bus turn in and bus out.

1685 The other appli, the other problem we note is that this (inaudible), this study, neither of them
1686 ever addresses the fact there's 3,500 square feet of retail space attached to this building. That
1687 has got to have an impact. You're across the street from a park. People are not gonna want to
1688 walk to go all the way up to Charleston or down to Sahara, to get something, if they see this
1689 facility across the street that's selling food, drinks, whatever, a restaurant.

1690 People are gonna jay walk. The traffic is gonna be much, much heavier than it is now.
1691 Councilman Reese spoke about taking his granddaughter to Buffalo Park, for a game that
1692 happened right after school let out and how difficult it was to park. The facility of the Social
1693 Security has 212 parking spaces. The facility on West Flamingo for the DMV has 329 and yet
1694 you still have a hard time finding a parking place there. So it's very obvious to us the people
1695 who are coming to the Social Security building are going to end up parking in the park, which is
1696 already overloaded, as far as the parking facilities there go. You're going to have parking on the
1697 street, the traffic is going to be unbearable. People do, are able to make a small turn there, at the
1698 cutout of Del Rey, but it would only accommodate two or three car lengths and then everything

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

1699 is gonna backup in the fast lane, all the way back to Charleston and perhaps to the freeway.
1700 Some people are gonna try and bypass that by coming down, cutting in front of the backed up
1701 cars and then making a u-turn on Oakey, because they're still trying to get into the facility. And
1702 you can only approach, and most of the people that are gonna come are probably gonna come off
1703 the freeway. And so they're gonna be coming south on Buffalo. But this – facility fits on the
1704 north side.

1705 All of these problems, I think, have not been adequately addressed. And I think if they were
1706 adequately address, and know, study that compared apples to apples, you would never have
07 given a permit to start this project. Thank you very much.

1708

1709 **MAYOR GOODMAN**

1710 All right. Thank you very much. Let me ask you –

1711

1712 **MARY GREEN**

1713 I'd like to have this part, as part of the record?

1714

1715 **MAYOR GOODMAN**

1716 Please, if – you'd hand it to the Clerk. It's part of the record, absolutely.

1717

1718 **MARY GREEN**

1719 Yes.

1720

1721 **MAYOR GOODMAN**

1722 Let me ask this, what are -- the commercial uses that are proposed for that building? I know that
1723 they're limited in large part because there's no external advertising. Yes?

1724

1725 **MARY GREEN**

1726 I forgot one small part. May I amend my –

**CITY COUNCIL MEETING OF
January 5, 2005**

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

1727 **MAYOR GOODMAN**

1728 Yeah, sure. But I'd like to have an answer to my question first.

1729

1730 **MARY GREEN**

1731 Okay.

1732

1733 **MAYOR GOODMAN**

1734 We know there's no outside advertising, so I can't, I – just can't believe that – there's going to
35 be a Starbucks there, because if you don't know a Starbucks' there, there's no sense having a
1736 Starbucks.

1737

1738 **CHRIS KAEMPFER**

1739 The only retail that was even contemplated was the little retail that you sometimes see in – public
1740 buildings, that serve the people who are in the public buildings. And as you say, Your Honor,
1741 there will be no outside advertising, so –

1742

1743 **COUNCILMAN MACK**

1744 So there'll be no pads out front or Starbucks or –

,45

1746 **CHRIS KAEMPFER**

1747 No, there's no, no – no advertising, no nothing. It's designed, it was designed to provide some
1748 retail ability –

1749

1750 **MAYOR GOODMAN**

1751 Similar to like the County Courthouse, where they have the area set aside for people to buy
1752 sandwiches?

1753

1754 **CHRIS KAEMPFER**

1755 Yeah, where you have – a little, you can buy a sandwich or a – banana or a glass of, bottled
1756 water or something.

**CITY COUNCIL MEETING OF
January 5, 2005**

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

1757 **MAYOR GOODMAN**

1758 Okay. All right. I just want to be sure that we're not going to have a McDonald's there.

1759

1760 **CHRIS KAEMPFER**

1761 No. No, Sir.

1762

1763 **MAYOR GOODMAN**

1764 Yes?

65

1766 **MARY GREEN**

1767 I'm sorry. I, there was one other issues that affects the traffic that we're truly concerned about.

1768 The builder intends to have, this building is 20 feet tall and – very, very long. And the builder

1769 intends to have reflective glass on the outer surface. He has been given a variance for that, and it

1770 was given in a letter dated February 3rd, 2004, and Site Plan Review and Waiver of Commercial

1771 Development Standards for Reflective glass.

1772 We are, the park across the street is a very open park, it's a football park. It isn't a park full of

1773 trees. And so it leaves you a very open area in which, as the sun sets, it could reflect off this

1774 long, west-facing building. And we think it's gonna cause quite a traffic hazard in that it's gonna

1775 be blinding to the traffic of people trying to go home during the evening rush hour, as the sun

1776 sets. And we're truly concerned about that as well. Thank you very much for allowing me to

1777 add that to my record.

1778

1779 **MAYOR GOODMAN**

1780 No problem. Okay. Now, Mr. Parry, I'm assuming until you say stop, that these are witnesses in

1781 support of your position?

1782

1783 **STANLEY PARRY**

1784 There's just two more, Your Honor.

**CITY COUNCIL MEETING OF
January 5, 2005**

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

1785 **MAYOR GOODMAN**

1786 Oh, I have no problem. There could be a hundred more for all I care. Yes?

1787

1788 **MAGGIE FUETRON**

1789 Mayor, –

1790

1791 **MAYOR GOODMAN**

1792 Sure.

1793

1794 **MAGGIE FUETRON**

1795 – gentlemen and lady, my name is Maggie Fuetron. I live on Oakey and Buffalo and I moved in

1796 there 10 years ago. And at the time I moved in, I relied upon the General Plan to be residential.

1797 And I, of course now, things have changed so drastically since you've approved the Social

1798 Security building. I just want to point out that we have also since agreed to allow the developers

1799 to – build high density homes because of the Council's vote for the Molasky to build the Social

1800 Security building in our neighborhood. It was really our only choice, to keep the rest of the area

1801 from going to commercial as well. So I hope you will reconsider your vote and – change.

1802

1803 **MAYOR GOODMAN**

1804 Do you feel that the – homes have detracted from the value of your property? The – homes that

1805 are being proposed there?

1806

1807 **MAGGIE FUETRON**

1808 Well, it's not there yet, the Social Security building, is it? So how would I know?

1809

1810 **MAYOR GOODMAN**

1811 No, no. I'm not talking about the Social Security building. I'm talking about the homes that are

1812 being proposed south of the Social Security building, the detached homes that we talked about

1813 earlier today?

**CITY COUNCIL MEETING OF
January 5, 2005**

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

1814 **MAGGIE FUETRON**

1815 I really don't – know.

1816

1817 **MAYOR GOODMAN**

1818 Okay.

1819

1820 **MAGGIE FUETRON**

1821 I don't know.

1822

1823 **MAYOR GOODMAN**

1824 All right. Thank you.

1825

1826 **MAGGIE FUETRON**

1827 Thank you.

1828

1829 **COUNCILMAN WOLFSON**

1830 Your Honor, may I ask this lady a question, please?

1831

1832 **MAYOR GOODMAN**

1833 Sure. Ma'am?

1834

1835 **COUNCILMAN WOLFSON**

1836 Ma'am?

1837

1838 **MAGGIE FUETRON**

1839 Yes?

1840

1841 **COUNCILMAN WOLFSON**

1842 Were you present a year ago at the City Council meeting and did you have an opportunity to

1843 present your views?

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

1844 **MAGGIE FUETRON**

1845 I didn't speak, no.

1846

1847 **COUNCILMAN WOLFSON**

1848 Okay. Were you present though at the hearings?

1849

1850 **MAGGIE FUETRON**

1851 Yes.

52

1853 **COUNCILMAN WOLFSON**

1854 I know that a number of people spoke. In your opinion, did the people in opposition to the
1855 project receive a full and fair hearing on the merits?

1856

1857 **MAGGIE FUETRON**

1858 I was too involved with my own thinking, on that level, to decide whether that was the case.

1859

1860 **COUNCILMAN WOLFSON**

1861 Thank you.

.62

1863 **JERINA GARETTO**

1864 Hello, Your Honor, City Council. My name is Jerina Garetto and I live at 1500 Ten Palms
1865 Court. And I don't know if this is up, I don't know if my diagram is up and which way it's
1866 facing.

1867

1868 **MAYOR GOODMAN**

1869 It's not up. There's like a – four little corners there, you're supposed to put it in there and then
1870 we'll get the overhead. There you go.

1871

1872 **JERINA GARETTO**

1873 Sorry.

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

1874 **MAYOR GOODMAN**

1875 Now you're there.

1876

1877 **JERINA GARETTO**

1878 This is a site plan that we obtained in, last year in 2003 of the proposed Social Security building.

1879 And I, I'm going to have to step over here, I guess, or point out. These – two stars right here –

1880

1881 **MAYOR GOODMAN**

1882 Yes?

1883

1884 **JERINA GARETTO**

1885 Show a 50 foot setback from the pad, the building, to the sidewalk. This – is an actual plan that

1886 we rec, we obtained from the City just in December of 2004. And on it, it shows – well, shoot.

1887 It shows right – here, where my finger is, a star which shows the sidewalk along Buffalo. Over

1888 here, you see a different star. That is the, it shows Page 6, I mean, yeah, Page C, Part 6 --, it's

1889 the legend for this, this plan presented by Mr. Molasky for the Social Security building. And

1890 right here is again the line.

1891 This is Page C, Part 6 and I don't – think you can see the numbers, I don't know how well you

1892 can see them, but I'll read them to you. It shows ten feet, twenty-three feet, eleven and a half

1893 feet to the sidewalk, which equals forty-four and a half feet. So, I think that the – pad, the actual

1894 pad, the building isn't within that, within the fifty foot setback required by the City and Mr.

1895 Molasky's original plan.

1896

1897 **COUNCILMAN BROWN**

1898 Does that – include a sidewalk?

1899

1900 **JERINA GARETTO**

1901 Pardon?

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

1902 **COUNCILMAN BROWN**

1903 I'm sorry. Orina, does that include the 44.5, does that include the sidewalk?

1904

1905 **JERINA GARETTO**

1906 It is to the sidewalk.

1907

1908 **COUNCILMAN BROWN**

1909 So it's to the back edge of the sidewalk? Okay.

10

1911 **JERINA GARETTO**

1912 So he's including the sidewalk in his setbacks. And I would like this to be made part of the
1913 record, please.

1914

1915 **MAYOR GOODMAN**

1916 It is and I'll advise Mr. Parry that the, this is being video taped. So, I – don't go into great detail
1917 to make sure that the stars are, and the asterisks are more clearly identified. You could always, if
1918 you have to go to court, either side, they can play the tape and show the judge, if that's a matter
1919 of issue.

20

1921 **JERINA GARETTO**

1922 I have one more thing.

1923

1924 **MAYOR GOODMAN**

1925 Sure.

1926

1927 **JERINA GARETTO**

1928 One of our neighbors, who lives on my street, she's applying for a variance. She's doing a
1929 remodel and addition to her house. She's actually enclosing part of her patio, which is gonna
1930 bring her house, there's a 35 foot setback required in her backyard. She's – gone to City, to
1931 Planning, she's applying for a variance for a five foot setback. So, as we said earlier, if it was a

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

1932 neighbor or a regular homeowner, we do have to comply and we are. I just recently did a
1933 remodel and I was very careful to stay within my setbacks.

1934

1935 **MAYOR GOODMAN**

1936 All right. I think that's a fair comment. Staff, you heard the observations of Ms. Garetto, –

1937

1938 **JERINA GARETTO**

1939 You need these?

40

1941 **BRYAN SCOTT**

1942 Your Honor, –

1943

1944 **MAYOR GOODMAN**

1945 Any comment on that?

1946

1947 **BRYAN SCOTT**

1948 I guess that it's just, –

1949

50 **COUNCILMAN REESE**

1951 Down here.

1952

1953 **BRYAN SCOTT**

1954 The City Attorney.

1955

1956 **MAYOR GOODMAN**

1957 Sorry.

1958

1959 **BRYAN SCOTT**

1960 Within the realm of a general plan amendment, –

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

1961 **MAYOR GOODMAN**

1962 Yes?

1963

1964 **BRYAN SCOTT**

1965 Those things that she was talking about are really site plan review type items. They're not really
1966 general plan amendment items that you'd normally discuss, in association with the general plan
1967 amendment. Just for the record and –

1968

69 **MAYOR GOODMAN**

1970 And I appreciate that, but –

1971

1972 **COUNCILMAN BROWN**

1973 But, Your Honor, if I may?

1974

1975 **MAYOR GOODMAN**

1976 Yes.

1977

1978 **COUNCILMAN BROWN**

79 Mr. Scott, one of the – things that I heard earlier and I'd like your guidance on this is, the Court
1980 gave us discretion to hear the GPA and pretty much do what we needed to do or whatever words
1981 were stated. Your – comment brings to the point that, although this is a GPA, if there are some
1982 things, that either in the referenced December 19th verbatim transcript or the conditions that were
1983 set forth, are we allowed to address some of those conditions, as far as clarifying?

1984

1985 **BRYAN SCOTT**

1986 Well, you really couldn't add them to the General Plan. The Site Development Plan Review is
1987 not up for discuss, it's not currently before you today, neither is the Variance or the Rezoning or
1988 anything of that nature. So, I would, I was just making a comment on are those items that refer
1989 to specific driveways or traffic patters that exist within the site itself, those things are normally
1990 Site Development – Review Plan items and not General Plan Amendment items.

**CITY COUNCIL MEETING OF
January 5, 2005**

COMBINED VERBATIM TRANSCRIPT - ITEMS 109, 110, and 111

1991 **COUNCILMAN BROWN**

1992 Well, differently stated, if – a neighbor's testimony today is a little bit different from December
1993 or if the applicant's comments today are a little bit different from December and they impact in a
1994 little bit of a way, some of the things that ended up on the Site Development Review or condition
1995 of approval, are we allowed to at least address that and make that part of the record?
1996

1997 **BRYAN SCOTT**

1998 Well, I – don't think you should go, I think, I don't think you should mix those things. I think
1999 you should really focus in on the General Plan Amendment since that's the only thing before you
2000 today.
2001

2002 **COUNCILMAN BROWN**

2003 Okay. So, when the, at least the last two speakers have brought up specific issues, as far as
2004 traffic –
2005

2006 **BRYAN SCOTT**

2007 Right.
08

2009 **COUNCILMAN BROWN**

2010 – or setbacks.
2011

2012 **BRYAN SCOTT**

2013 Right, and you have any, you have all discretion that you would normally have with any other
2014 General Plan Amendment. This is as though you are just hearing it for the first time.
2015

2016 **COUNCILMAN BROWN**

2017 Right.

**CITY COUNCIL MEETING OF
January 5, 2005**

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

2018 **BRYAN SCOTT**

2019 But of course on this instance, we've actually incorporated the record from 2003. But whatever
2020 weight you give to things with regard to General Plan Amendment items, that's what you should
2021 consider today.

2022

2023 **COUNCILMAN BROWN**

2024 Well, hypothetically –

2025

2026 **BRYAN SCOTT**

2027 General Plan Amendment items

2028

2029 **COUNCILMAN BROWN**

2030 – hypothetically, let's use the retail signage that was just spoken. Going back to December,
2031 there was specific statements made about the retail component.

2032

2033 **BRYAN SCOTT**

2034 Yeah, and that's because there was a rezone, I think there was also a rezoning –

2035

2036 **COUNCILMAN BROWN**

2037 Right.

2038

2039 **BRYAN SCOTT**

2040 – and everything else associated with that. So, because you're only focusing on the General Plan
2041 Amendment –

2042

2043 **COUNCILMAN BROWN**

2044 All right, let me finish. Today that issue has been raised again, further clarified and at least, from
2045 my perspective, become even more restrictive than the comments that were made back then. If
2046 by chance this moves forward and if by chance the applicant addresses the retail component, do

**CITY COUNCIL MEETING OF
January 5, 2005**

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

2047 they go back to the December or can we put things in the public record today that would give an
2048 applicant clear direction or guidance of our intent?

2049

2050 **BRAD JERBIC**

2051 Maybe I can answer in a different way. The only thing you're agendaed for today is
2052 consideration or reconsideration of the General Plan Amendment and nothing more, and so you
2053 cannot, any – comments you make would be superfluous to that and would be treated that way in
2054 the record. Any other direction given would be in violation of the Open Meeting Law because
2055 you can only consider the General Plan Amendment.

2056

2057 **MAYOR GOODMAN**

2058 However, we could consider these issues that we're talking about today, such as the reflective
2059 glass, which to me could be a serious, if, we – no, we can – direct staff to put this on for a review
2060 of the site –

2061

2062 **BRYAN SCOTT**

2063 (Inaudible)

2064

2065 **MAYOR GOODMAN**

2066 – plan at the next meeting.

2067

2068 **BRAD JERBIC**

2069 That's right. To the extent that they reflect your concerns and you want to hear them in the
2070 future, we can address them with a properly agendaed item in the future. You're correct, Mayor.

2071

2072 **MAYOR GOODMAN**

2073 Right. Because my recollection, quite frankly – is the way this hearing aborted the last time,
2074 many of these issues, which should have been addressed at that time, were not addressed. And I
2075 – think these are matters that we could properly take up. And if we feel the reflective glass is
2076 inappropriate, we can make our views known, as far as that's concerned. If we feel that certain

**CITY COUNCIL MEETING OF
January 5, 2005**

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

2077 uses, as far as the food court, we can make it known at that point in time. So, I am directing
2078 staff, please, to have this back on our next agenda for purposes of site plan review so we can get
2079 all of this finally resolved. It wasn't done properly the first time, in my opinion, and we should
2080 address it.

2081

2082 **COUNCILMAN MACK**

2083 Your Honor? Is that, for, that is just for a review of a condition?

2084

2085 **MAYOR GOODMAN**

2086 That's correct. Review of conditions.

2087

2088 **BRYAN SCOTT**

2089 Maybe you can ask staff this. Was there a Variance granted on that reflective glass condition?

2090 Maybe we need to look in the file before we actually jump the gun on that one.

2091

2092 **COUNCILMAN BROWN**

2093 (Inaudible)

2094

2095 **ROBERT GENZER**

2096 Council, we do not have those files with us today. So, I –

2097

2098 **MAYOR GOODMAN**

2099 Okay, well –

2100

2101 **CHRIS KAEMPFER**

2102 Your Honor –

2103

2104 **ROBERT GENZER**

2105 – cannot answer that question.

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

2106 **CHRIS KAEMPFER**

2107 – I can – answer that. I've been informed and my recollection is yes, there was a waiver that was
2108 granted in that. But Your Honor, I'll also state for the record that, for example, with the
2109 comments that I made, I know they're more restrictive than we made before. But I'm telling
2110 you, as part of the record, and I understand and I appreciate and I agree with what your City
2111 Attorney is telling you, but I'm telling you as somebody who's here all the time that that food
2112 court issue, if we call it that, is limited exactly the way I'm telling you today.

2113

2114 **MAYOR GOODMAN**

2115 And I believe you. I believe you.

2116

2117 **CHRIS KAEMPFER**

2118 It's going to be limited.

2119

2120 **MAYOR GOODMAN**

2121 I believe you.

2122

2123 **CHRIS KAEMPFER**

2124 And Mr. Molasky is here. When Mr. Molasky tells you something, you take it to the bank. And
2125 so, he's saying, yes, there will be no outside advertising. So –

2126

2127 **MAYOR GOODMAN**

2128 And – I appreciate that. I just want to get it back here because certain, these issues have been
2129 raised, and I want to be able to see whether we acted properly the first time or whether we –

2130

2131 **CHRIS KAEMPFER**

2132 I just – didn't want you to think, Your Honor, that we're sitting back here, and Mr. Brown has
2133 concerns –

**CITY COUNCIL MEETING OF
January 5, 2005**

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

2134 **MAYOR GOODMAN**

2135 There's no sandbagging.

2136

2137 **CHRIS KAEMPFER**

2138 – and – we're just letting, we're more than happy to address those.

2139

2140 **MAYOR GOODMAN**

2141 Of course, but we have to do it under the Open Meeting Law with proper –

2142

2143 **COUNCILMAN BROWN**

2144 And –

2145

2146 **MAYOR GOODMAN**

2147 – notification.

2148

2149 **COUNCILMAN BROWN**

2150 – let me clarify my – comments, Your Honor. Those that have reviewed the transcript of the

2151 17th, it was a long afternoon, there was a lot of testimony and a lot of the activity happened in the

2152 last 30 minutes. I don't mean to imply that something snuck through, but there're certainly areas

2153 and issues that, I think, need to be, at least, clarified, and I'm being told we can't clarify –

2154

2155 **MAYOR GOODMAN**

2156 Today.

2157

2158 **COUNCILMAN BROWN**

2159 – anything today. So –

2160

2161 **MAYOR GOODMAN**

2162 But – we can. Assuming that we amend the GPA, we can bring it back to look at the site review

2163 plan.

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

2164 **COUNCILMAN MACK**

2165 Your Honor?

2166

2167 **MAYOR GOODMAN**

2168 Yes.

2169

2170 **COUNCILMAN MACK**

2171 And if we could at the same time, we could look at the – traffic element, as well as the –

2172

2173 **MAYOR GOODMAN**

2174 That's all part of the site review. Okay, Mr. Parry.

2175

2176 **STANLEY PARRY**

2177 Thank you.

2178

2179 **MAYOR GOODMAN**

2180 Any more witnesses?

31

2182 **STANLEY PARRY**

2183 No. No more witnesses. I'll just summarize –

2184

2185 **MAYOR GOODMAN**

2186 Okay.

2187

2188 **STANLEY PARRY**

2189 – if I might.

2190

2191 **MAYOR GOODMAN**

2192 And then we'll hear from the public.

**CITY COUNCIL MEETING OF
January 5, 2005**

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

2193 **STANLEY PARRY**

2194 Yes. We – have not gone, I went over the history a little bit. We didn't go over all the
2195 testimony. We brought two issues, perhaps three to your attention because now, in light of the
2196 traffic, do you wish to approve the General Plan Amendment? See, you have that right today.
2197 You do not have to approve this General Plan Amendment today. I know you feel compelled to.
2198 I know that most of you want to, but you do not have to. You can go back and take a look at
2199 some of these issues that we've raised. We believe the traffic is a significant issue. It would be
2200 too darn bad five years from now when the traffic is all backed up along Buffalo that nobody
2201 wanted to do that. If the reflective glass causes a problem and somebody gets hurt trying to
2202 come across that street, we'll all be very sad, but it could have been corrected.
2203 If the setback is five feet, they need a Variance for that, not a waiver. And so these issues are
2204 pending, and so we would ask you to, either postpone your decision on the General Plan
2205 Amendment or deny it today, and have then come back and address these issues that we've
2206 raised. These are new issues that we've raised. We believe the old issues are very valid. We
2207 believe that the neighbors have a reliance and they should be honored. And with that, we'll close
2208 our part of the presentation.

2209

2210 **MAYOR GOODMAN**

2211 All right.

2212

2213 **STANLEY PARRY**

2214 Thank you so very much.

2215

2216 **MAYOR GOODMAN**

2217 Thank you.

2218

2219 **COUNCILWOMAN MONCRIEF**

2220 Excuse me, Your Honor.

**CITY COUNCIL MEETING OF
January 5, 2005**

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

2221 **MAYOR GOODMAN**

2222 Yes.

2223

2224 **COUNCILWOMAN MONCRIEF**

2225 I found the transcript on the reflective glass. It's Mark Fiorentino from Chris Kaempfer's group
2226 and he says that number one, it does create a different design and different character. It makes
2227 the building more attractive. It makes the building more efficient from an energy standpoint.
2228 Again, though, probably most importantly, you can't see it from anybody's home because the
2229 walls and landscape buffers, you will not be able to see the reflective glass except for on the
2230 roadways.

2231

2232 **MAYOR GOODMAN**

2233 Okay. Thank you. All right. Thank you, Mr. Parry. This is the time for public comment.
2234 Please tell us your name.

2235

2236 **COUNCILMAN REESE**

2237 Three minutes?

2238

2239 **MAYOR GOODMAN**

2240 Yeah, we'll put a three-minute timer on this. Okay. I don't think they're gonna need it, but
2241 that's fine.

2242

2243 **MARTIN DOYN**

2244 My name is Martin Doyn. I live at Buffalo and Oakey. I've been here 12 years. A master plan,
2245 at least was my impression, had longevity. We've challenged the Master Plan and this City
2246 Council, this is my third or fourth time here, so, when the attorney says the zoning is for
2247 residential, maybe with this City Council it will be. Another five years, another Council, it will
2248 be challenged again. There's no credibility. I'm not talking about the Council. There's no
2249 belief in the system when a different Council at a different time can change it. Thank you.

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

2250 **MAYOR GOODMAN**

2251 Thank you very much. Anybody else like to be heard? Clock, please.

2252

2253 **STEVEN “CAPTAIN TRUTH” DEMPSEY**

2254 Steven “Captain Truth” Dempsey. Credibility in the system, faith and the fairness of the
2255 decision you’re trying to achieve. We heard about that from this gentleman. But I’ve – got to
2256 say, I begin to wonder when I hear Councilman talk about nine years of experience, and that if
2257 these things are – discussed and talked about, that the meetings will be too long. I, you know,
2258 I’ve had a lot of respect for you, Councilman Reese, but I – think these, obviously these issues
2259 are important to these people and I think it’s part of due process, which is what this country is all
2260 about and part of what you took an oath to defend and uphold.

2261 As far as the, whether or not an individual felt that the people that appeared here before received
2262 a full and fair hearing, I’m not sure that that, that’s exactly relevant, what is, Councilman
2263 Wolfson. I – don’t think they did. And when you have a hearing, and I – can get into what my
2264 constituents believes, why their fairness is deteriorated, Mayor Goodman, as far as they’re
2265 concerned, because they don’t see fairness in these hearings. You get to talk. You said you’d let
2266 a hundred people speak. A lot of people can come in here. But they don’t see much discussion
2267 on the points that they bring up.

2268 Councilman Brown, you made a comment about what the court said. That wasn’t my
2269 understanding on what the court said. The court said that it wasn’t gonna tell you what to do. It
2270 was not that you could go ahead and do whatever you wanted to. I think you’re absolutely
2271 wrong. I think the due process of these people has been violated by you not allowing or forcing
2272 these people to go back through the whole process. I think that’s what would happen to me. I
2273 think that’s what would happen to them. I think that’s what would happen to almost everyone in
2274 this community. I may be wrong. If – your ordinance says that you have to do this, otherwise
2275 you have to go all the way back and do the whole process over again. How can you say, well
2276 everyone else has to do that, but this applicant doesn’t have to do it. Is that fairness? I don’t, I
2277 to me it’s not. Now, I – could be wrong on that.

2278 But, as far as, I think why it’s done that way and I – can offer an explanation or my take on that,
2279 is because of the due process concerns. You made reference to it, Mayor Goodman. You said to

**CITY COUNCIL MEETING OF
January 5, 2005**

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

2280 see if you did it right the first time. So, there must be some doubt as to whether or not it was
2281 done right the first time. If they go back and do the process over, it goes before the Planning
2282 Commission, more information comes out, I'm wondering if you'd be discussing this the same
2283 way if at the Planning Commission hearing the vote was seven to nothing to, for denial and it
2284 came before you. Would you want to hear why it was seven to nothing for denial instead of
2285 forcing the people to present everything today? I don't think that should have happened, and I
2286 think it's a violation of the due process rights. Thank you.

2287

2288 **MAYOR GOODMAN**

2289 Anybody else like to be heard? This is your opportunity, folks. Okay. Mr. Kaempfer. I'll close
2290 the Public Hearing.

2291

2292 **CHRIS KAEMPFER**

2293 Yes, thank you, Your Honor. I'll be very brief. First of all, although the issue was made,
2294 mentioned first and then mentioned last, I'll tell you if Joe ordinary citizen, which is the
2295 comment that was made, were standing in front of you on these same circumstances, I know full
2296 well that this Board would do exactly what this court said that should be done in this case. It is a
2297 technical error, as your staff has indicated. You corrected that technical error and we've moved
2298 on to hear what, you know, what other people had to say.

2299 Secondly, the Social Security Administration has looked at this site, has approved this site, has
2300 standards for this site, and it has approved this location and – everything else in terms of
2301 transportation and whatever. With regard to the traffic study, your City staff has seen, reviewed,
2302 and approved the traffic study that is in place. With regard to the 50-foot setback, that's not your
2303 City requirement. That's a federal requirement and the federal requirement is that there must be
2304 a 50-foot setback from the face of the curb. That setback is in fact met.

2305 With regard to shopping, we indicated and will say for the record, that it is not going to be
2306 anything other than something ancillary to that facility. Now, if that needs to be clarified by
2307 letter, if it needs to be clarified by some clarification of condition, whatever.

**CITY COUNCIL MEETING OF
January 5, 2005**

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

2308 **MAYOR GOODMAN**

2309 Yeah, we can't get into that today.

2310

2311 **CHRIS KAEMPFER**

2312 Whatever it is, we will do it. I'm just telling you for the record. So, I guess, what I'm saying
2313 here is, I'm getting back to where we started, which was, the concern a year ago was that the
2314 approval of this building would – take all of the rest of Buffalo and turn it into commercial uses.
2315 That hasn't happened. R-PD5, incredibly beautiful homes, up and down, single-family detached
2316 homes, now south of the Social Security building. The, again, the Vacation of Del Rey that will
2317 allow that other piece of property, that was a bigger concern, to be residential only. Those are
2318 changes that have been for the positive to the neighborhood, for the good of this whole
2319 community, and we'd respectfully ask that you please support the previous decision that was
2320 made by this Council. Thank you, Your Honor.

2321

2322 **MAYOR GOODMAN**

2323 All right. Mr. Parry. Okay. Fair enough. Okay. Mr. Jerbic?

2324

2325 **BRAD JERBIC**

2326 I've nothing to add. I'll be glad to answer any questions of the Council, Your Honor.

2327

2328 **MAYOR GOODMAN**

2329 Nope. I don't think we have any. I think perhaps the Council wants to comment before we take
2330 our vote. Is Ellis Glad here?

2331

2332 **ELLIS GLAD**

2333 Yes, I am.

2334

2335 **MAYOR GOODMAN**

2336 Where are you, Mr. Glad?

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

2337 **ELLIS GLAD**

2338 Back here.

2339

2340 **MAYOR GOODMAN**

2341 Yeah. Why don't you come up? Mr. Glad, did you ever try to call my office about this?

2342

2343 **ELLIS GLAD**

2344 I sent you a fax.

2345

2346 **MAYOR GOODMAN**

2347 Right. But did you ever try to call my office to set up an appointment like Mrs. Green and her

2348 friends did and sit down and talk to me man to man about this?

2349

2350 **ELLIS GLAD**

2351 Well, apparently, you called me and I didn't get to the phone fast enough because the line –

2352

2353 **MAYOR GOODMAN**

2354 Right. But did you call me to set up a meeting with me?

2355

2356 **ELLIS GLAD**

2357 No, I did not.

2358

2359 **MAYOR GOODMAN**

2360 Is there a reason why instead of doing that you wrote a letter to me and my fellow Council

2361 members and enclosed a copy for a newspaper reporter?

2362

2363 **ELLIS GLAD**

2364 It was just an expression of how our family felt about the issue.

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

2365 **MAYOR GOODMAN**

2366 Well –

2367

2368 **ELLIS GLAD**

2369 I mean, basically, if you're asking for – why we wrote the letter it was because we had four
2370 Council people that were beyond our reach in the voting booth that essentially shoved the project
2371 down our throats.

2372

2373 **MAYOR GOODMAN**

2374 Yeah, but why – just not talk to us instead of bringing the newspaper into it where I have to
2375 answer questions by reporters asking me to justify my position before I hear the matter before the
2376 Council.

2377

2378 **ELLIS GLAD**

2379 Well, I thought I was very respectful in the letter and so was my wife, and so we felt that it was
2380 important that others understand what our position was as well and see if they agree.

2381

2382 **MAYOR GOODMAN**

2383 Okay. Fair enough.

2384

2385 **ELLIS GLAD**

2386 I thought we were very respectful.

2387

2388 **MAYOR GOODMAN**

2389 It was a very respectful letter. There's no question. I was just wondering why the newspaper
2390 had to be included instead of calling me, because I'd see you anytime you want to see me.

2391

2392 **ELLIS GLAD**

2393 Well, I'm sure you would. Thank you.

**CITY COUNCIL MEETING OF
January 5, 2005**

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

2394 **MAYOR GOODMAN**

2395 Okay. Fair enough. Thank you. Okay. Anybody else have anything they want to say.

2396

2397 **COUNCILMAN REESE**

2398 A couple of comments, please.

2399

2400 **MAYOR GOODMAN**

2401 Yes.

2402

2403 **COUNCILMAN REESE**

2404 I voted against those previous applications, I think there was three or four times for offices along
2405 this corridor, and the reason being is because the neighbors didn't want it. I looked at the quality
2406 of the product. The quality of the product was always there. I voted no on this application to try
2407 to be consistent, okay. On this application here today, I feel like that my ability to make a
2408 decision was taken out of my hands when the neighbors went to court. I feel like that GPA, at
2409 the time, was probably very dense or high density. I thought that it would create a problem, as
2410 far as the development of the properties to the south. At this time, maybe I'm wrong in saying
2411 this, but the properties have been come before us. We have approved housing projects, like the
2412 Mayor stated, to the south, the properties to the south. I feel like that no matter what kind of a
2413 decision I make today, we are going to take it back to court. So, therefore, I feel the ability to
2414 change my mind and to support the GPA at this time.

2415 I would also hope that, if we do, I mean, I've been on losing ends the last nine years. I've been
2416 on the losing end three or four times and I've had to change my vote because losing in a battle
2417 six to one on different projects and stuff, it does make you sit back and say, oops. But I – have
2418 supported the projects after I've been on the losing side and I feel quite comfortable in doing
2419 that. I think that this City Council tries to be fair and – help out the other Council members in
2420 their endeavors in their personal Wards. I feel that I've always been supported on the items that
2421 come before me in my – area. I feel like that the Councilwoman when she made her motion
2422 originally, I thought that she was treated just as fair as the rest of us had been treated in the past
2423 also. It – just quite difficult sometimes to sit up here and base your decision upon what you

**CITY COUNCIL MEETING OF
January 5, 2005**

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

2424 really feel, and sometimes what you feel and what the law allows you and stuff makes you
2425 change your vote or makes you change your mind or whatever.

2426 I – need to say that I appreciate the support and the congeniality that we have as a Council
2427 member, as Council members up here at this time. I appreciate the leadership that our Mayor –
2428 shows us. I appreciate him being able to say to us, we need to do this, we need to do that at this
2429 dais, not in our office, not in the hallway, but right here. And I – hope that once this vote is
2430 taken, if it does pass, that we will, if we have to, to bring some of these items forward, the
2431 concerns that the neighbors have about the traffic, about the reflective glass, about the restaurants
2432 later on. And so, Your Honor, those are my comments.

2433

2434 **MAYOR GOODMAN**

2435 All right. Thank you. Are there any other comments at this time before we have the motion?

2436

2437 **COUNCILMAN WOLFSON**

2438 Yes.

2439

2440 **MAYOR GOODMAN**

2441 Councilman Wolfson.

2442

2443 **COUNCILMAN WOLFSON**

2444 Yes, Sir.

2445

2446 **MAYOR GOODMAN**

2447 Yes, Sir.

2448

2449 **COUNCILMAN WOLFSON**

2450 First of all, I'd like to once again say that I appreciate all the efforts of all the parties. We have
2451 two excellent lawyers presenting their positions, representing their particular sides. Like I said
2452 before, I personally met with a few of the neighbors who oppose this project, clearly. That was

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

2453 obvious from your statements to me and – your attitude, and I don't mean that in a bad way.
2454 You – feel strongly about something and you communicated that to me.
2455 I was also briefed by City staff on the law and the legalities that apply. I was not on the City
2456 Council back in two, December of two thousand and three when this project was approved. I
2457 don't know if I would have supported the project back then. It's real easy for me to say, oh, I
2458 wouldn't have supported the project back then because that plays into the hands of the neighbors,
2459 the – real people, if you will, and it's – against the big developer. I don't know what I would
2460 have done back then. I may very well have sided with the neighbors. This is a difficult issue.
2461 This is putting a large commercial building in the middle of residential homes. This is a difficult
2462 decision. However, today is today and it isn't a year ago.
2463 Like I said before, I read hundreds of pages. I knew this issue was gonna come before me forty-
2464 five days ago, and I directed staff to start gathering transcripts and documents so that I could be
2465 fully prepared, and I believe I am fully prepared. I read the court-hearing transcript. I read the
2466 court order. I also determined today that I believe that in December of '03 that the parties did
2467 receive a full and fair hearing. And a few of the ladies that came into my office last week, I
2468 asked you, do you – believe that you received a full hearing. And I think a couple of comments
2469 were that, well, we may not have been allowed to talk as long as we wanted, but we were
2470 allowed to talk. And that was really the only negative comp, comment about receiving a full and
2471 fair hearing.
2472 We're here today only because of one reason, in my opinion, and that's a purely, technical
2473 deficiency. This defect was because of a lack of one signature and the purpose and the
2474 protection designed by this requirement wasn't violated. Most of our laws have reasons behind
2475 that and rationales. Why do we have this law? Well, it's to protect classes of society or certain
2476 people from hardships. And I believe that the reason for requiring the particular owner
2477 signature, the spirit behind that law wasn't violated. The owner himself knew that the person
2478 who signed for him was doing it. It was with his full acquiescence and with his full knowledge.
2479 So, the spirit of protecting people otherwise who might be harmed wasn't violated.
2480 I feel bad for the people that are in opposition to this project because, and I mean this with
2481 respect, you've been given a second bite of the apple. You had two hearings. You had a hearing
2482 a year ago and then because of a court order, you got another hearing today. And I know this

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

2483 Council is listening to every word that everybody's saying. You got two bites of the apple. I
2484 think you got two full and fair hearings. But like I said before and I'll close in just a moment, I
2485 think we have to interject common sense into what we do. And once again, the only reason
2486 we're here is because of a technical defect in a document from a year ago.

2487 At the same time, I think, not only do we have to be fair to the neighbors and the concerned
2488 people, but we have to be fair to the applicant, and he has certain rights too. And in my opinion,
2489 it would be totally unfair and inappropriate for this Council now to reverse what it determined
2490 over a year ago, after that Council a year ago provided a full and fair hearing. And those are my
2491 observations.

2492

2493 **MAYOR GOODMAN**

2494 All right. Thank you. Would anybody else like to be heard, on the Council? Councilman Mack.

2495

2496 **COUNCILMAN MACK**

2497 Thank you, Your honor. I think it really just comes down to one simple fact that we're here to
2498 do today and that was stated many a times, is the technical defect and the lack of one particular
2499 form that's been cured. And that's what we have to vote on today. So, I'm – looking forward to
2500 moving forward on the vote.

2501

2502 **MAYOR GOODMAN**

2503 All right. Thank you. Anybody else would like to be, yes, Councilman.

2504

2505 **COUNCILMAN BROWN**

2506 Thank you, Your Honor. And I'll – just add a couple of things. I've gone through the verbatim
2507 transcript from the last hearing numerous times, and the only thing I'd like to add today that
2508 came up on a couple of occasions is the whole issue of Master Plan and General Plan
2509 Amendment. And had an opportunity to spend some quality time with some neighborhood
2510 representatives, and we talked about this issue specifically, and this area was never master
2511 planned as we know it today, as far as a Summerlin or an Alhambra or a Desert Shores. It's been
2512 a lot of hard work over the last ten years, protection, preservation. But there have been and –

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

2513 unlike one of the speakers mentioned, there have been GPAs in and around this area. The GPA,
2514 I think we even used the GPA to build the All American Park. So, the plan, the Master Plan in
2515 that area has worked and we've had to go in with some GPAs. It, it's concerning to me when
2516 someone that lives maybe a half a mile or less to a tavern along Sahara or Charleston or
2517 something like that, or a car dealership or a two-story office complex, that they feel that this
2518 project that may be twice the distance away from 'em is going to devalue or hurt – what they've
2519 accomplished up there.

2520 And a lot of the testimony at the last meeting centered around this precedent. It's been brought
2521 up and I want to reiterate it, that was perhaps the biggest concern, as far as a precedent. A
2522 couple of speakers at the last meeting spoke specifically to that, if we're going to come in and set
2523 a precedent, and I don't think – that's going to happen. And I'll go back briefly on my
2524 comments is, these are the toughest decisions we make from a zoning or a general plan
2525 perspective, is infill property and those properties that are on the perimeter or just inside the
2526 perimeter of master planned areas or neighborhood communities. And this is one of those that
2527 fell in. It's not different from the areas I represent in Summerlin, in Desert Shores and some of
2528 those areas where you have a hundred foot right-of-way, you have commercial, you have parks,
2529 you have multi-family. But when you hear, at least from my perspective in Ward 4, when you
30 talk about buffering with a product from homes to a hundred foot right-of-way, homes to
2531 commercial, homes to multi-family, a single-story office complex, Monday thru Friday, opened
2532 nine to four, although they'll come early and stay late, and that's been documented, that in many
2533 cases has not only been approved, but has worked out well. And all the other issues and – I was
2534 told by the Council we're not going to address them, which is fine, but all the other issues that
2535 were raised then, in my meeting with the neighbors, the buffering, the commercial, the safety, the
2536 traffic, the reflective glass, going back into the verbatim transcript and the conditions, I feel that
2537 they're all going to be addressed and reinforced with some of the comments made today.

2538 This is what I left the – meeting with the neighbors that came and spoke to me, and – these will
2539 be my closing comments, that, as difficult of a decision that this has been, we will not know if it
2540 was the right decision or the wrong decision for few more years when we start to see the traffic
2541 impacts, when we see the safety issues, when we see the commitments made by a very reputable
2542 developer, when we see the property values of homes, not only adjacent to this site, but

**CITY COUNCIL MEETING OF
January 5, 2005**

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

2543 throughout this whole area and everything else that has been created in that area the last few
2544 years. That's when we'll truly know whether this was a proper decision or not, and – certainly
2545 we, I, and hopefully this Council feels that – the results will speak for themselves.

2546 And again, my last thing, thank you for those neighbors that did spend some quality time. I have
2547 a lot of respect for not only what you've done on this application, but all the work you've done in
2548 this area because it's always been a very difficult perimeter type thing when it comes to zoning
2549 and your advocacy and your interest and your professionalism is always appreciated by my
2550 office. Thank you.

2551

2552 **MAYOR GOODMAN**

2553 Okay. Thank you. Any other comments before we hear a motion. I – have this comment to
2554 make. First of all, Mr. Glad, if you'd be kind enough to stick around here afterwards, I'd like to
2555 spend two minutes with you. I'd appreciate that.

2556 A lot of people don't understand, and I certainly didn't understand or have any appreciation as to
2557 what ramifications the Open Meeting Law has on how decisions are reached by this Council.

2558 We are not allowed to, believe it or not, be in an environment where there are more than three of
2559 us, at any given time, because there is a fear that if we were that we would be speaking to one
2560 another trying to gain consensus on any particular matter which is inappropriate under the Open

2561 Meeting Law. And at the same time, we can't go up and down the hallway asking one another
2562 how are we going to vote on any particular matter because that too would be, in essence, an
2563 attempt to gain a consensus, and that would be inappropriate under the Open Meeting Law.

2564 And I've – read some of the comments and I feel, as the Mayor, I have to, at least, make it part of
2565 the public record that the Councilwoman for the particular Ward has been criticized because she
2566 wasn't able to prevail upon her colleagues to support her position on this particular item. But the
2567 truth of the matter is, had she done anymore than what she did at the Open Meeting here, it
2568 probably would have been violative of the law and she certainly did not violate the law. So, I
2569 just wanted to express that for anybody who might have some concern along that line.

2570 At the same time, my position is, and I've stated this publicly and I'm going to adhere to it today,
2571 I – believe that the Council person from each of these Wards probably knows more about the
2572 Ward, knows more about what's happening with the particular folks that they represent than the

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

2573 other Councilmen who represent folks in other Wards and myself, who likes to think I represent
2574 everybody, even people in Henderson. I – give great deference, as I told Councilman Weekly
2575 the other day, I give great deference to the position of a particular Councilman or Councilwoman
2576 because I know that they're vitally concerned with the individuality of their particular Ward and
2577 that will have a large bearing on my – vote today.

2578 I really believe, I really deep down believe that the reason that I voted last time no longer exists.
2579 I don't believe that the homes to the south will devalue the property. I – believe that there are
2580 going to be homes to the south, which I did not believe before. I thought that it would turn
2581 commercial and I wanted to protect this neighborhood the same way I protect my neighborhood,
2582 as far as Rancho is concerned. We have commercial at Rancho, and it starts to creep down and
2583 we draw the line and we're not going to allow the residential folks to be cannibalized by the
2584 commercial, and that was my fear in this case. It's no longer my fear. So, I'm going to be
2585 voting the way I do consistent with the way I believe the Mayor should vote and that is my
2586 conscience. I – think that's what we all do here and the public has a right to disagree with us or
2587 the right to agree with us, the developer has the right to agree with us or disagree with us, but I
2588 never want to be able to go home and not be able to look myself in the mirror to think that I did
2589 the right thing. So, that's why, Councilwoman Moncrief your motion.

2590

2591 **COUNCILWOMAN MONCRIEF**

2592 Thank you, Your Honor. First of all I'd like to say it would be a lot easier today to go with the
2593 obvious majority, but that is not in me, and when I, when you guys elected me, I always said I'd
2594 stand besides you. Excuse me. I know that the media feels that a win is the only issue. So, I'd
2595 like to look over my wins and losses. I looked over 40 Council meetings in a year and a half
2596 sitting on this Council, and I've voted on approximately 600 votes that have affected Ward 1,
2597 and I've lost three. Number one giving free land downtown, number two not being able to close
2598 a sexually oriented business, even though they committed, they obviously said that they bribed
2599 local politicians, and number three this Social Security building.

2600 I think the number one thing I'm gonna say is, I'm going to be consistent. I preach, I appreciate
2601 Mr. Molasky, prominent developer planning downtown. He's doing great things for downtown;
2602 the IRS building. Now going to bring the Water Authority. I appreciate everything you're

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

2603 doing, Mr. Molasky, but I feel you're making a wrong decision here. This is the wrong location.
2604 This is a neighborhood. You're smack dab putting this in a residential area, which had been
2605 planned privately by all these people. They were promised that this would stay residential.
2606 I want everyone to remember the old vote December 17th. I lost four to three. And just as the
2607 Mayor has said, the thing that the media kept saying, I didn't know how to go backdoor and
2608 make the backdoor deal. Well, I obviously didn't know how to make the backdoor deal, and I
2609 wouldn't do it today.

2610 The Open Meeting Law, I went under the website of the Attorney General couple of nights ago,
2611 and I read in detail about the Open Meeting Law because the Attorney General said that was one
2612 of his number one things when elected that he was going to stand by. The Open Meeting Laws, I
2613 cannot speak to each and everyone, so I knew how many I could speak to and I went to each and
2614 everyone that I thought I might be able to talk into keeping this residential. And I say, I lost. As
2615 I drive out of my neighborhood, I look at this building every single day. So, none of you are
2616 affected any more than I am, because as you all you know, I'm 900 feet from it and I think
2617 everyone of you are a little further away than that.

2618 Ironically, I got a call from a Ward 1 resident about a week ago, and she's one of the ones that I
2619 know was on the initiation of the recall, and I obviously know the major reason of this recall is
2620 due to this Social Security building. And she asked me, how are you going to stand behind us
2621 this time? I thought, almost was funny, I didn't get elected to change my mind. When I stood
2622 behind you, I meant it, and I'm standing behind you today. Six to one, it's okay because I know
2623 I'm right. We're supposed to be looking at this project exactly like December 17th, 2003. We're
2624 not supposed to be looking at it any different. It's supposed to be a whole new hearing today.

2625 Just like Councilman Weekly, Alta and MLK, that project was a great project, wrong location.
2626 Again, I'm gonna say, great project, a needed project, but wrong location. Some of the reasons I
2627 feel it's the wrong location, and I'm gonna go over just a few, even though they've already been
2628 spoke about. It's right in the middle of a custom neighborhood. This land is zoned Desert Rural,
2629 which means you're only supposed to be two houses per acre. There's really no freeway access.
2630 It's going to be high-traffic office use. It's not gonna be low-traffic office use, and as we've all
2631 said, there's no bus stop. There's houses on each and every side, except for the park.

**CITY COUNCIL MEETING OF
January 5, 2005**

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

2632 I'd like to read what I said a year ago: The people in this area of Ward 1 invested their lives into
2633 building their homes in this area of my Ward with the promise virtually written in stone, which
2634 we call the Master Plan, that this area would be staying residential. I got criticized by reading
2635 this last time, and I'm going to read it again. In an article by the Review Journal on December
2636 15th, I'm gonna read this into the record. This is a symbolic vote. It tells residents how local
2637 government feel about neighborhoods. In the old days, it would have been a slam-dunk. It will
2638 be a test to see if we've gone beyond the good old boy system. Going on, we the Council should
2639 never forget that we are the elected officials, each and everyone of us to represent the people of
2640 our Ward. This is (inaudible) my Ward and I represent all of you. The overwhelming majority
2641 of this whole Ward has spoken to this area and it's time that we listen.

2642 In closing, I obviously know that I'm gonna lose and now I'll have a fourth one under my belt,
2643 but I feel good on losing this one 'cause I know I'm doing the right thing. So, **with that I would**
2644 **like to move for denial.**

2645

2646 **MAYOR GOODMAN**

2647 All right. Let's vote, please. Post. Motion fails. Is there a motion?

2648

2649 **COUNCILMAN MACK**

2650 **Motion for approval, Your Honor.**

2651

2652 **MAYOR GOODMAN**

2653 All right. Let's vote. Post. Motion carries. (**Motion carried with GOODMAN and**
2654 **MONCRIEF voting NO**)

2655

2656 **MAYOR GOODMAN**

2657 All right. This is the time for –

2658

2659 **ROBERT GENZER**

2660 Excuse me, Your Honor, if I may.

**CITY COUNCIL MEETING OF
January 5, 2005**

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

2661 **MAYOR GOODMAN**

2662 Yes.

2663

2664 **ROBERT GENZER**

2665 In regard to the site plan that you requested to go on to the agenda.

2666

2667 **MAYOR GOODMAN**

2668 Yes.

2669

2670 **ROBERT GENZER**

2671 Staff would request that because we do not have those items in front of us today, that we also
2672 would bring back the zone change. We actually believe that the discussion on the traffic study
2673 was a condition of that approval. So, we would need to put both the zone change and the site
2674 plan on the agenda. And we would also request that we be allowed to do that on February 2nd,
2675 because we do not believe we have enough time to get everything done for our next meeting.

2676

2677 **MAYOR GOODMAN**

2678 All right. Will you notify the neighbors of that?

2679

2680 **ROBERT GENZER**

2681 Yes, absolutely.

2682

2683 **COUNCILMAN MACK**

2684 Your Honor?

2685

2686 **MAYOR GOODMAN**

2687 Yes.

2688

2689 **COUNCILMAN BROWN**

2690 Just – Your Honor.

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

2691 **COUNCILMAN MACK**

2692 My – particular interest was not necessarily with the traffic study, but was with the right-of-way
2693 that I think was included with the site plan and the improvements on the site plan. So, I don't
2694 know if that zoning needs to come forward.

2695

2696 **ROBERT GENZER**

2697 It's – obviously your call. We just think it would be safer, if we're gonna do any reviews, to
2698 have them both in case we would come up with a question that might pertain to one and not the
2699 other. And there were – quite a few conditions on the zone change.

2700

2701 **COUNCILMAN MACK**

2702 I would defer to the Councilwoman who represents the area, but I – was referring it, to it as – just
2703 a review of the condition of the site review plan and that could be addressed.

2704

2705 **BRAD JERBIC**

2706 If I could with the Council's permission, there have been a number of issues that have been
2707 spoken on the record that are, were clearly not agendaed for, and there have been a number of
2708 issues that were voted on back in December of 2003 that were either conditions or variances that
2709 may not be able to be reversed one way or the other. What I would request with Council's
2710 permission is the opportunity to meet with staff to identify those issues, which may be fairly
2711 revisited and those which may not. And those that may be fairly revisited, we'll notify the
2712 applicant and we'll see what we can do to properly agenda it in the future.

2713

2714 **MAYOR GOODMAN**

2715 Okay. And all I – am trying to accomplish here is to get whatever is on in order for us to address
2716 the issues that were raised today.

2717

2718 **BRAD JERBIC**

2719 With your permission –

CITY COUNCIL MEETING OF
January 5, 2005

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

2720 **MAYOR GOODMAN**

2721 And be in compliance with the Open Meeting Law.

2722

2723 **BRAD JERBIC**

2724 Thank you, Your Honor. We'll do our best.

2725

2726 **CHRIS KAEMPFER**

2727 And – Your Honor, if I'm not, and I agree, that we're willing to do, I just don't want there to be a
2728 suggestion that the zone change, site development review, all of these things had already been
2729 approved, building permits issued, are somehow subject now to further review –

2730

2731 **MAYOR GOODMAN**

2732 No –

2733

2734 **CHRIS KAEMPFER**

2735 – and approval or denial.

2736

2737 **MAYOR GOODMAN**

2738 No. All I can tell you is that at the end of the last year's hearing, I felt, because of the emotional
2739 implications certain conditions may have been discussed at more length, and they were. So, I
2740 want to have the opportunity for us to be able to review and to make sure that everybody knows
2741 exactly what's happening here.

2742

2743 **CHRIS KAEMPFER**

2744 Cause it's more along the lines of clarification of conditions –

2745

2746 **MAYOR GOODMAN**

2747 Exactly.

**CITY COUNCIL MEETING OF
January 5, 2005**

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

2748 **CHRIS KAEMPFER**

2749 – as opposed to revisiting the approval of these items.

2750

2751 **MAYOR GOODMAN**

2752 Well –

2753

2754 **ROBERT GENZER**

2755 It – would be put on in some form as a review of condition, not – for a vote of yes or no on either
2756 of those items.

2757

2758 **MAYOR GOODMAN**

2759 Right. That's correct.

2760

2761 **ROBERT GENZER**

2762 And we'll be happy to work with the City Attorney's Office.

2763

2764 **MAYOR GOODMAN**

2765 I want to make sure where we are on this so everybody feels comfortable.

2766

2767 **CHRIS KAEMPFER**

2768 And I don't want to mislead the neighbors to think, hey the zone change is back on –

2769

2770 **MAYOR GOODMAN**

2771 No.

2772

2773 **CHRIS KAEMPFER**

2774 – we can fight the zone change –

2775

2776 **MAYOR GOODMAN**

2777 No.

**CITY COUNCIL MEETING OF
January 5, 2005**

COMBINED VERBATIM TRANSCRIPT – ITEMS 109, 110, and 111

2778 **CHRIS KAEMPFER**

2779 – and get the zone change defeated. That –

2780

2781 **MAYOR GOODMAN**

2782 No. We're talking about making sure that the conditions are clarified to our satisfaction.

2783

2784 **CHRIS KAEMPFER**

2785 All right. Thank you, Your Honor.

2786

2787 **MAYOR GOODMAN**

2788 Okay. All right. Thank you very much.

2789

2790 **CHRIS KAEMPFER**

2791 And thank you all for –

2792

2793 **(END OF DISCUSSION)**

2794 /ac/sc/vwd;lc

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JANUARY 5, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

DIRECTOR'S BUSINESS

DIR-5728 - PUBLIC HEARING - Discussion and possible action to consider whether the application for GPA-2993, as supplemented by the applicant, complies with either LVMC Section 19.18.030(C)(3)(a) or LVMC Section 19.18.030(C)(5) and other matters related thereto. Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map, Conditions & Staff Report - Not Applicable
2. Applications for Schneider Family Trust & W M Land Development
3. Purchase & Sale Agreement & Joint Escrow Instructions dated 7/23/2003 & First & Second Amendments/Purchase & Sale Agreement & Joint Escrow Instructions signed by William Cullings - submitted by the City Attorney's office
4. Submitted after final agenda - Protest letters from Mojtaba Motlagh & Ellis & Myra Glatt
5. Submitted at City Council - District Court Judge Cory's decision by the City Attorney Brad Jerbic, Information by Attorney Kaempfer, Traffic Study by Mary Green & Maps & Variance notice by Jorina Garretto for Items 109, 110 & 111 filed under Item 109

MOTION:

MACK - Motion that the submitted supplement of the record, based on the Judge's Order, is found sufficient, action can be taken as though that record existed at the time that the application was filed. - Motion carried with MONCRIEF voting NO

NOTE: An initial motion for denial by MONCRIEF did not carry with MONCRIEF voting YES and was reconsidered upon motion for approval by MACK which carried with MONCRIEF voting NO.

MINUTES:

NOTE: A Combined Verbatim Transcript of Item 109 [GPA-2993 Rescission], Item 110 [DIR-5728] and Item 111 [GPA-2993] is made a part of the Final Minutes under Item 109 [GPA-2993 Rescission].

(2:32 - 5:05)

3-3384/4-1/5-1

AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 5, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT

ITEM DESCRIPTION: DIR-5728 - DISCUSSION AND POSSIBLE ACTION

DISTRICT COURT JUDGE KEN CORY ORDERED THAT GPA-2993 BE RECONSIDERED BY THE CITY COUNCIL AND THAT THE CITY COUNCIL MAKE A DETERMINATION AS TO WHETHER THE APPLICATION FOR GPA-2993, AS SUPPLEMENTED BY THE APPLICANT, MET THE REQUIREMENTS OF LVMC SECTION 19.18.030(C)(3)(A) OR LVMC SECTION 19.18.030(C)(5)

**** CONDITIONS ****

Staff recommends APPROVAL.

FIRST AMENDMENT TO PURCHASE AGREEMENT
AND JOINT ESCROW INSTRUCTIONS

THIS FIRST AMENDMENT TO PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS (this "Amendment") is entered into as of December 2, 2003, by and between William L. Cullings ("Seller"), and PH, LLC, a Nevada limited liability company ("Buyer").

RECITALS

A. Buyer and Seller are parties to a Purchase Agreement and Joint Escrow Instructions dated as of July 23, 2003 (the "Agreement"), for the sale of certain real property more particularly described in the Agreement.

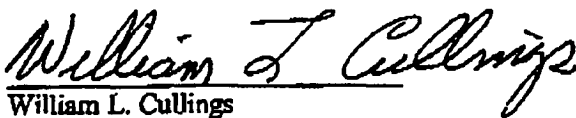
B. The parties desire to amend the Agreement as set forth herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. The parties to the Agreement inadvertently did not date the Agreement. The Agreement shall be deemed to have been dated as of July 23, 2003.
2. Notwithstanding anything in Section 1.1 of the Agreement to the contrary, the Closing shall not occur before January 19, 2004, unless otherwise agreed by the parties.
3. The date of December 5, 2003, in Section 1.3 of the Agreement shall be deleted and replaced with the date of January 7, 2004.
4. Except as amended by this Amendment, the Agreement shall remain in full force and effect.

Executed as of the date first-above written.

"SELLER"


William L. Cullings

"BUYER"

PH, LLC, a Nevada limited liability company

By: 

Richard S. Worthington,
Attorney-in- Fact for
Irwin A. Molasky, its manager

EXHIBIT B

FIRPTA AFFIDAVIT

Section 1445(a) of the Internal Revenue Code of 1986, as amended (the "Code"), provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the transferee that withholding of tax is not required upon the disposition of a U.S. real property interest by _____ (the "Transferor"), the undersigned hereby certifies the following on behalf of the Transferor:

1. Transferor is not a foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Code and Income Tax Regulations);
2. The U.S. Employer Identification Number of Transferor is _____; and
3. Transferor's address is _____

Transferor understands that this Certification may be disclosed to the Internal Revenue Service by the transferee and that any false statement contained herein could be punished by fine, imprisonment, or both.

Under penalties of perjury, I declare that I have examined this Certification and to the best of my knowledge and belief, it is true, correct and complete, and I further declare that I have authority to sign this document on behalf of the Transferor.

Date: _____, 200__.

By: _____
Name: _____
Title: _____

William L. Collins

WEST CHARLESTON BLVD

PIONEER AVE

HOLMBY AVE

DEL REY

MONTA CRISTO WAY

CHARLESTON COURT

CRISTINE CANYON

LO 54-80

PM 85-50

PM 20-15

PM 14-70

LOT 10

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EXHIBIT A

TAX DIST 200

EXHIBIT A

DEPICTION OF PROPERTY

See Attached

JOINDER BY ESCROW HOLDER

Fidelity National Title joins this Agreement for the purposes of agreeing to act as Escrow Holder under this Agreement and to confirm that the Opening of Escrow occurred on _____, 2003.

FIDELITY NATIONAL TITLE

By: _____
Name: _____
Title: _____

Escrow Number: _____

EXHIBIT B

FIRPTA AFFIDAVIT

Section 1445(a) of the Internal Revenue Code of 1986, as amended (the "Code"), provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the transferee that withholding of tax is not required upon the disposition of a U.S. real property interest by _____ (the "Transferor"), the undersigned hereby certifies the following on behalf of the Transferor:

1. Transferor is not a foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Code and Income Tax Regulations);

2. The U.S. Employer Identification Number of Transferor is _____; and

3. Transferor's address is _____
_____.

Transferor understands that this Certification may be disclosed to the Internal Revenue Service by the transferee and that any false statement contained herein could be punished by fine, imprisonment, or both.

Under penalties of perjury, I declare that I have examined this Certification and to the best of my knowledge and belief, it is true, correct and complete, and I further declare that I have authority to sign this document on behalf of the Transferor.

Date: _____, 200__.

By: _____
Name: _____
Title: _____

William L. Collins

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document listing in the Assessor's Office. This map is compiled from official records, including surveys and deeds. It only maintains the information required for assessment. See the recorded documents for more detailed legal information. THE HIGH SCHOOL/ECI ROAD WAS DERIVED FROM THE DEEDS.	SCALE	ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		T2IS R6OE	03	N 2 NW 4	163-03-1
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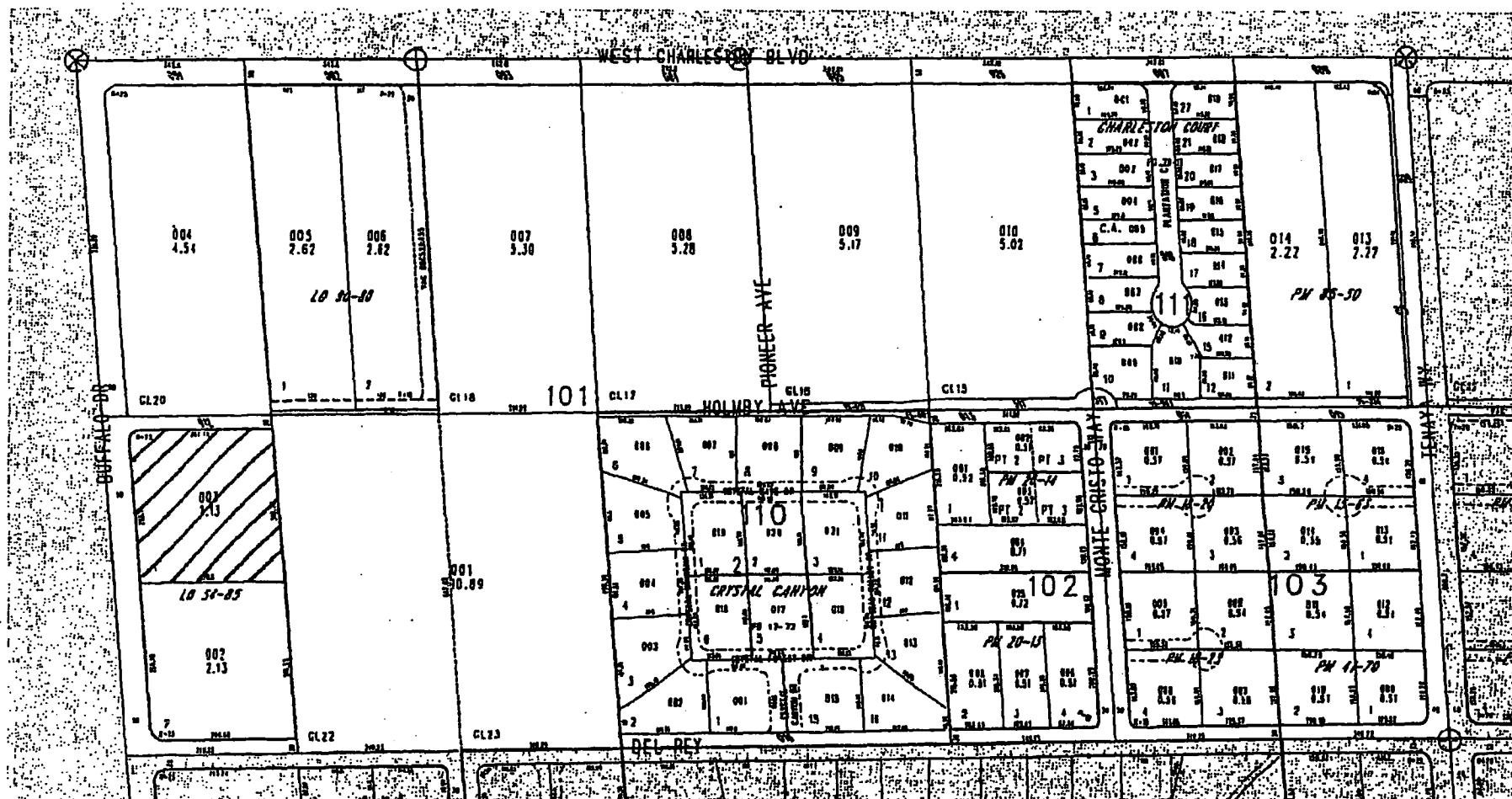


EXHIBIT A

TAX DIST 200

EXHIBIT A

DEPICTION OF PROPERTY

See Attached

JOINDER BY ESCROW HOLDER

Fidelity National Title joins this Agreement for the purposes of agreeing to act as Escrow Holder under this Agreement and to confirm that the Opening of Escrow occurred on _____, 2003.

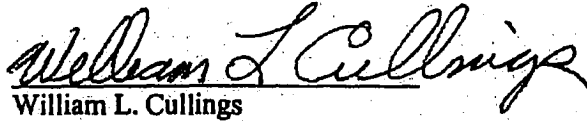
FIDELITY NATIONAL TITLE

By: _____
Name: _____
Title: _____

Escrow Number: _____

IN WITNESS WHEREOF, Buyer and Seller have executed this Agreement as of the day and year first set forth above.

"SELLER"


William L. Cullings

"BUYER"

PH, LLC, a Nevada limited liability company

By: 
Irwin A. Molasky, its manager

This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original, but all such counterparts shall constitute one and the same agreement. Any signature page of this Agreement may be detached from any counterpart without impairing the legal effect of any signatures thereon, and may be attached to another counterpart, identical in form thereto, but having attached to it one or more additional signature pages.

20.11 Submission.

The submission of this Agreement for examination and/or execution hereof does not constitute an offer to purchase the Property and this Agreement becomes effective only upon execution and delivery thereof by Buyer and Seller.

SIGNATURE PAGE FOLLOWS.

20.3 Assignment.

Seller may not assign, transfer or convey its rights or obligations under this Agreement without the prior written consent of Buyer, and then only if Seller's assignee assumes in writing all of Seller's obligations hereunder; provided, however, that Seller shall in no event be released from its obligations hereunder by reason of such assignment. Buyer, without being relieved of liability hereunder, shall have the right to assign its rights and obligations under this Agreement or to nominate another person or entity in whom title to the Property shall vest.

20.4 Non-Waiver.

The failure to enforce or the delay in enforcement of any provision of this Agreement by a party hereto or the failure of a party to exercise any right hereunder shall in no way be construed to be a waiver of such provision or right (or of any other provision or right hereof whether of a similar or dissimilar nature) unless such party expressly waives such provision or right in writing.

20.5 Partial Invalidity.

If any term, provision, covenant or condition of this Agreement, or any application thereof, is held by a court of competent jurisdiction to be invalid, void or unenforceable, all provisions, covenants and conditions of this Agreement, and all applications thereof, not held invalid, void or unenforceable, shall continue in full force and effect and shall in no way be affected, impaired or invalidated thereby.

20.6 Attorneys' Fees.

In the event any action is commenced by either party against the other in connection herewith (including any action to lift stay or other bankruptcy proceedings), the prevailing party shall be entitled to its costs and expenses, including reasonable attorneys' fees, as determined by the court.

20.7 Entire Agreement.

This Agreement constitutes the entire agreement between the parties pertaining to the subject matter contained herein and supersedes all prior representations, agreements and understandings of the parties, including any "letter of intent," "letter of understanding," or similar documents. No addition to or modification of this Agreement shall be binding unless executed in writing by the parties hereto.

20.8 Time of Essence.

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

20.9 Dates.

If any dates hereunder for the taking of some action or the expiration of some time period fall on a Saturday, Sunday or legal holiday, such date shall be the next following day that is not a Saturday, Sunday or legal holiday.

20.10 Counterparts.

**SECTION 19
NOTICES**

19.1 Notice.

Any and all notices and demands by either party hereto to the other party, required or desired to be given hereunder shall be in writing and shall be validly given only if (i) personally delivered, (ii) deposited in the United States mail, certified or registered, postage prepaid, return receipt requested, (iii) made by Federal Express or other delivery service which keeps records of deliveries and attempted deliveries, or (iv) made by facsimile machine with electronic confirmation of receipt (receipt of which is acknowledged or if a copy thereof is promptly delivered by one of the delivery methods permitted in subsections (i)-(iii)). Service shall be conclusively deemed made on the first business day delivery is attempted or upon receipt, whichever is sooner, and addressed as follows:

To Seller: William Cullings
12 Quail Run
Las Vegas, Nevada
Fax: () -

To Buyer: PH, LLC
Attn: Richard Worthington
3111 South Maryland Parkway
Las Vegas, Nevada 89109
Fax: (702) 737-7025

To Escrow Holder: Fidelity National Title
Attn: Ms. Yolanda Lizarrago

Las Vegas, Nevada
Fax: (702)

19.2 Changes.

A party hereto may change its address for the purpose of receiving notices or demands as herein provided by a written notice given in the manner aforesaid to the other party hereto, which notice of change of address shall not become effective, however, until the actual receipt thereof by the other party.

**SECTION 20
MISCELLANEOUS PROVISIONS**

20.1 Nevada Law.

The laws of the State of Nevada applicable to contracts made and wholly performed therein shall govern the validity, construction, performance and effect of this Agreement.

20.2 Successors.

This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

SECTION 17 REMEDIES

17.1 Default by Seller.

In the event the Closing and the consummation of the transaction contemplated by this Agreement do not occur by reason of any default by Seller, Buyer may pursue any legal or equitable remedy available to Buyer under applicable law, including, without limitation, actions for damages and specific performance.

17.2 Default by Buyer.

IF THE CLOSING DOES NOT OCCUR BY REASON OF ANY DEFAULT BY BUYER, BUYER AND SELLER AGREE THAT IT WOULD BE IMPRACTICAL AND EXTREMELY DIFFICULT TO ESTIMATE THE DAMAGES SUFFERED BY SELLER AS A RESULT OF BUYER'S FAILURE TO COMPLETE THE PURCHASE OF THE PROPERTY PURSUANT TO THIS AGREEMENT, AND THAT UNDER THE CIRCUMSTANCES EXISTING AS OF THE DATE OF THIS AGREEMENT, THE LIQUIDATED DAMAGES PROVIDED FOR IN THIS SUBSECTION REPRESENT A REASONABLE ESTIMATE OF THE DAMAGES WHICH SELLER WILL INCUR AS A RESULT OF SUCH FAILURE. THEREFORE, BUYER AND SELLER DO HEREBY AGREE THAT A REASONABLE ESTIMATE OF THE TOTAL NET DETRIMENT THAT SELLER WOULD SUFFER IN THE EVENT THAT BUYER DEFAULTS OR FAILS TO COMPLETE THE PURCHASE OF THE PROPERTY IS AN AMOUNT EQUAL TO THE DEPOSIT (WHICH INCLUDES ANY ACCRUED INTEREST THEREON). THIS AMOUNT WILL BE THE FULL, AGREED AND LIQUIDATED DAMAGES FOR THE BREACH OF THIS AGREEMENT BY BUYER. THE PAYMENT OF SUCH AMOUNT AS LIQUIDATED DAMAGES IS NOT INTENDED AS A FORFEITURE OR A PENALTY, BUT IS INTENDED TO CONSTITUTE LIQUIDATED DAMAGES TO SELLER. UPON DEFAULT BY BUYER, THIS AGREEMENT WILL BE TERMINATED AND, EXCEPT FOR BUYER'S INDEMNITY OBLIGATIONS WHICH MAY BE ENFORCED BY SELLER (IN ADDITION TO COLLECTION AND RETENTION BY SELLER OF THE DEPOSIT), NEITHER PARTY SHALL HAVE ANY FURTHER RIGHTS OR OBLIGATIONS HEREUNDER, EACH TO THE OTHER EXCEPT FOR THE RIGHT OF SELLER TO COLLECT SUCH LIQUIDATED DAMAGES FROM BUYER AND ESCROW HOLDER.

Seller's Initials

Buyer's Initials

SECTION 18 BROKERS

Seller represents and warrants to Buyer, and Buyer represents and warrants to Seller, that Realty Holdings Group and Grubb & Ellis/ Las Vegas have been engaged by Buyer in connection with any of the transactions contemplated by this Agreement. Except for Realty Holdings Group and Grubb & Ellis/ Las Vegas, Buyer and Seller will indemnify, save harmless and defend the other from any liability, cost or expense arising out of or connected with any claim for any commission or compensation made by any person or entity claiming to have been retained or contacted by the other party in connection with this transaction. Realty Holdings Group and Grubb & Ellis/Las Vegas shall collectively be paid a commission by the Seller through escrow and at the close of escrow in the amount of Thirty Six Thousand Dollars (\$36,000).

(a) Authority. Seller has the full power and authority to sell the Property. This Agreement has been duly and validly authorized, executed and delivered by Seller and no other authorization or third party consent is requisite to the valid and binding execution, delivery and performance of this Agreement by Seller.

(b) Not a Foreign Person. Seller is not a "foreign person" within the meaning of Section 1445(f)(3) of the Internal Revenue Code.

(c) Truthfulness at Closing. Except as expressly herein otherwise provided, the representations and warranties of Seller set forth in subsections (a) and (b) above shall be true on and as of the Close of Escrow as if those representations and warranties were made on and as of such time.

14.2 Buyer's Representations and Warranties.

In consideration of Seller entering into this Agreement and as an inducement to Seller to sell the Property to Buyer, Buyer makes the following representations and warranties, each of which is material and is being relied upon by Seller (the continued truth and accuracy of which shall constitute a condition precedent to Seller's obligations hereunder):

(a) Authority. Buyer has the full power and authority to buy the Property. This Agreement has been duly and validly authorized, executed and delivered by Buyer and no other authorization or third party consent is requisite to the valid and binding execution, delivery and performance of this Agreement by Buyer,

(b) Representations. All representations and warranties of Buyer set forth in this Agreement shall be true on and as of the Close of Escrow as if those representations and warranties were made on and as of such time.

SECTION 15 INTENTIONALLY OMITTED

SECTION 16 ACCESS

Buyer, Buyer's employees, representatives agents and subcontractors will be afforded access to the Property, throughout and after the Due Diligence Period, for the purposes of conducting its investigation of the feasibility of purchasing the Property. Buyer's access to the Property during and after the expiration of the Due Diligence Period shall not be deemed to extend the Due Diligence Period. Buyer covenants and agrees to indemnify and hold Seller harmless from all losses, damages, liabilities, actions, suits, proceedings, claims, demands, assessments, judgments, costs and expenses including reasonable attorneys' fees arising from Buyer's, its representatives', employees', agents' and subcontractors' entry upon the Property. This Section 16 shall survive the Closing or sooner termination of this Agreement.

SECTION 12 COSTS AND EXPENSES

12.1 Seller.

Seller will pay Seller's share of prorations.

12.2 Buyer.

Buyer will pay (a) any document recording charges; (b) all escrow fees and costs; (c) all premiums for the Title Policy and the entire additional cost of any endorsements to the Title Policy, including the cost of any required survey; (d) all documentary transfer taxes; and (e) Buyer's share of prorations.

12.3 Other Costs and Expenses.

Buyer and Seller will each pay all legal and professional fees and fees of other consultants incurred by Buyer and Seller, respectively. All other costs and expenses will be allocated between Buyer and Seller in accordance with the customary practice in Clark County, Nevada, as determined by Escrow Holder.

SECTION 13 PRORATIONS

13.1 Taxes and Assessments.

All non-delinquent real estate taxes and assessments on the Property will be prorated as of the Closing based on the actual current tax bill. If the Closing takes place before the real estate taxes are fixed for the tax year in which the Closing occurs, the apportionment of real estate taxes and assessments will be made on the basis of the real estate taxes and assessments for the immediately preceding tax year applied to the latest assessed valuation. All delinquent taxes and the entire amount of any rollback taxes, bonds and assessments, if any, on the Property will be paid at the Closing from funds accruing to Seller. All supplemental taxes or assessments regarding the Property billed after the Closing for periods before the Closing will be paid promptly by Seller. All taxes or assessments regarding the Property billed to Seller after the Closing for periods after the Closing will be paid promptly by Buyer upon demand by Seller.

13.2 Method of Proration.

All prorations will be made as of the date of Closing based on a three hundred sixty-five (365) day year or a thirty (30) day month, as applicable.

SECTION 14 REPRESENTATIONS AND WARRANTIES

14.1 Seller's Representations and Warranties.

In consideration of Buyer's entering into this Agreement and as an inducement to Buyer to purchase the Property, Seller makes the following representations and warranties, each of which is material and is being relied upon by Buyer (and the continued truth and accuracy of which shall constitute a condition precedent to Buyer's obligations hereunder).

SECTION 9 DUE DILIGENCE PERIOD

9.1 Due Diligence Matters.

Buyer shall have the right, at any time up to and including the day on which the Due Diligence Period is to expire, to terminate this Agreement for any reason in Buyer's sole and absolute discretion upon written notice to Seller and Escrow Holder. During this time, Buyer may, if Buyer chooses to do so, investigate any matters regarding the condition of the Property and the feasibility of purchasing the Property as Buyer may determine in its sole and absolute discretion.

9.2 Documents Pertaining to Property.

Seller shall use its reasonable efforts to identify and produce to Buyer copies of that information in Seller's possession which is relevant and material to the Property. Buyer acknowledges, however, that Seller can make no representation or warranty that all such relevant and material information has been identified and produced and it is expressly made a basis of this Agreement that although Seller has attempted to provide such information for the convenience of Buyer, all information identified or provided must be confirmed or verified by Buyer as to accuracy and completeness during the course of Buyer's own due diligence. In the event this Agreement is canceled for any reason, Buyer shall deliver and quit claim to Seller all materials delivered or made available to Buyer by Seller pursuant to this Section 9.2.

9.3 Zoning.

Buyer shall, at its sole cost and expense, make application for the Land Use Approvals on or before August 26, 2003, which will enable consideration of the Land Use Approvals to be scheduled on the November 5, 2003, meeting of the Las Vegas City Council. Buyer shall promptly notify Seller of the date on which the Land Use Approvals have been obtained. Seller shall reasonably cooperate with Buyer, at Buyer's expense, in assisting Buyer in obtaining the Land Use Approvals.

9.4 Notice of Termination.

If Buyer fails to terminate this Agreement as provided in Section 9.1 by the expiration of the Due Diligence Period, Buyer shall be deemed to have approved all matters pertaining to or affecting the Property, except for those matters set forth in Section 7.2 and 8.1.

SECTION 10 INTENTIONALLY OMITTED

SECTION 11 TITLE INSURANCE

At the Closing, Escrow Holder will cause the issuance to Buyer of a standard ALTA policy of title insurance in an amount equal to the Purchase Price showing fee title to the Property vested in Buyer subject only to the Permitted Exceptions ("Title Policy") and the standard printed exceptions and conditions in the policy of title insurance. Seller shall not be required to incur any liability or provide any indemnities whatsoever respecting the extended ALTA coverage or any endorsements requested by Buyer. Escrow Holder, by closing the Escrow, shall be deemed to have irrevocably committed to cause the issuance of the Title Policy.

(a) Representations, Warranties and Covenants of Seller. Seller will have duly performed each and every agreement to be performed by Seller hereunder and Seller's representations, warranties and covenants set forth in this Agreement will be true and correct as of the Closing Date.

(b) Seller's Deliveries. Seller will have delivered the items described in Section 6.1.

(c) Title Insurance. As of the Closing, Escrow Holder will issue or has committed to issue the Title Policy (or an ALTA title policy, in Buyer's sole discretion) to Buyer subject only to the Permitted Exceptions.

(d) Material Adverse Change. There shall have been no material, adverse change to the Property, the effect of which would be reasonably likely to cause a material diminution in value of the Property, between the expiration of the Due Diligence Period and Closing.

(e) Damage or Condemnation. There shall have been no damage to the Property or condemnation proceeding brought or threatened that results in or may result in a material loss of the Property (as determined in Buyer's reasonable discretion).

(f) Closing of Adjacent Parcel. The owner of the property adjacent to the Property, known as Assessor's Parcel Number 163-03-101-002, shall concurrently sell such property to Buyer, the purchase for which property Buyer has executed or intends to execute a purchase agreement on similar terms to this Agreement.

The conditions set forth in this Section 8.1 are solely for the benefit of Buyer and may be waived only by Buyer. At all times Buyer has the right to waive any such condition. Such waiver or waivers must be in writing to Seller.

8.2 Conditions Precedent to Seller's Obligations.

The following conditions must be satisfied not later than the Closing Date or such other period of time as may be specified below and, as such, are conditions precedent to Seller's obligations under Section 6.1:

(a) Representations, Warranties and Covenants of Buyer. Buyer will have duly performed each and every agreement to be performed by Buyer hereunder and Buyer's representations, warranties and covenants set forth in this Agreement will be true and correct as of the Closing Date.

(b) Buyer's Deliveries. Buyer shall have delivered to Escrow Holder the items described in Section 6.2.

The conditions set forth in this Section 8.2 are solely for the benefit of Seller and may be waived only by Seller. At all times Seller has the right to waive any such condition. Such waiver or waivers must be in writing to Buyer.

specific defects, Seller will have ten (10) days after receipt of Buyer's notification of any defect in which to advise Buyer that:

(i) Seller will remove any objectionable exceptions to title or obtain appropriate endorsements to the Title Policy (as defined in Section 1.1) on or before the Closing Date; or

(ii) Seller will not cause the exceptions to be removed.

If Seller advises Buyer that it will not cause the exceptions to be removed, Buyer will have five (5) days to elect, as its sole remedy, to:

(iii) proceed with the purchase and acquire the Property subject to such exceptions without reduction in the Purchase Price; or

(iv) terminate this Agreement by written notice to Seller and Escrow Holder, in which case the Deposit and any interest thereon will be returned to Buyer, less the Fair Consideration (which shall be paid to Seller), and the cancellation costs will be equally borne by Seller and by Buyer.

If Buyer does not give Seller notice of its election within five (5) days, Buyer will be deemed to have elected to proceed with this transaction, subject to Buyer's right to terminate this Agreement for other reasons as set forth herein. The exceptions to title approved or deemed approved by Buyer pursuant to this Section 7.1 shall be the "Permitted Exceptions".

7.2 No Further Encumbrances.

Seller covenants and agrees that during the term of this Agreement, Seller will not cause or permit any liens, conditions, easements, covenants, restrictions, rights, encumbrances, or other matters ("Title Matters") to be added or recorded as a matter of title affecting the Property. Any Title Matters that may appear of record or be revealed after the date of the title report described in Section 7.1 shall be subject to Buyer's approval and must be eliminated or ameliorated to Buyer's satisfaction by Seller before Closing as a condition to the Closing for Buyer's benefit.

7.3 Improvement Districts.

Notwithstanding anything in this Agreement to the contrary, Seller shall ensure at Closing that no special or limited improvement district has a principal balance encumbering the Property as of Closing in excess of Nine Thousand Three Hundred Dollars (\$9,300). Seller shall pay any sums necessary to reduce such principal balance to such amount in the event any such principal balance is higher than such amount as of the Closing.

SECTION 8 CONDITIONS TO THE CLOSE OF ESCROW

8.1 Conditions Precedent to Buyer's Obligations.

The following conditions must be satisfied not later than the Closing Date or such other period of time as may be specified below and, as such, are conditions precedent to Buyer's obligations under Section 6.2:

SECTION 5 CANCELLATION FEES AND EXPENSES

In the event that the Closing does not occur at the time and in the manner provided in this Agreement because of the default of one of the parties, the non-defaulting party shall have the right to cancel the Escrow by written notice to the defaulting party and to the Escrow Holder. All costs of cancellation of Escrow shall be paid by the defaulting party. In addition, in the event of a default by Seller, Buyer shall be entitled to a return of the Deposit, less the Fair Consideration (which shall be paid to Seller). If the Closing does not take place for any reason other than a default by one of the parties, the cancellation costs shall be shared equally by Buyer and Seller, and Buyer shall be entitled to a return of the Deposit, less the Fair Consideration (which shall be paid to Seller).

SECTION 6 DELIVERIES TO ESCROW HOLDER

6.1 By Seller.

On or before the Closing Date, Seller shall deliver or cause to be delivered to Escrow Holder the following items:

(a) A Grant, Bargain, Sale Deed in a form acceptable to Buyer, duly executed and acknowledged by Seller and in recordable form, conveying the Property to Buyer subject only to the Permitted Exceptions.

(b) A Transferor's Certificate of Non-Foreign Status, substantially in the form attached to this Agreement as Exhibit B, properly executed by Seller.

6.2 By Buyer.

On or before the Closing Date, Buyer will deliver or cause to be delivered to Escrow Holder the balance of the cash Purchase Price in accordance with Section 3.

6.3 By Buyer and Seller.

Buyer and Seller will each deposit such other instruments as are reasonably required by Escrow Holder or otherwise required to close Escrow. Seller and Buyer hereby designate the Escrow Holder as the "Reporting Person" for the transaction pursuant to Section 6045(e) of the Internal Revenue Code.

SECTION 7 TITLE MATTERS

7.1 Title Review Process.

Buyer shall obtain from Escrow Holder a preliminary title report for the Property with copies of the documents described in such report. Buyer shall request Escrow Holder to deliver a copy of the preliminary title report and copies of the documents described on such report to Seller. Buyer will have until the date that is sixty (60) days following Buyer's receipt of the preliminary title report and copies of the documents described on such report within which to examine the preliminary title report, the documents and a survey, if Buyer desires to obtain a survey, and notify Seller in writing of any defects in title. If Buyer fails to notify Seller of any such defects by such date, title shall be deemed accepted. If Buyer timely notifies Seller of

SECTION 2 PURCHASE AND SALE

Upon and subject to the terms and conditions set forth in this Agreement, Seller agrees to sell to Buyer and Buyer agrees to buy from Seller the Property, together with all easements, hereditaments and appurtenances thereto.

SECTION 3 PURCHASE PRICE

The Purchase Price for the Property shall be paid as follows:

3.1 Deposit.

Within three (3) business days after the Opening of Escrow (as defined in Section 4), Buyer shall deliver the Deposit to Escrow Holder in same day funds. Escrow Holder shall invest the Deposit in an interest bearing account if requested by Buyer and interest will be for the account of Buyer except as otherwise provided in this Agreement and will be applied against the Purchase Price at Closing.

3.2 Delivery of Deposit.

If Buyer has terminated this Agreement by written notice to Seller and Escrow Holder before the expiration of the Due Diligence Period, Escrow Holder shall promptly return to Buyer the Deposit and all interest thereon, less Escrow Holder's normal and customary escrow cancellation charges, which shall be paid by Buyer, and less the sum of One Hundred Dollars (\$100), which sum the parties agree is fair consideration for Buyer's opportunity to inspect the Property as contemplated in this Agreement (the "Fair Consideration"), which Fair Consideration shall be paid to Seller. Following the expiration of the Due Diligence Period, the Deposit shall be refundable to Buyer only upon Seller's default, a failure of a condition to Buyer's purchase of the Property or the successful, adverse appeal of the Land Use Approvals by any person other than Buyer or an affiliate of Buyer.

3.3 Cash Balance.

On or before the Closing Date, Buyer shall deposit into the Escrow (as defined in Section 4) the balance of the Purchase Price in the form of cash, bank cashier's check or confirmed wire transfer of funds.

SECTION 4 ESCROW

Within five (5) days after the execution of this Agreement, Buyer shall open an escrow (the "Escrow") with Escrow Holder by delivering to Escrow Holder a fully executed copy of this Agreement (the "Opening of Escrow"). The date of Opening of Escrow will be filled in by Escrow Holder in the "Joinder By Escrow Holder" section at the end of this Agreement, which date, as determined by Escrow Holder, shall be binding upon Seller and Buyer. The purchase and sale of the Property will be completed through the Escrow. Buyer and Seller agree to execute any additional instructions reasonably required by the Escrow Holder. If there is a conflict between any printed escrow instructions and this Agreement, the terms of this Agreement will govern. No cancellation or other provision of any printed escrow instructions shall extend the Closing Date or provide either party with any grace period not provided in this Agreement.

**PURCHASE AND SALE AGREEMENT
AND JOINT ESCROW INSTRUCTIONS**

THIS PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS ("Agreement") is entered into as of July ____, 2003, by and between William L. Cullings ("Seller"), and PH, LLC, a Nevada limited liability company ("Buyer").

RECITALS

A. Seller is the owner of certain real property (the "Property") located in the City of Las Vegas, State of Nevada, known as Assessor's Parcel Number 163-03-101-003, which is approximately 2.13 acres, and depicted on Exhibit A attached hereto.

B. Buyer desires to purchase from Seller and Seller desires to sell to Buyer the Property.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is agreed:

**SECTION 1
CERTAIN DEFINITIONS**

In addition to other terms defined elsewhere in this Agreement, the following terms will be defined as follows:

1.1 "Closing" or "Closing Date"

The date that is ten (10) days after Seller obtains the Land Use Approvals (as defined in Section 1.3), all applicable appeals periods to the Land Use Approvals have expired and there are no pending, unresolved appeals, or such earlier date as determined by Buyer.

1.2 "Deposit"

Ten Thousand Dollars (\$10,000.00).

1.3 "Due Diligence Period"

The period of time starting on the date hereof and ending on December 5, 2003, within which time Buyer shall complete its due diligence as described in Section 9.1, and shall attempt to obtain an amendment to the City of Las Vegas General Plan and a zoning change to permit the operation of an office building for general office use on the Property (collectively, the "Land Use Approvals").

1.4 "Escrow Holder"

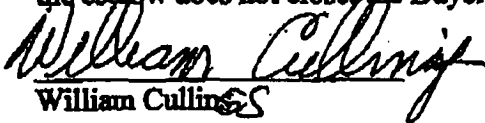
Fidelity National Title, Attn: Yolanda Lizarrago.

1.5 "Purchase Price"

Six Hundred Thirty Six Thousand Dollars (\$636,000.00).

ESCROW AMENDMENT AGREEMENT TO PAY TAXES

It is mutually agreed between the Seller, William L. Cullins and the Buyer, PH, LLC, a Nevada limited liability company, that all property taxes due in January, 2004 of \$1,225.49 not paid prior to the close of escrow # 126786 YL shall be paid out of the earnest money held by Fidelity National Title in escrow #126786 YL. The taxes shall be paid through escrow. At the close of escrow, the taxes paid shall be prorated. In the even the escrow does not close, the Buyer shall not receive reimbursement for the taxes paid.


William Cullins

Date

PH, LLC

Date

SECOND AMENDMENT TO PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS

THIS SECOND AMENDMENT TO PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS (this "Amendment") is entered into as of December 2, 2003, by and between the Schneider Family Trust and the Steven P. and Joyce Schneider Trust (collectively, "Seller"), and PH, LLC, a Nevada limited liability company ("Buyer").

RECITALS

A. Buyer and Seller are parties to a Purchase Agreement and Joint Escrow Instructions dated as of July 23, 2003, as amended by a First Amendment to Purchase Agreement and Joint Escrow Instructions dated as of July ____, 2003 (collectively, the "Agreement"), for the sale of certain real property more particularly described in the Agreement.

B. The parties desire to amend the Agreement as set forth herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

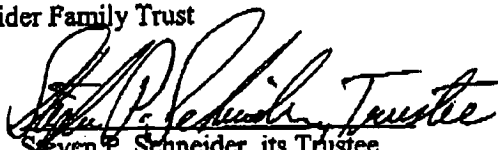
1. Notwithstanding anything in Section 1.1 of the Agreement to the contrary, the Closing shall not occur before January 19, 2004, unless otherwise agreed by the parties.
2. The date of December 5, 2003, in Section 1.3 of the Agreement shall be deleted and replaced with the date of January 7, 2004.
3. Except as amended by this Amendment, the Agreement shall remain in full force and effect.

Executed as of the date first-above written.

SELLER:

Schneider Family Trust

By:

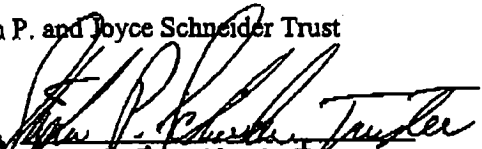

Steven P. Schneider, its Trustee

By:

Joyce Schneider, its Trustee

Steven P. and Joyce Schneider Trust

By:


Steven P. Schneider, its Trustee

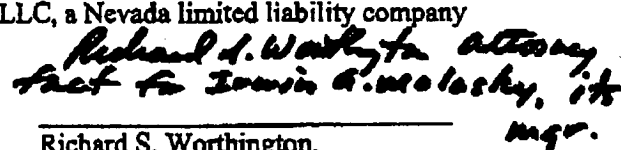
By:

Joyce Schneider, its Trustee

BUYER

PH, LLC, a Nevada limited liability company

By:


Richard S. Worthington,
Attorney-in-Fact for
Irwin A. Molasky, its manager

Jul 23 03 02:05p

Steve Schneider

702-454-8884

JUL 23 2003

P. 1
PAGE 02

FIRST AMENDMENT TO PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS

THIS FIRST AMENDMENT TO PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS (this "Amendment") is entered into as of July 23, 2003, by and between the Schneider Family Trust and the Steven P. and Joyce Schneider Trust ("Seller"), and PH, LLC, a Nevada limited liability company ("Buyer").

RECITALS

A. Buyer and Seller are parties to a Purchase Agreement and Joint Escrow Instructions dated as of July 23, 2003, for the sale of certain real property more particularly described in the Agreement.

B. The parties desire to amend the Agreement as set forth herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. The following section shall be added to the Agreement:

20.12 1031 Exchange.

Seller may participate in a 1031 tax deferred exchange. Buyer agrees to cooperate in effectuating Seller's exchange and to sign reasonable documents presented to Buyer to effectuate the exchange, all at no cost or expense to Buyer.

2. Except as amended by this Amendment, the Agreement shall remain in full force and effect.

Executed as of the date first above written.

SELLER

BUYER

Schneider Family Trust

PH, LLC, a Nevada limited liability company

By:

Steven P. Schneider, Trustee
Steven P. Schneider, its Trustee

By:

Irwin A. Molasky, its manager
Irwin A. Molasky, its manager

By:

Joyce Schneider, Trustee
Joyce Schneider, its Trustee

Steven P. and Joyce Schneider Trust

By:

Steven P. Schneider, Trustee
Steven P. Schneider, its Trustee

By:

Joyce Schneider, Trustee
Joyce Schneider, its Trustee

g:\m\m\000-900\Schneider Amendment 1
July 23, 2003

EXHIBIT B

FIRPTA AFFIDAVIT

Section 1445(a) of the Internal Revenue Code of 1986, as amended (the "Code"), provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the transferee that withholding of tax is not required upon the disposition of a U.S. real property interest by Schneider Family Trust (the "Transferor"), the undersigned hereby certifies the following on behalf of the Transferor:

1. Transferor is not a foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Code and Income Tax Regulations);

2. The U.S. Employer Identification Number of Transferor is _____; and

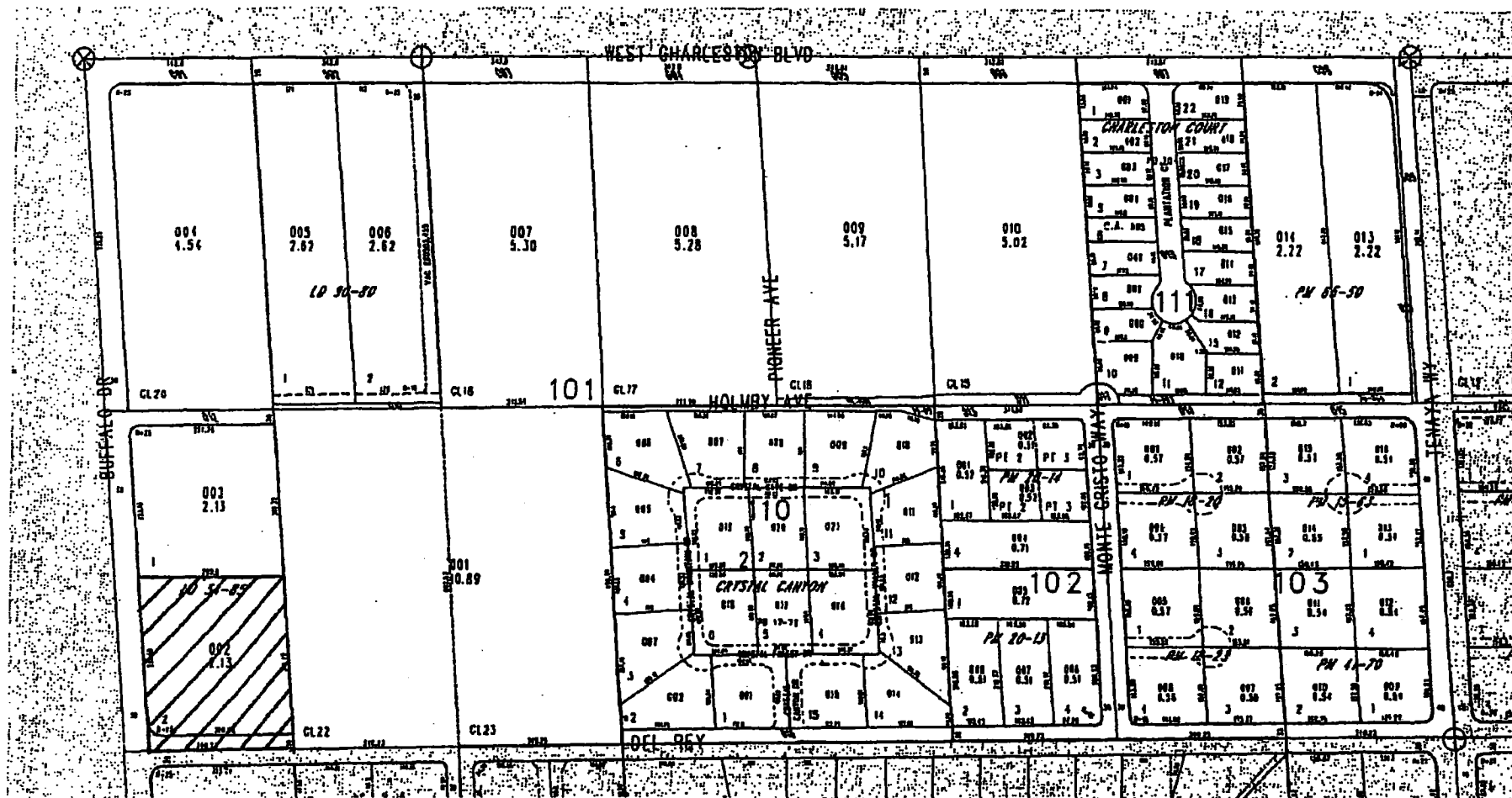
3. Transferor's address is 12 Quail Run Road, Henderson, Nevada 89014

Transferor understands that this Certification may be disclosed to the Internal Revenue Service by the transferee and that any false statement contained herein could be punished by fine, imprisonment, or both.

Under penalties of perjury, I declare that I have examined this Certification and to the best of my knowledge and belief, it is true, correct and complete, and I further declare that I have authority to sign this document on behalf of the Transferor.

Date: 7-23-, 20007.

Schneider Family Trust
By: [Signature]
Name: Stephen Schneider
Title: Trustee

EXHIBIT A

TAX DIST 200

EXHIBIT A

DEPICTION OF PROPERTY

See Attached

JOINDER BY ESCROW HOLDER

Fidelity National Title joins this Agreement for the purposes of agreeing to act as Escrow Holder under this Agreement and to confirm that the Opening of Escrow occurred on _____, 2003.

FIDELITY NATIONAL TITLE

By: _____
Name: _____
Title: _____

Escrow Number: _____

IN WITNESS WHEREOF, Buyer and Seller have executed this Agreement as of the day and year first set forth above.

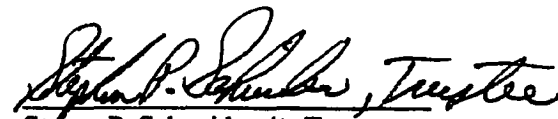
"SELLER"

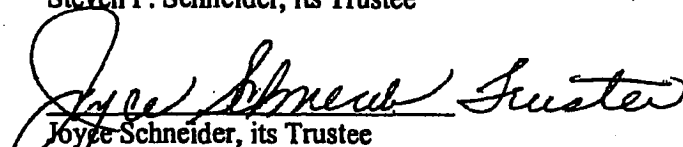
Schneider Family Trust

By: 
Steven P. Schneider, its Trustee

By: 
Joyce Schneider, its Trustee

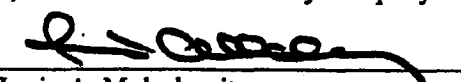
Steven P. and Joyce Schneider Trust

By: 
Steven P. Schneider, its Trustee

By: 
Joyce Schneider, its Trustee

"BUYER"

PH, LLC, a Nevada limited liability company

By: 
Irwin A. Molasky, its manager

20.9 Dates.

If any dates hereunder for the taking of some action or the expiration of some time period fall on a Saturday, Sunday or legal holiday, such date shall be the next following day that is not a Saturday, Sunday or legal holiday.

20.10 Counterparts.

This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original, but all such counterparts shall constitute one and the same agreement. Any signature page of this Agreement may be detached from any counterpart without impairing the legal effect of any signatures thereon, and may be attached to another counterpart, identical in form thereto, but having attached to it one or more additional signature pages.

20.11 Submission.

The submission of this Agreement for examination and/or execution hereof does not constitute an offer to purchase the Property and this Agreement becomes effective only upon execution and delivery thereof by Buyer and Seller.

SIGNATURE PAGE FOLLOWS.

20.2 Successors.

This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

20.3 Assignment.

Seller may not assign, transfer or convey its rights or obligations under this Agreement without the prior written consent of Buyer, and then only if Seller's assignee assumes in writing all of Seller's obligations hereunder; provided, however, that Seller shall in no event be released from its obligations hereunder by reason of such assignment. Buyer, without being relieved of liability hereunder, shall have the right to assign its rights and obligations under this Agreement or to nominate another person or entity in whom title to the Property shall vest.

20.4 Non-Waiver.

The failure to enforce or the delay in enforcement of any provision of this Agreement by a party hereto or the failure of a party to exercise any right hereunder shall in no way be construed to be a waiver of such provision or right (or of any other provision or right hereof whether of a similar or dissimilar nature) unless such party expressly waives such provision or right in writing.

20.5 Partial Invalidity.

If any term, provision, covenant or condition of this Agreement, or any application thereof, is held by a court of competent jurisdiction to be invalid, void or unenforceable, all provisions, covenants and conditions of this Agreement, and all applications thereof, not held invalid, void or unenforceable, shall continue in full force and effect and shall in no way be affected, impaired or invalidated thereby.

20.6 Attorneys' Fees.

In the event any action is commenced by either party against the other in connection herewith (including any action to lift stay or other bankruptcy proceedings), the prevailing party shall be entitled to its costs and expenses, including reasonable attorneys' fees, as determined by the court.

20.7 Entire Agreement.

This Agreement constitutes the entire agreement between the parties pertaining to the subject matter contained herein and supersedes all prior representations, agreements and understandings of the parties, including any "letter of intent," "letter of understanding," or similar documents. No addition to or modification of this Agreement shall be binding unless executed in writing by the parties hereto.

20.8 Time of Essence.

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

SECTION 19
NOTICES

19.1 Notice.

Any and all notices and demands by either party hereto to the other party, required or desired to be given hereunder shall be in writing and shall be validly given only if (i) personally delivered, (ii) deposited in the United States mail, certified or registered, postage prepaid, return receipt requested, (iii) made by Federal Express or other delivery service which keeps records of deliveries and attempted deliveries, or (iv) made by facsimile machine with electronic confirmation of receipt (receipt of which is acknowledged or if a copy thereof is promptly delivered by one of the delivery methods permitted in subsections (i)-(iii)). Service shall be conclusively deemed made on the first business day delivery is attempted or upon receipt, whichever is sooner, and addressed as follows:

To Seller: Schneider Family Trust
Attn: Steve Schneider
12 Quail Run Road
Henderson, Nevada 89014
Fax: *(702) 454-8894*

To Buyer: PH, LLC
Attn: Richard Worthington
3111 South Maryland Parkway
Las Vegas, Nevada 89109
Fax: (702) 737-7025

To Escrow Holder: Fidelity National Title
Attn: Ms. Yolanda Lizarrago
6655 W. Sahara Ave. # A110
Las Vegas, Nevada
Fax: (702) *242-8940*

19.2 Changes.

A party hereto may change its address for the purpose of receiving notices or demands as herein provided by a written notice given in the manner aforesaid to the other party hereto, which notice of change of address shall not become effective, however, until the actual receipt thereof by the other party.

SECTION 20
MISCELLANEOUS PROVISIONS

20.1 Nevada Law.

The laws of the State of Nevada applicable to contracts made and wholly performed therein shall govern the validity, construction, performance and effect of this Agreement.

**SECTION 17
REMEDIES**

17.1 Default by Seller.

In the event the Closing and the consummation of the transaction contemplated by this Agreement do not occur by reason of any default by Seller, Buyer may pursue any legal or equitable remedy available to Buyer under applicable law, including, without limitation, actions for damages and specific performance.

17.2 Default by Buyer.

IF THE CLOSING DOES NOT OCCUR BY REASON OF ANY DEFAULT BY BUYER, BUYER AND SELLER AGREE THAT IT WOULD BE IMPRACTICAL AND EXTREMELY DIFFICULT TO ESTIMATE THE DAMAGES SUFFERED BY SELLER AS A RESULT OF BUYER'S FAILURE TO COMPLETE THE PURCHASE OF THE PROPERTY PURSUANT TO THIS AGREEMENT, AND THAT UNDER THE CIRCUMSTANCES EXISTING AS OF THE DATE OF THIS AGREEMENT, THE LIQUIDATED DAMAGES PROVIDED FOR IN THIS SUBSECTION REPRESENT A REASONABLE ESTIMATE OF THE DAMAGES WHICH SELLER WILL INCUR AS A RESULT OF SUCH FAILURE. THEREFORE, BUYER AND SELLER DO HEREBY AGREE THAT A REASONABLE ESTIMATE OF THE TOTAL NET DETRIMENT THAT SELLER WOULD SUFFER IN THE EVENT THAT BUYER DEFAULTS OR FAILS TO COMPLETE THE PURCHASE OF THE PROPERTY IS AN AMOUNT EQUAL TO THE DEPOSIT (WHICH INCLUDES ANY ACCRUED INTEREST THEREON). THIS AMOUNT WILL BE THE FULL, AGREED AND LIQUIDATED DAMAGES FOR THE BREACH OF THIS AGREEMENT BY BUYER. THE PAYMENT OF SUCH AMOUNT AS LIQUIDATED DAMAGES IS NOT INTENDED AS A FORFEITURE OR A PENALTY, BUT IS INTENDED TO CONSTITUTE LIQUIDATED DAMAGES TO SELLER. UPON DEFAULT BY BUYER, THIS AGREEMENT WILL BE TERMINATED AND, EXCEPT FOR BUYER'S INDEMNITY OBLIGATIONS WHICH MAY BE ENFORCED BY SELLER (IN ADDITION TO COLLECTION AND RETENTION BY SELLER OF THE DEPOSIT), NEITHER PARTY SHALL HAVE ANY FURTHER RIGHTS OR OBLIGATIONS HEREUNDER, EACH TO THE OTHER EXCEPT FOR THE RIGHT OF SELLER TO COLLECT SUCH LIQUIDATED DAMAGES FROM BUYER AND ESCROW HOLDER.

Seller's Initials



Buyer's Initials

**SECTION 18
BROKERS**

Seller represents and warrants to Buyer, and Buyer represents and warrants to Seller, that Realty Holdings Group and Grubb & Ellis/ Las Vegas have been engaged by Buyer in connection with any of the transactions contemplated by this Agreement. Except for Realty Holdings Group and Grubb & Ellis/ Las Vegas, Buyer and Seller will indemnify, save harmless and defend the other from any liability, cost or expense arising out of or connected with any claim for any commission or compensation made by any person or entity claiming to have been retained or contacted by the other party in connection with this transaction. Realty Holdings Group and Grubb & Ellis/Las Vegas shall collectively be paid a commission by the Seller through escrow and at the close of escrow in the amount of Fifty Four Thousand Dollars (\$54,000).

(a) Authority. Seller has the full power and authority to sell the Property. This Agreement has been duly and validly authorized, executed and delivered by Seller and no other authorization or third party consent is requisite to the valid and binding execution, delivery and performance of this Agreement by Seller.

(b) Not a Foreign Person. Seller is not a "foreign person" within the meaning of Section 1445(f)(3) of the Internal Revenue Code.

(c) Truthfulness at Closing. Except as expressly herein otherwise provided, the representations and warranties of Seller set forth in subsections (a) and (b) above shall be true on and as of the Close of Escrow as if those representations and warranties were made on and as of such time.

14.2 Buyer's Representations and Warranties.

In consideration of Seller entering into this Agreement and as an inducement to Seller to sell the Property to Buyer, Buyer makes the following representations and warranties, each of which is material and is being relied upon by Seller (the continued truth and accuracy of which shall constitute a condition precedent to Seller's obligations hereunder):

(a) Authority. Buyer has the full power and authority to buy the Property. This Agreement has been duly and validly authorized, executed and delivered by Buyer and no other authorization or third party consent is requisite to the valid and binding execution, delivery and performance of this Agreement by Buyer;

(b) Representations. All representations and warranties of Buyer set forth in this Agreement shall be true on and as of the Close of Escrow as if those representations and warranties were made on and as of such time.

SECTION 15 INTENTIONALLY OMITTED

SECTION 16 ACCESS

Buyer, Buyer's employees, representatives agents and subcontractors will be afforded access to the Property, throughout and after the Due Diligence Period, for the purposes of conducting its investigation of the feasibility of purchasing the Property. Buyer's access to the Property during and after the expiration of the Due Diligence Period shall not be deemed to extend the Due Diligence Period. Buyer covenants and agrees to indemnify and hold Seller harmless from all losses, damages, liabilities, actions, suits, proceedings, claims, demands, assessments, judgments, costs and expenses including reasonable attorneys' fees arising from Buyer's, its representatives', employees', agents' and subcontractors' entry upon the Property. This Section 16 shall survive the Closing or sooner termination of this Agreement.

SECTION 12 COSTS AND EXPENSES

12.1 Seller.

Seller will pay Seller's share of prorations.

12.2 Buyer.

Buyer will pay (a) any document recording charges; (b) all escrow fees and costs; (c) all premiums for the Title Policy and the entire additional cost of any endorsements to the Title Policy, including the cost of any required survey; (d) all documentary transfer taxes; and (e) Buyer's share of prorations.

12.3 Other Costs and Expenses.

Buyer and Seller will each pay all legal and professional fees and fees of other consultants incurred by Buyer and Seller, respectively. All other costs and expenses will be allocated between Buyer and Seller in accordance with the customary practice in Clark County, Nevada, as determined by Escrow Holder.

SECTION 13 PRORATIONS

13.1 Taxes and Assessments.

All non-delinquent real estate taxes and assessments on the Property will be prorated as of the Closing based on the actual current tax bill. If the Closing takes place before the real estate taxes are fixed for the tax year in which the Closing occurs, the apportionment of real estate taxes and assessments will be made on the basis of the real estate taxes and assessments for the immediately preceding tax year applied to the latest assessed valuation. All delinquent taxes and the entire amount of any rollback taxes, bonds and assessments, if any, on the Property will be paid at the Closing from funds accruing to Seller. All supplemental taxes or assessments regarding the Property billed after the Closing for periods before the Closing will be paid promptly by Seller. All taxes or assessments regarding the Property billed to Seller after the Closing for periods after the Closing will be paid promptly by Buyer upon demand by Seller.

13.2 Method of Proration.

All prorations will be made as of the date of Closing based on a three hundred sixty-five (365) day year or a thirty (30) day month, as applicable.

SECTION 14 REPRESENTATIONS AND WARRANTIES

14.1 Seller's Representations and Warranties.

In consideration of Buyer's entering into this Agreement and as an inducement to Buyer to purchase the Property, Seller makes the following representations and warranties, each of which is material and is being relied upon by Buyer (and the continued truth and accuracy of which shall constitute a condition precedent to Buyer's obligations hereunder).

SECTION 9 DUE DILIGENCE PERIOD

9.1 Due Diligence Matters.

Buyer shall have the right, at any time up to and including the day on which the Due Diligence Period is to expire, to terminate this Agreement for any reason in Buyer's sole and absolute discretion upon written notice to Seller and Escrow Holder. During this time, Buyer may, if Buyer chooses to do so, investigate any matters regarding the condition of the Property and the feasibility of purchasing the Property as Buyer may determine in its sole and absolute discretion.

9.2 Documents Pertaining to Property.

Seller shall use its reasonable efforts to identify and produce to Buyer copies of that information in Seller's possession which is relevant and material to the Property. Buyer acknowledges, however, that Seller can make no representation or warranty that all such relevant and material information has been identified and produced and it is expressly made a basis of this Agreement that although Seller has attempted to provide such information for the convenience of Buyer, all information identified or provided must be confirmed or verified by Buyer as to accuracy and completeness during the course of Buyer's own due diligence. In the event this Agreement is canceled for any reason, Buyer shall deliver and quit claim to Seller all materials delivered or made available to Buyer by Seller pursuant to this Section 9.2.

9.3 Zoning.

Buyer shall, at its sole cost and expense, make application for the Land Use Approvals on or before August 26, 2003, which will enable consideration of the Land Use Approvals to be scheduled on the November 5, 2003, meeting of the Las Vegas City Council. Buyer shall promptly notify Seller of the date on which the Land Use Approvals have been obtained. Seller shall reasonably cooperate with Buyer, at Buyer's expense, in assisting Buyer in obtaining the Land Use Approvals.

9.4 Notice of Termination.

If Buyer fails to terminate this Agreement as provided in Section 9.1 by the expiration of the Due Diligence Period, Buyer shall be deemed to have approved all matters pertaining to or affecting the Property, except for those matters set forth in Section 7.2 and 8.1.

SECTION 10 INTENTIONALLY OMITTED

SECTION 11 TITLE INSURANCE

At the Closing, Escrow Holder will cause the issuance to Buyer of a standard ALTA policy of title insurance in an amount equal to the Purchase Price showing fee title to the Property vested in Buyer subject only to the Permitted Exceptions ("Title Policy") and the standard printed exceptions and conditions in the policy of title insurance. Seller shall not be required to incur any liability or provide any indemnities whatsoever respecting the extended ALTA coverage or any endorsements requested by Buyer. Escrow Holder, by closing the Escrow, shall be deemed to have irrevocably committed to cause the issuance of the Title Policy.

(a) Representations, Warranties and Covenants of Seller. Seller will have duly performed each and every agreement to be performed by Seller hereunder and Seller's representations, warranties and covenants set forth in this Agreement will be true and correct as of the Closing Date.

(b) Seller's Deliveries. Seller will have delivered the items described in Section 6.1.

(c) Title Insurance. As of the Closing, Escrow Holder will issue or has committed to issue the Title Policy (or an ALTA title policy, in Buyer's sole discretion) to Buyer subject only to the Permitted Exceptions.

(d) Material Adverse Change. There shall have been no material, adverse change to the Property, the effect of which would be reasonably likely to cause a material diminution in value of the Property, between the expiration of the Due Diligence Period and Closing.

(e) Damage or Condemnation. There shall have been no damage to the Property or condemnation proceeding brought or threatened that results in or may result in a material loss of the Property (as determined in Buyer's reasonable discretion).

(f) Closing of Adjacent Parcel. The owner of the property adjacent to the Property, known as Assessor's Parcel Number 163-03-101-003, shall concurrently sell such property to Buyer, the purchase for which property Buyer has executed or intends to execute a purchase agreement on similar terms to this Agreement.

The conditions set forth in this Section 8.1 are solely for the benefit of Buyer and may be waived only by Buyer. At all times Buyer has the right to waive any such condition. Such waiver or waivers must be in writing to Seller.

8.2 Conditions Precedent to Seller's Obligations.

The following conditions must be satisfied not later than the Closing Date or such other period of time as may be specified below and, as such, are conditions precedent to Seller's obligations under Section 6.1:

(a) Representations, Warranties and Covenants of Buyer. Buyer will have duly performed each and every agreement to be performed by Buyer hereunder and Buyer's representations, warranties and covenants set forth in this Agreement will be true and correct as of the Closing Date.

(b) Buyer's Deliveries. Buyer shall have delivered to Escrow Holder the items described in Section 6.2.

The conditions set forth in this Section 8.2 are solely for the benefit of Seller and may be waived only by Seller. At all times Seller has the right to waive any such condition. Such waiver or waivers must be in writing to Buyer.

specific defects, Seller will have ten (10) days after receipt of Buyer's notification of any defect in which to advise Buyer that:

(i) Seller will remove any objectionable exceptions to title or obtain appropriate endorsements to the Title Policy (as defined in Section 11) on or before the Closing Date; or

(ii) Seller will not cause the exceptions to be removed.

If Seller advises Buyer that it will not cause the exceptions to be removed, Buyer will have five (5) days to elect, as its sole remedy, to:

(iii) proceed with the purchase and acquire the Property subject to such exceptions without reduction in the Purchase Price; or

(iv) terminate this Agreement by written notice to Seller and Escrow Holder, in which case the Deposit and any interest thereon will be returned to Buyer, less the Fair Consideration (which shall be paid to Seller), and the cancellation costs will be equally borne by Seller and by Buyer.

If Buyer does not give Seller notice of its election within five (5) days, Buyer will be deemed to have elected to proceed with this transaction, subject to Buyer's right to terminate this Agreement for other reasons as set forth herein. The exceptions to title approved or deemed approved by Buyer pursuant to this Section 7.1 shall be the "Permitted Exceptions".

7.2 No Further Encumbrances.

Seller covenants and agrees that during the term of this Agreement, Seller will not cause or permit any liens, conditions, easements, covenants, restrictions, rights, encumbrances, or other matters ("Title Matters") to be added or recorded as a matter of title affecting the Property. Any Title Matters that may appear of record or be revealed after the date of the title report described in Section 7.1 shall be subject to Buyer's approval and must be eliminated or ameliorated to Buyer's satisfaction by Seller before Closing as a condition to the Closing for Buyer's benefit.

7.3 Improvement Districts.

Notwithstanding anything in this Agreement to the contrary, Seller shall ensure at closing that no special or limited improvement district has a principal balance encumbering the Property as of Closing in excess of Nine Thousand Three Hundred Dollars (\$9,300). Seller shall pay any sums necessary to reduce such principal balance to such amount in the event any such principal balance is higher than such amount as of the Closing.

SECTION 8 CONDITIONS TO THE CLOSE OF ESCROW

8.1 Conditions Precedent to Buyer's Obligations.

The following conditions must be satisfied not later than the Closing Date or such other period of time as may be specified below and, as such, are conditions precedent to Buyer's obligations under Section 6.2:

SECTION 5 CANCELLATION FEES AND EXPENSES

In the event that the Closing does not occur at the time and in the manner provided in this Agreement because of the default of one of the parties, the non-defaulting party shall have the right to cancel the Escrow by written notice to the defaulting party and to the Escrow Holder. All costs of cancellation of Escrow shall be paid by the defaulting party. In addition, in the event of a default by Seller, Buyer shall be entitled to a return of the Deposit, less the Fair Consideration (which shall be paid to Seller). If the Closing does not take place for any reason other than a default by one of the parties, the cancellation costs shall be shared equally by Buyer and Seller, and Buyer shall be entitled to a return of the Deposit, less the Fair Consideration (which shall be paid to Seller).

SECTION 6 DELIVERIES TO ESCROW HOLDER

6.1 By Seller.

On or before the Closing Date, Seller shall deliver or cause to be delivered to Escrow Holder the following items:

(a) A Grant, Bargain, Sale Deed in a form acceptable to Buyer, duly executed and acknowledged by Seller and in recordable form, conveying the Property to Buyer subject only to the Permitted Exceptions.

(b) A Transferor's Certificate of Non-Foreign Status, substantially in the form attached to this Agreement as Exhibit B, properly executed by Seller.

6.2 By Buyer.

On or before the Closing Date, Buyer will deliver or cause to be delivered to Escrow Holder the balance of the cash Purchase Price in accordance with Section 3.

6.3 By Buyer and Seller.

Buyer and Seller will each deposit such other instruments as are reasonably required by Escrow Holder or otherwise required to close Escrow. Seller and Buyer hereby designate the Escrow Holder as the "Reporting Person" for the transaction pursuant to Section 6045(e) of the Internal Revenue Code.

SECTION 7 TITLE MATTERS

7.1 Title Review Process.

Buyer shall obtain from Escrow Holder a preliminary title report for the Property with copies of the documents described in such report. Buyer shall request Escrow Holder to deliver a copy of the preliminary title report and copies of the documents described on such report to Seller. Buyer will have until the date that is sixty (60) days following Buyer's receipt of the preliminary title report and copies of the documents described on such report within which to examine the preliminary title report, the documents and a survey, if Buyer desires to obtain a survey, and notify Seller in writing of any defects in title. If Buyer fails to notify Seller of any such defects by such date, title shall be deemed accepted. If Buyer timely notifies Seller of

SECTION 2 PURCHASE AND SALE

Upon and subject to the terms and conditions set forth in this Agreement, Seller agrees to sell to Buyer and Buyer agrees to buy from Seller the Property, together with all easements, hereditaments and appurtenances thereto.

SECTION 3 PURCHASE PRICE

The Purchase Price for the Property shall be paid as follows:

3.1 Deposit.

Within three (3) business days after the Opening of Escrow (as defined in Section 4), Buyer shall deliver the Deposit to Escrow Holder in same day funds. Escrow Holder shall invest the Deposit in an interest bearing account if requested by Buyer and interest will be for the account of Buyer except as otherwise provided in this Agreement and will be applied against the Purchase Price at Closing.

3.2 Delivery of Deposit.

If Buyer has terminated this Agreement by written notice to Seller and Escrow Holder before the expiration of the Due Diligence Period, Escrow Holder shall promptly return to Buyer the Deposit and all interest thereon, less Escrow Holder's normal and customary escrow cancellation charges, which shall be paid by Buyer, and less the sum of One Hundred Dollars (\$100), which sum the parties agree is fair consideration for Buyer's opportunity to inspect the Property as contemplated in this Agreement (the "Fair Consideration"), which Fair Consideration shall be paid to Seller. Following the expiration of the Due Diligence Period, the Deposit shall be refundable to Buyer only upon Seller's default, a failure of a condition to Buyer's purchase of the Property or the successful, adverse appeal of the Land Use Approvals by any person other than Buyer or an affiliate of Buyer.

3.3 Cash Balance.

On or before the Closing Date, Buyer shall deposit into the Escrow (as defined in Section 4) the balance of the Purchase Price in the form of cash, bank cashier's check or confirmed wire transfer of funds.

SECTION 4 ESCROW

Within five (5) days after the execution of this Agreement, Buyer shall open an escrow (the "Escrow") with Escrow Holder by delivering to Escrow Holder a fully executed copy of this Agreement (the "Opening of Escrow"). The date of Opening of Escrow will be filled in by Escrow Holder in the "Joinder By Escrow Holder" section at the end of this Agreement, which date, as determined by Escrow Holder, shall be binding upon Seller and Buyer. The purchase and sale of the Property will be completed through the Escrow. Buyer and Seller agree to execute any additional instructions reasonably required by the Escrow Holder. If there is a conflict between any printed escrow instructions and this Agreement, the terms of this Agreement will govern. No cancellation or other provision of any printed escrow instructions shall extend the Closing Date or provide either party with any grace period not provided in this Agreement.

**PURCHASE AND SALE AGREEMENT
AND JOINT ESCROW INSTRUCTIONS**

THIS PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS ("Agreement") is entered into as of July 23rd, 2003, by and between the Schneider Family Trust and the Steven P. and Joyce Schneider Trust ("Seller"), and PH, LLC, a Nevada limited liability company ("Buyer").

RECITALS

A. Seller is the owner of certain real property located in the City of Las Vegas, State of Nevada, known as Assessor's Parcel Number 163-03-101-002, which is approximately 2.13 acres, plus all of Seller's right in the north half of the adjacent, vacated or to be vacated portion of Del Rey Avenue (collectively, the "Property"), and depicted on Exhibit A attached hereto.

B. Buyer desires to purchase from Seller and Seller desires to sell to Buyer the Property.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is agreed:

**SECTION 1
CERTAIN DEFINITIONS**

In addition to other terms defined elsewhere in this Agreement, the following terms will be defined as follows:

1.1 "Closing" or "Closing Date"

The date that is ten (10) days after Seller obtains the Land Use Approvals (as defined in Section 1.3), all applicable appeals periods to the Land Use Approvals have expired and there are no pending, unresolved appeals, or such earlier date as determined by Buyer.

1.2 "Deposit"

Ten Thousand Dollars (\$10,000.00).

1.3 "Due Diligence Period"

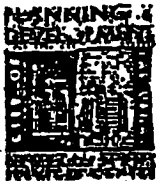
The period of time starting on the date hereof and ending on December 5, 2003, within which time Buyer shall complete its due diligence as described in Section 9.1, and shall attempt to obtain an amendment to the City of Las Vegas General Plan and a zoning change to permit the operation of an office building for general office use on the Property (collectively, the "Land Use Approvals").

1.4 "Escrow Holder"

Fidelity National Title, Attn: Yolanda Lizarrago.

1.5 "Purchase Price"

Nine Hundred Fifty Four Thousand Dollars (\$954,000.00).



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) Buffalo/DelRdy

Project Name _____ Proposed Use _____

Assessor's Parcel #(s) 163-03-201-002; 163-03-201-001 Ward # 1

General Plan: existing DR proposed SC Zoning: existing _____ proposed _____

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER W M Land Development

Contact IRWIN MOLASKY

Address 1401 Ten Palms Court

Phone: 735-0191 Fax: _____

City Las Vegas

State NV Zip 89117

APPLICANT Molasky Companies

Contact Brad Sher

Address 3111 S. Maryland Parkway

Phone: 735-0191 Fax: 737-7025

City Las Vegas

State NV Zip 89109

REPRESENTATIVE Kummer Kaempfer Bonner & Renaha Contact Mark H. Fiorentino

Address 3800 Howard Hughes Parkway, 7th Floor Phone: 792-7000 Fax: 796-7181

City Las Vegas State NV Zip 89109

FOR DEPARTMENT USE ONLY

Case #	<u>GPA-2993</u>
Meeting Date:	<u>10/9/03</u> &
Signs Required:	_____
Map #	_____
Total Fee:	<u>\$950.00</u>
Receipt #	<u>110054</u>
Date Accepted:	<u>8/26/03</u>
Accepted By:	<u>[Signature]</u>

Property Owner Signature* [Signature]

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

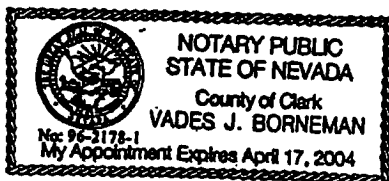
Print Name Irvin A. Molasky

Subscribed and sworn before me

This 26th day of August, 20 03

[Signature]

Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

GPA

Application/Petition For: General Plan Amendment

Project Address (Location) Buffalo/DelRay

Project Name _____ Proposed Use _____

Assessor's Parcel #(s) 163-03-101-002 Ward # 1

General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information Property is in escrow for Irwin Molasky

PROPERTY OWNER Schneider Family Trust Contact Irwin Molasky
Stephen P. & Joyce Schneider, Trustees
Address 12 Quail Run Road Phone: 735-0191 Fax: _____
City Henderson State NV Zip 89014

APPLICANT Molasky Companies Contact Brad Sher
Address 3111 S. Maryland Parkway Phone: 735-0191 Fax: 737-7025
City Las Vegas State NV Zip 89109

REPRESENTATIVE Kummer Kaempfer Bonner & Rensha Contact Mark H. Fiorentino
Address 3800 Howard Hughes Parkway, 7th Floor Phone: 792-7000 Fax: 796-7181
City Las Vegas State NV Zip 89109

Property Owner Signature* Irwin Molasky

*An authorized agent may sign in lieu of the property owner for Final Maps, Testimony Maps, and Parcel Maps.

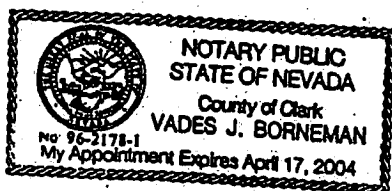
Print Name Irwin A. Molasky

Subscribed and sworn before me

This 26th day of August, 2003

Vades J. Borneman

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # GPA-2993

Meeting Date: 10/9/03 &

Signs Required: _____

Map # _____

Total Fee: \$ 950.00

Receipt # 110054

Date Accepted: 8/26/03

Accepted By: Swan

NOTICE OF PUBLIC HEARING

MOTLAGH MOSTABA JR

DIRECTOR'S BUSINESS

I object to
The Plan

MOTLAGH
324.5084

MEETING: CITY COUNCIL
DATE: JANUARY 5, 2005
TIME: 1:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Protest

DIR-5728

DISCUSSION AND POSSIBLE ACTION TO CONSIDER WHETHER THE APPLICATION FOR GPA-2993, AS SUPPLEMENTED BY THE APPLICANT, COMPLIES WITH EITHER LVMC SECTION 19.18.030(C)(3)(A) OR LVMC SECTION 19.18.030(C)(5) AND OTHER MATTERS RELATED THERETO.

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

RECEIVED
CITY CLERK
2004 DEC 27 A 10:45

Submitted after final agenda

Date 12/27/04 Item # 110

Jim and Ann Glover
7429 Silver Palm Ave., Las Vegas, Nevada 89117
phone-702-364-5072 fax-702-364-2007

RECEIVED
CITY CLERK
2005 JAN - 5 A 10: 52

December 31, 2004

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

Reference: DIR-5728

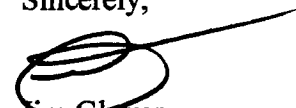
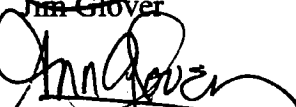
Dear Commissioners,

You are considering to rescind the previous zone change for GPA-2993. We would strongly urge you to stop this project. This amendment does not follow the master plan and this zoning is not in accordance with the adjacent properties. This property needs to remain residential. The additional traffic, congestion, loss of property values, danger to the residents and children due to this business being built on this property is not acceptable.

We therefore urge you to vote against this amendment and stop this project immediately.

Thank you for your vote on this matter.

Sincerely,


Jim Glover

Ann Glover

[Faint, illegible text, likely bleed-through from the reverse side of the page]

Submitted after final agenda

Date 1/5/05 Item #110

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JANUARY 5, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT GENZER

☐ CONSENT ☒ DISCUSSION

SUBJECT:

GENERAL PLAN AMENDMENT

GPA-2993 - REHEAR - PUBLIC HEARING - MOLASKY COMPANIES ON BEHALF OF WILLIAM L. CULLINGS AND THE SCHNEIDER FAMILY TRUST - Request to amend a portion of the Southwest Sector Plan of the General Plan FROM: DR (DESERT RURAL) TO: O (OFFICE) on 4.26 acres adjacent to the northeast corner of Buffalo Drive and Del Rey Avenue (APN 163-03-101-002 and 003), Ward 1 (Moncrief). The Planning Commission (3-1-2 vote on a motion for approval) failed to obtain a super majority vote, which is tantamount to DENIAL. Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

The Planning Commission (3-1-2 vote on a motion for approval) failed to obtain a super majority vote, which is tantamount to DENIAL. Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Transmittal of Record with Exhibits A through AA certified court documents
5. Submitted after final agenda - Protest letters from Mojtaba Motlagh and Ann and Jim Glover
6. Submitted at City Council - District Court Judge Cory's decision by the City Attorney Brad Jerbic, Information by Attorney Kaempfer, Traffic Study by Mary Green & Maps & Variance notice by Jorina Garretto for Items 109, 110 & 111 filed under Item 109

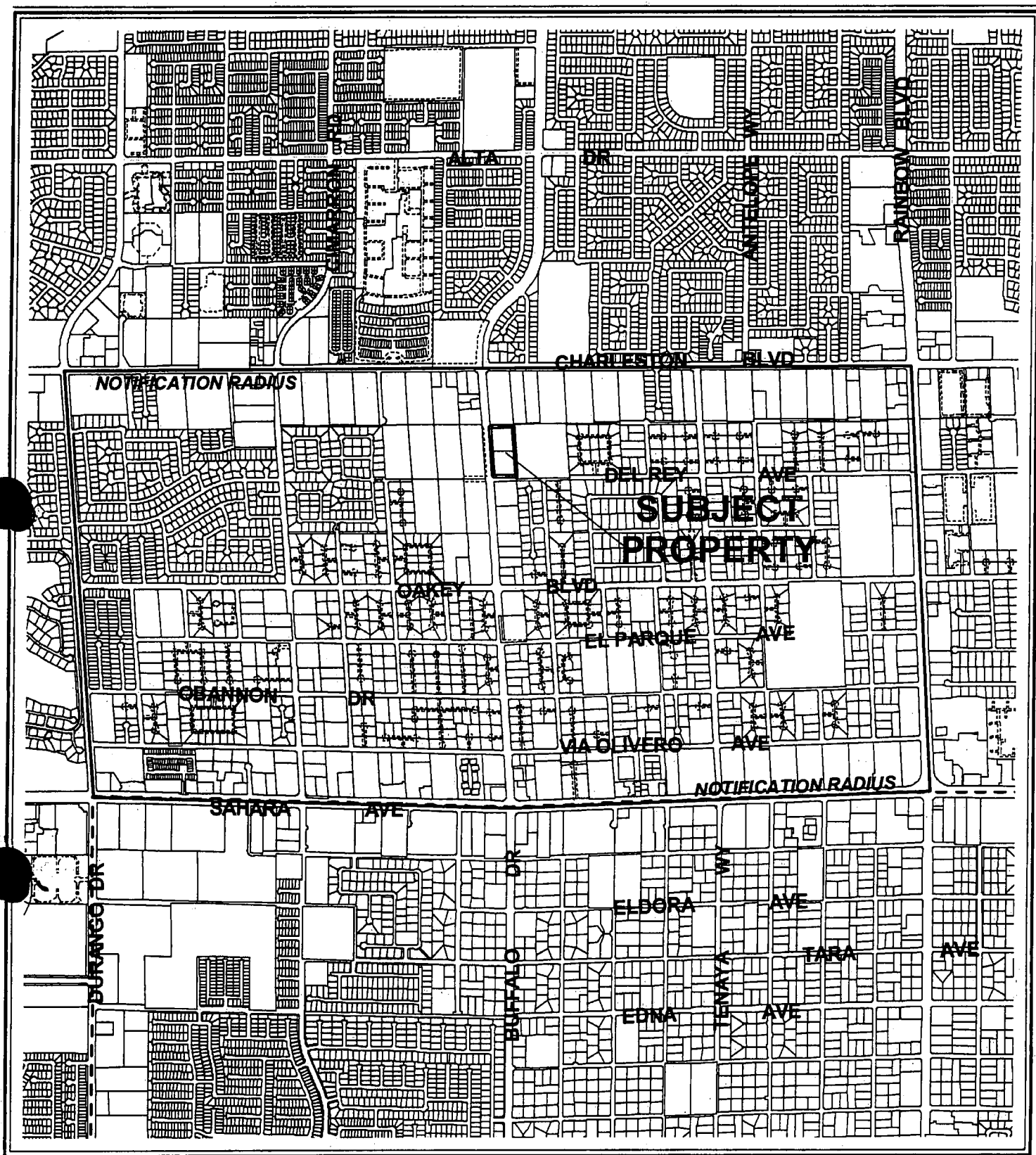
MOTION:

MACK - APPROVED - Motion carried with GOODMAN and MONCRIEF voting NO

NOTE: An initial motion for denial by MONCRIEF did not carry with MONCRIEF voting NO and was reconsidered upon motion for approval by MACK which carried with GOODMAN and MONCRIEF voting NO.

MINUTES:

NOTE: A Combined Verbatim Transcript of Item 109 [GPA-2993 Rescission], Item 110 [DIR-5728] and Item 111 [GPA-2993] is made a part of the Final Minutes under Item 109 [GPA-2993 Rescission].
(2:32 - 5:05)
3-3384/4-1/5-1



CASE: GPA-2993

RADIUS: 2 MILES & SPECIAL

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: DR (DESERT RURAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

O (OFFICE)

0 1000 2000 Feet



111



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 5, 2005

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: REHEAR - GPA-2993 - MOLASKY COMPANIES ON
BEHALF OF W M LAND DEVELOPMENT, ET AL**

***THIS ITEM IS BEING BROUGHT BACK BEFORE THE CITY COUNCIL DUE TO A
COURT ORDER.***

**** CONDITIONS ****

The Planning Commission (3-1-2 vote on a motion for approval) failed to obtain a super majority vote, which is tantamount to DENIAL. Staff recommends APPROVAL.

**** STAFF REPORT ****

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located on 4.46 acres adjacent to the northeast corner of Buffalo Drive and Del Rey Avenue from DR (Desert Rural) to O (Office).

BACKGROUND DATA:

- 08/07/85 The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for Rural Density Residential (R) Residential land uses with a maximum density of 3.59 dwelling units per acre.
- 03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan. On this map, the subject properties were designated for Rural Density (R) Residential land uses, with a maximum density of 3.59 dwelling units per acre.
- 03/20/96 The Las Vegas City Council denied GPA-0052-95, which was a request from Rural Density Residential (R) to Office (O). The Planning Commission and staff recommended approval.
- 11/23/98 The Las Vegas City Council approved GPA-0027-98, which changed the land use on the subject property (along with many other properties within this neighborhood) from Rural Density Residential (R) to Desert Rural Density Residential (DR). The Planning Commission and staff recommended approval.
- 09/30/03 The Planning Commission abeyed this application to the November 20, 2003 Planning Commission.
- 11/20/03 The Planning Commission recommended approval of companion items ZON-3176, VAC-3178 and SDR-3177 as a part of this agenda.
- 11/20/03 The Planning Commission (3-1-2 vote on a motion for approval) failed to obtain a super majority vote, which is tantamount to DENIAL (PC Agenda Item #8/kw).

DETAILS OF APPLICATION REQUEST

Site Area: 4.46 Acres

EXISTING LAND USE

Subject Properties	Undeveloped
North	Apartments
South	Undeveloped
East	Single Family Detached and Undeveloped
West	City Park

PLANNED LAND USE

Subject Properties	DR (Desert Rural Density Residential)
North	M (Medium Density Residential)
South	DR (Desert Rural Density Residential)
East	DR (Desert Rural Density Residential)
West	P/R/OS (Park/Recreation/Open Space)

EXISTING ZONING

Subject Properties	R-E (Residence Estates)
North	R-3 (Medium Density Residential)
South	R-E (Residence Estates)
East	R-E (Residence Estates) and R-E (Residence Estates) ROI to R-PD2
West	R-E (Residence Estates) ROI to C-V (Civic)

SPECIAL DISTRICTS/ZONES	Yes	No
<i>Special Area Plan</i>		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

There are no special districts or zones that affect this request

DEFINITIONS

DR (Desert Rural Density Residential) (0 to 2.0 dwelling units/gross acre). The Desert Rural Density Residential Category allows a maximum of 2 dwelling units per gross acre.

The predominant residential lifestyle is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals.

O (Office) The Office category provides for small lot office conversions as a transition, along Primary and Secondary streets, from residential to 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.

ANALYSIS

The property is located on the east side of Buffalo Drive, a 100 Primary Arterial street shown on the Master Plan of Streets and Highways, south of Charleston Boulevard and north of Del Rey Avenue.

The property has a multi-family development to the north, a large parcel with an antenna to the east, and a vacant parcel to the south, across Del Rey Avenue. Across the street is one of the main entrances to a large city of Las Vegas park. With these uses and the traffic potential that is associated with the large park and the size of Buffalo Drive, the proposed office is an appropriate transition from the impact of the existing uses and traffic and the neighboring residential development.

FINDINGS

Title 19.18.030.I requires that the following conditions be met in order to justify a General Plan Amendment:

- 1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations.**

The intensity of the Office land use, with the associated minimal traffic and limited hours of operation, is compatible with adjacent uses.

- 2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts.**

The proposed Office zoning will permit uses that are compatible in intensity with the adjacent uses.

- 3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment.**

Fire Station #2, located on Durango Drive, just north of Charleston Boulevard, is located approximately $\frac{3}{4}$ of a mile from the amendment area. The subject parcels are located within the jurisdiction of the Southwest Area Command of the Las Vegas Metropolitan

Police Department. That particular command facility is located at Spring Mountain Road and Jones Boulevard, approximately one (1) mile southeast of the properties under consideration. Children of this neighborhood attend Derfelt Elementary School, a nine-month school, which is just west of the area being considered for this General Plan Amendment. Buffalo Park is the closest park to this site, immediately to the west.

4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

This proposal supports Policy B2. of the General Plan that calls for the development of infill parcels to make use of existing utilities, facilities and services. This application supports Program C.2.3 of the General plan that stipulates the use of Office developments as buffers between low density residential districts and more intensive uses such as Buffalo drive.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

10/06/03 A neighborhood meeting sponsored by the applicant was held at the Johnson Community School, 340 Villa Monterey. 31 persons attended and had the following comments:

- If one parcel goes commercial all parcels will change.
- The proposal will lower property values.
- There should be no Del Ray Avenue access to Buffalo Drive.
- The proposal should involve a 20-year lease with a guarantee.
- The neighbors don't want any retail that would be open to public.
- The residents have security concerns; nights and weekends in particular.
- On-street parking is a concern.
- Some of the residents would rather have dirt field than development.
- The location is a bad site
 - o It is not on a bus route.
 - o It is not adjacent to other commercial parcels.
 - o There are other sites available for the proposed use.

All of the neighbors were opposed to the proposal.

PLANNING COMMISSION ACTION

There were 21 speakers protesting this matter at the Planning Commission meeting.

NOTICES MAILED: 1,918 by Planning Department

APPROVALS: 3 at the 12-17-03 Planning Commission meeting

PROTESTS: 1,031 at the 12-17-03 Planning Commission meeting



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-2993** APN: 163-03-101-002

Name of Property Owner: Schneider Family Trust, Stephen P. & Joyce Schneider, Trustees

Name of Applicant: Molasky Companies

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: _____

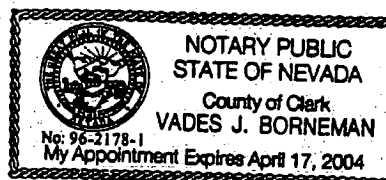
Signature of Property Owner/Authorized Agent: Lin C. Moloney

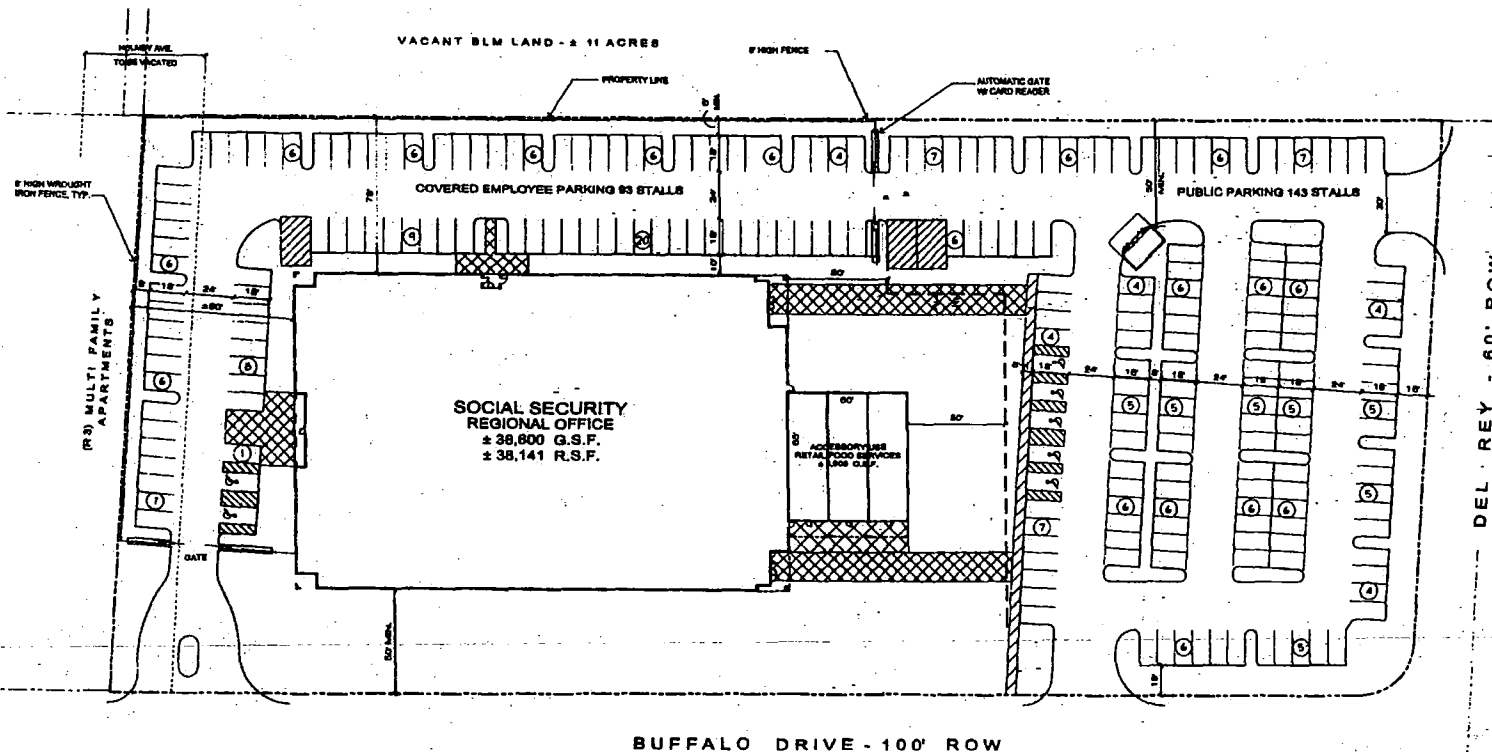
Print Name: Irvin H. Chelasky

Subscribed and sworn before me

This 26th day of August, 2023

Edna J. Brennan
Notary Public in and for said County and State





SITE SUMMARY

SITE AREA: ± 100,000 S.F. (± 4.36 AC)
 BUILDING AREA: 43,800 G.S.F.
 COVERAGE: 22.90 %

PARKING/REQUIRED: (27% 18)
 38,800 S.F. OFFICE @ 1 CAR/500' 180 CARS
 2,000 S.F. RETAIL @ 1 CAR/100' 20 CARS
 PARKING PROVIDED: 200 CARS
 S.S.A. EMPLOYEE PARKING 93 CARS
 PUBLIC PARKING 143 CARS

DENOTES 15' x 25' LOADING SPACE

DENOTES TRASH ENCLOSURE

PROPOSED SITE PLAN FOR:
 S.S.A. - LAS VEGAS, NV.

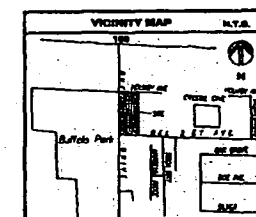
HFA



Scale: 1" = 50'-0"

This is a schematic presentation only. No site-specific or boundary location data have been provided. Any proposed project to be constructed on this site must be subject to a site-specific study and approved by the appropriate authorities. The information is not to be used for any other purpose without the written consent of the author.

DATE: 12-20-03 PROJECT: S.S.A. - LAS VEGAS, NV. 10-20-03



STAFF
REVISED
 10.30.03

GPA-2993
11-20-03 PC

1 TRNS
BRADFORD R. JERBIC
2 City Attorney
Nevada Bar #1056
3 By: BRYAN K. SCOTT
Deputy City Attorney
4 Nevada Bar #4381
400 Stewart Avenue, 9th Floor
5 Las Vegas, Nevada 89101
(702) 229-6201
6 Attorneys for Defendant City of Las Vegas

7
8 **DISTRICT COURT**
9 **CLARK COUNTY, NEVADA**

10 JORINA GARETTO, an individual and
CAROLYN STONE, an individual,

11 Plaintiffs,

12 v.

13 THE CITY OF LAS VEGAS, a Municipal
14 corporation of the State of Nevada and
DOES I through X; inclusive,)

15 Defendants.

16 PH SSA LLC, a Nevada limited liability
17 company,

18 Intervenor/Respondent.
19

Case No. A478940
Dept. No. 1

TRANSMITTAL OF RECORD

20 The undersigned, as Clerk of the Las Vegas City Council, hereby designates the attached items to
21 be filed with the Court and certifies them to be true and correct copies of the Planning Commission and City
22 Council proceedings to be reviewed by the Court in this matter. The certified documents have been
23 numbered by the City Attorney's office for the convenience of the Court. The attached documents are
24 described as follows:

25 **EXHIBIT**

DESCRIPTION

- 26 A Planning Commission Agenda Summary Page and backup documentation re: GPA-
27 2993 dated November 20, 2003 (CLV0001 through CLV00015)
28 B Backup documentation for November 20, 2003 Planning Commission Meeting
re: GPA-2993, ZON-3176 and SDR 3177 (CLV00016 through CLV00140)

1	EXHIBIT	DESCRIPTION
2	C	Planning Commission combined verbatim transcript of November 20, 2003 meeting re: GPA-2993, ZON-3176, SDR-3177, and VAC-3178 (CLV00141 through CLV00206)
3		
4	D	Planning Commission Agenda Summary Page and backup documentation re: ZON-3176 dated November 20, 2003 (CLV00207 through CLV00333)
5		
6	E	Planning Commission Agenda Summary Page and backup documentation re: VAC-3178 dated November 20, 2003 (CLV00334 through CLV00344)
7		
8	F	Planning Commission Agenda Summary Page and backup documentation re: SDR-3177 dated November 20, 2003 (CLV00345 through CLV00472)
9	G	Notice of Final Action re: GPA-2993 (CLV00473)
10	H	Notice of Final Action re: SDR-3177 (CLV00474)
11	I	Notice of Final Action re: VAC-3178 (CLV00475)
12	J	Notice of Final Action re: ZON-3176 (CLV00476)
13	K	City Council Agenda Summary Page and backup documentation re: GPA-2993 dated December 17, 2003 (CLV00477 through CLV00489)
14		
15	L	Backup documentation for December 17, 2003 City Council meeting re: GPA-2993, ZON-3176, SDR-3177, and VAC-3178 (CLV00490 through CLV00904)
16	M	Backup documentation for December 17, 2003 City Council meeting re: GPA-2993, ZON-3176, SDR-3177, and VAC-3178 (CLV00905 through CLV00915)
17		
18	N	Backup documentation for December 17, 2003 City Council meeting re: GPA-2993, ZON-3176, SDR-3177, and VAC-3178 (CLV00916 through CLV001040)
19	O	Backup documentation for December 17, 2003 City Council meeting re: GPA-2993, ZON-3176 and SDR-3177 (CLV01041 through CLV01055)
20		
21	P	City Council combined verbatim transcript from December 17, 2003 meeting re: GPA-2993, ZON-3176, SDR-3177 and VAC-3178 (CLV01056 through CLV01152)
22		
23	Q	City Council Agenda Summary Page and backup documentation re: ZON-3176 dated December 17, 2003 (CLV01153 through CLV01171)
24	R	City Council Agenda Summary Page and backup documentation re: VAC-3178 dated December 17, 2003 (CLV01172 through CLV01181)
25		
26	S	City Council Agenda Summary Page and backup documentation re: SDR-3177 dated December 17, 2003 (CLV01182 through CLV01202)
27	T	Notice of Final Action re: ZON-3176 (CLV01203)

28

EXHIBIT

2
DESCRIPTION

1

2

U Notice of Final Action re: VAC-3178 (CLV01204)

3

V Notice of Final Action re: SDR-3177 (CLV01205)

4

W Notice of Final Action re: GPA-2993 (CLV01206)

5

X Letter of Action/Condition dated December 22, 2003 re: VAC-3178 (CLV01207 through CLV01208)

6

Y Letter of Action/Condition dated December 22, 2003 re: ZON-3176 (CLV01209 through CLV01211)

7

8

Z Letter of Final Action dated December 22, 2003 re: GPA-2993 (CLV01212)

9

AA Letter of Action/Condition dated February 3, 2004 re: SDR-3177 (CLV01213 through CLV01215)

10

11

BARBARA JO RONEMUS, City Clerk

12

DATED this _____ day of June, 2004.

13

14

BRADFORD R. JERBIC
Attorney

G

15

16

By:

17

BRYAN K. SCOTT

18

Deputy City Attorney

19

Nevada Bar #4381

20

400 Stewart Avenue, 9th Floor

21

Las Vegas, Nevada 89101

22

Attorneys for Defendant City of Las Vegas

23

24

25

26

27

28

EXHIBIT A

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - GPA-2993 - MOLASKY COMPANIES ON BEHALF OF WILLIAM L. CULLINGS AND THE SCHNEIDER FAMILY TRUST - Request to amend a portion of the Southwest Sector Plan of the General Plan FROM: DR (DESERT RURAL) TO: O (OFFICE) on 4.26 acres adjacent to the northeast and southeast corners of Buffalo Drive and Del Rey Avenue (APN: 163-03-101-002 and 003), Ward 1 (Moncrief).

C.C.: 12/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1031

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

3

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Petition of Protest representing 4 residences for Items 8, 9, 10 & 11 (attached to Item 8 [GPA-2993])

MOTION:

GOYNES - APPROVED subject to conditions - MOTION FAILED due to failure to obtain the required super majority, this is tantamount to Denial, with NIGRO abstaining as his father is a partner with Mr. Molasky in another transaction, McSWAIN abstaining as her firm is presently doing work for another company owned by members of the Molasky family and DAVENPORT voting No.

To be heard by the City Council on 12/17/2003, NOT TO BE HEARD BEFORE 4:00 P.M.

NOTE: Motion for Denial by DAVENPORT failed with NIGRO abstaining as his father is a partner with Mr. Molasky in another transaction, McSWAIN abstaining as her firm is presently doing work for another company owned by members of the Molasky family and TRUESDELL, GOYNES and EVANS voting No.

CLV00001

CERTIFIED AS A TRUE COPY
Doreen L. Arango
 Deputy CITY CLERK, CITY OF LAS VEGAS
 NEVADA 2/20/04 (15)

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 8 – GPA-2993

MINUTES:

NOTE: A Combined Verbatim Transcript of Item 8 [GPA-2993], Item 9 [ZON-3176], Item 10 [VAC-3178], and Item 11 [SDR-3177] is made a part of the Final Minutes under Item 8 [GPA-2993].

CHAIRMAN TRUESDELL declared the Public Hearing open

APPEARANCES:

KYLE WALTON, Planning and Development Department
ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway
DAVID CLAPSADDLE, Planning and Development Department
MARK ADAIR, 1401 Marbella Ridge Court
LYN MALONEY, 1632 Marbella Ridge Court
LEE FAIR, 1600 Charles Lamb Court
CAROLYN STONE, 1509 Ten Palms Court
MARY GREEN, 1870 Black Water Court
CLETA THOMPSON, 1710 South Buffalo
KATHY MADIGAN, 1504 Ten Palms Court
WILLIAM LEONARD, 1700 Charles Lamb Court
MICHAEL BELL, 7425 Oak Boulevard
PENELOPE LOHR, 1410 South Tenaya Way
ANNA WILLIAMS, 7451 O'Bannon Drive
GARN MABEY, 1404 Silver Oak Street
BARBARA CEGASKE, 6465 Laredo Street
LARRY ANSPADA, 1509 Golden Oak Drive
JO KEILLY, 8105 Via del Cerro Court
ROBERT WELLS, 8109 Meantmore Avenue
JAMES MORRIS, 2100 Palm Canyon Court
TODD FARLOW, 240 North 19th Street,
FRANK SPOSATO, 1500 Marbella Ridge Court
JUANITA CLARK, 137 Lorenzi Street
SUSAN SAVALA, 1913 Eliminator Street
MARGO WHEELER, Planning and Development Department
DAVID GUERRA, Public Works Department
GINA VENGLASS, Public Works Department

CHAIRMAN TRUESDELL declared the Public Hearing closed.

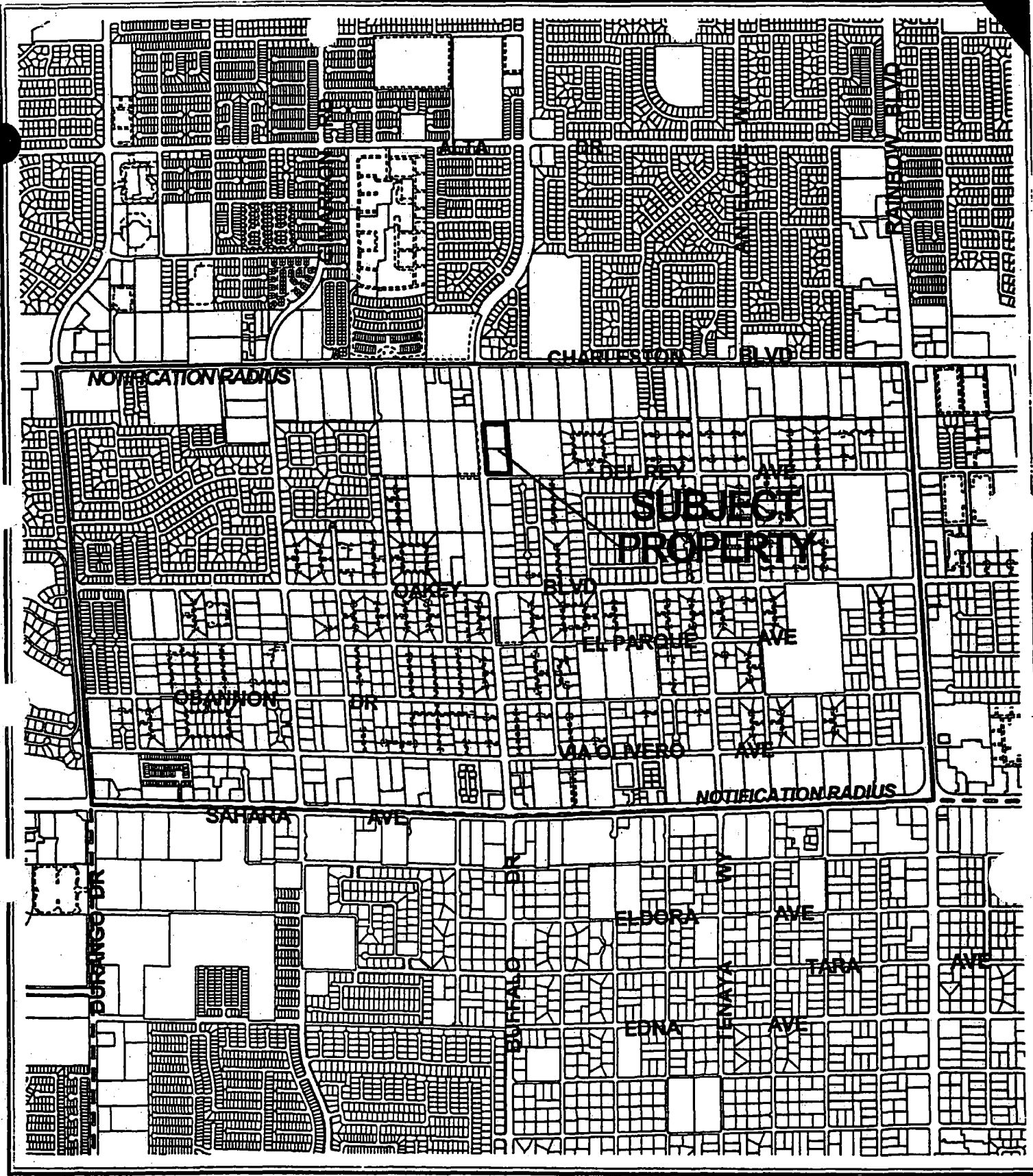
PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 8 – GPA-2993

MINUTES – Continued:

NOTE: All discussion for Item 8 [GPA-2993], Item 9 [ZON-3176], Item 10 [VAC-3178], and Item 11 [SDR-3177] was held under Item 8 [GPA-2993].

(6:36 – 8:41)

1-944/2-1734



CASE: GPA-2993

RADIUS: 2 MILES & SPECIAL

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: DR (DESERT RURAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

O (OFFICE)

CLV00004

0 1000 2000 Feet



O (OFFICE)

CLV00005

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: DR (DESERT RURAL)

RADIUS: 2 MILES & SPECIAL

CASE: GPA-2993

0 1000 2000 Feet



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 20, 2003

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ABEYANCE - RENOTIFICATION - GPA-2993 - MOLASKY
COMPANIES ON BEHALF OF W M LAND DEVELOPMENT, ET AL**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

**** STAFF REPORT ****

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located on 4.46 acres adjacent to the northeast and southeast corners of Buffalo Drive and Del Rey Avenue from DR (Desert Rural) to O (Office).

BACKGROUND DATA:

- 08/07/85 The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for Rural Density Residential (R) Residential land uses with a maximum density of 3.59 dwelling units per acre.
- 03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan. On this map, the subject properties were designated for Rural Density (R) Residential land uses, with a maximum density of 3.59 dwelling units per acre.
- 03/20/96 The Las Vegas City Council denied GPA-0052-95, which was a request from Rural Density Residential (R) to Office (O). The Planning Commission and staff recommended approval.
- 11/23/98 The Las Vegas City Council approved GPA-0027-98, which changed the land use on the subject property (along with many other properties within this neighborhood) from Rural Density Residential (R) to Desert Rural Density Residential (DR). The Planning Commission and staff recommended approval.
- 09/30/03 The Planning Commission abeyed this application to the November 20, 2003 Planning Commission.
- 11/20/03 The Planning Commission will consider companion items ZON-3176, VAC-3178 and SDR-3177 as a part of this agenda.

DETAILS OF APPLICATION REQUEST

Site Area: 4.46 Acres

EXISTING LAND USE

Subject Properties	Undeveloped
North	Apartments
South	Undeveloped
East	Single Family Detached and Undeveloped
West	City Park

PLANNED LAND USE

Subject Properties	DR (Desert Rural Density Residential)
North	M (Medium Density Residential) - <i>part Apts</i>
South	DR (Desert Rural Density Residential)
East	DR (Desert Rural Density Residential) - <i>BLM Antenna</i>
West	P/R/OS (Park/Recreation/Open Space)

EXISTING ZONING

Subject Properties	R-E (Residence Estates)
North	R-3 (Medium Density Residential)
South	R-E (Residence Estates)
East	R-E (Residence Estates) and R-E (Residence Estates) ROI to R-PD2
West	R-E (Residence Estates) ROI to C-V (Civic)

SPECIAL DISTRICTS/ZONES		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

There are no special districts or zones that affect this request

DEFINITIONS

DR (Desert Rural Density Residential) (0 to 2.0 dwelling units/gross acre). The Desert Rural Density Residential Category allows a maximum of 2 dwelling units per gross acre.

The predominant residential lifestyle is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals.

O (Office) The Office category provides for small lot office conversions as a transition, along Primary and Secondary streets, from residential to 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.

ANALYSIS

The property is located on the east side of Buffalo Drive, a 100 Primary Arterial street shown on the Master Plan of Streets and Highways, approximately between Charleston Boulevard to the north and Del Rey Avenue.

The property has a multi-family development to north, a large parcel with an antenna to the east, and a vacant parcel to the south, across Del Rey Avenue. Across the street is one of the main entrances to a large City of Las Vegas park. With these uses and the traffic potential that is associated with the large park and the size of Buffalo Drive, the proposed office is an appropriate transition from the impact of the existing uses and traffic and the neighboring residential development.

FINDINGS

Title 19.18.030.I requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations.**

The intensity of the Office land use, with the associated minimal traffic and limited hours of operation, is compatible with adjacent uses.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts.**

The proposed Office zoning will permit uses that are compatible in intensity with the adjacent uses.

3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment.

Fire Station #2, located on Durango Drive, just north of Charleston Boulevard, is located approximately ¼ of a mile from the amendment area. The subject parcels are located within the jurisdiction of the Southwest Area Command of the Las Vegas Metropolitan Police Department. That particular command facility is located at Spring Mountain Road and Jones Boulevard, approximately one (1) mile southeast of the properties under consideration. Children of this neighborhood attend Derfelt Elementary School, a nine-month school, which is just west of the area being considered for this General Plan Amendment. Buffalo Park is the closest park to this site, immediately to the west.

4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

This proposal supports Policy B2. of the General Plan that calls for the development of infill parcels to make use of existing utilities, facilities and services. This application supports Program C.2.3 of the General plan that stipulates the use of Office developments as buffers between low density residential districts and more intensive uses such as Buffalo drive.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

10/06/03 A neighborhood meeting sponsored by the applicant was held at the Johnson Community School, 340 Villa Monterey. 31 persons attended and had the following comments:

- If one parcel goes commercial all parcels will change.
- The proposal will lower property values.
- There should be no Del Ray Avenue access to Buffalo Drive.
- The proposal should involve a 20-year lease with no guarantee.
- The neighbors don't want any retail that would be open to public.
- The residents have security concerns; nights and weekends in particular.
- On-street parking is a concern.
- Some of the residents would rather have dirt field than development.
- The location is a bad site
 - o It is not on a bus route.
 - o It is not adjacent to other commercial parcels.
 - o There are other sites available for the proposed use.

All of the neighbors were opposed to the proposal.

GPA-2993 - Staff Report Page Five
November 20, 2003 - Planning Commission Meeting

NOTICES MAILED: 82 [11/20/03 PC]
 49 [10/09/03 PC]

APPROVALS: 2

PROTESTS: 124



**THE MOLASKY
GROUP OF COMPANIES**

October 28, 2003

City of Las Vegas
400 Stewart Avenue
Las Vegas, NV 89101

Attention: Mr. Robert Genzer, Planning Director

Re: GPA #2993, ZON #3176, SDR #3177, VAC #3178

Dear Bob:

On behalf of the Molasky Group of Companies, I respectfully request that the applications submitted as referenced above be reduced from Service Commercial to Office zoning which will allow restaurant/food service as an accessory use. Further, although we have no benefit from terminating Del Rey at the eastern boundary of the project, we have no objection to doing so, if supported by staff. We will build the half street contiguous to the south property line as typically required by Public Works. If the neighbors choose to vacate and abandon Del Rey easterly of our boundary, we have no objection.

Thank you for your assistance. Please contact me if you have any questions on this matter.

Sincerely,

MOLASKY GROUP OF COMPANIES
PHGSA-SSA, LLC

Suzanne Sanders
Vice President, Design and Development

xc: Margo Wheeler
Jennifer Lazovich, KKBR
Mark Fiorentino, KKBR
Bill Marion, Purdue Marion

CLV00012



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-2993** APN: 163-03-101-002

Name of Property Owner: Schneider Family Trust, Stephen P. & Joyce Schneider, Trustees

Name of Applicant: Molasky Companies

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 partner, 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: _____

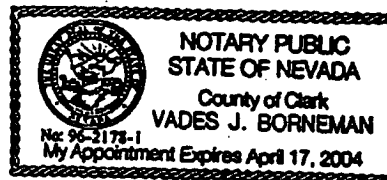
Signature of Property Owner/Authorized Agent

Print Name: _____

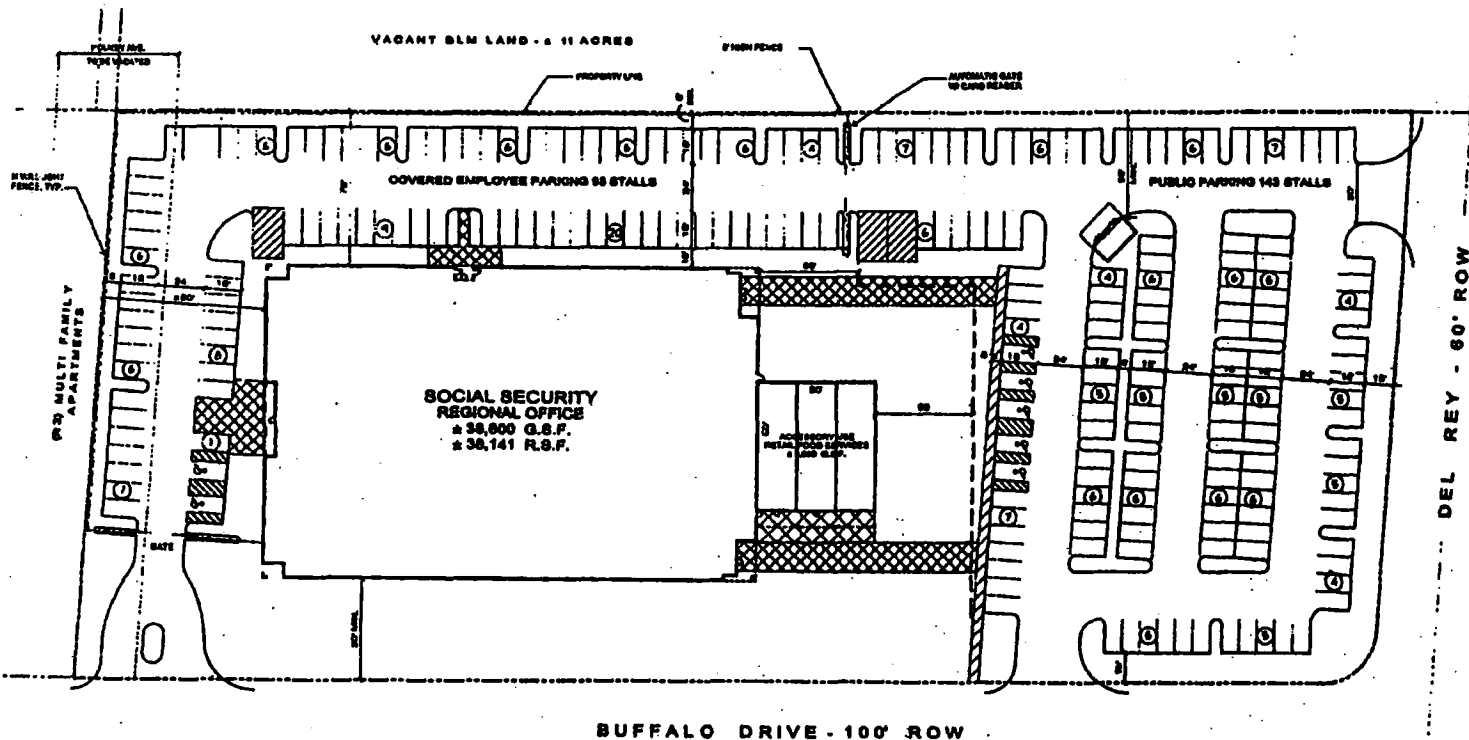
Subscribed and sworn before me

This 2nd day of August, 2023

Edwin J. Brennan
Notary Public in and for said County and State



CLV00015



SITE SUMMARY

SITE AREA: ± 100,000 S.F. (± 4.35 AC)
BUILDING AREA: 42,600 G.S.F.
COVERAGE: 22.60 %

PARKING REQUIRED: (S.F. X 1.19) 100 PARK
 25,000 S.F. OFFICE @ 1 CAR/200 15
 8,000 S.F. RETAIL @ 1 CAR/100 8

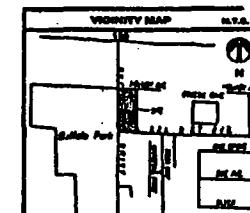
PARKING PROVIDED: 220 CARS
 S.S.A. EMPLOYEE PARKING 98 CARS
 PUBLIC PARKING 143 CARS



PROPOSED SITE PLAN FOR:
S.S.A. - LAS VEGAS, NV.

HFA

NOTES:
 1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



STAFF
REVISED
 10.30.03

GPA-2993
11-20-03 PC

EXHIBIT B

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

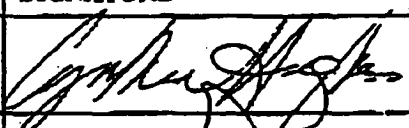
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The proposed change from residential to C-1 Limited Commercial should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. (Las Vegas Zoning Code, Chapter 19.02, Section B.5). The proposed development is: (1) in the middle of a residential development, (2) is not on an intersection of a primary or secondary thoroughfare; and, (3) is not along a major retail corridor.

PLEASE COUNT AND RECORD MY OPPOSITION TO:

ZON-3176
SDR-3177

November 20, 2003
November 20, 2003
November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	CYNTHIA HUGHES	7425 SILVER PALM Las Vegas, NV 89117	
2	JAMES HUGHES	7425 Silver Palm Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00016

CERTIFIED AS A TRUE COPY
Deputy 
CITY CLERK, CITY OF LAS VEGAS
NEVADA 2/20/04 (125)

PETITION TO PROTEST REZONING**PLEASE DO YOUR PART**

October 6, 2003

To: Planning & Development
 Craig Galati, Chairman
 Richard Truesdell, Vice Chairman
 Todd Nigro,
 Leo Davenport
 Laura McSwain
 Byron Goynes
 Steven Evans

To: City of Las Vegas, Nevada
 Mayor Oscar B. Goodman
 City Council, Gary Reese, Mayor Pro-Tem
 Lynette B. McDonald
 Larry Brown
 Lawrence Weekly
 Michael Mack
 Janet Moncrief

Re: Zoning from Residential Estates to Service Commercial
 Case ~~GPA 2993~~ Del Rey Avenue & Buffalo Dr.

Please record and make part of the written record my opposition to General Planning Amendment 2993.

Name (Print)	Name Signature	Address
1. DOUGLAS MILLER	<i>[Signature]</i>	7429 DOE AVENUE
2. LAZ VESGOS, NV 89117	<i>[Signature]</i>	
3.		
4.		
5.		

Important Request - Please have your neighbors sign along with you.

Fax or mail back to one of the following:

Lyn Maloney 562 6993, 1632 Marbella Ridge Ct., Las Vegas, Nv. 89117

Mary Green 243 9480, 1870 Blackwater Ct., Las Vegas, Nv. 89117

Joripa Garetto 243 9516, 1500 Ten Palms Ct.

It is very important you contact all of the City Council including the Mayor.

Mayor Goodman can be reached at 229-6241 or faxed at 385-7960.

Fax each Councilman individually at 382-3045.

You can also call your Councilwoman Janet Moncrief or her
 liaison Tracy Hurlless at 702 229-1772 or fax 702 382-8558.

Call or Fax the Planning Commission Individually, Rick Truesdell Fax 383 8576, Leo Davenport
 735-2252, Craig Galati 263-8111, Laura McSwain 651-8181, Byron Goynes 645-6873, Todd Nigro
 247-1920 and Steven Evans 486-2879.

Gary Leibold, Senior Planner at 729-6301 or fax 385 7268.

The Neighborhood Alliance

ELLIS GLATT

1300 Castle Wall St.
Las Vegas, NV 89117

Phone: (702) 363-1617
Fax: (702) 363-3623

November 13, 2003

Las Vegas Planning Commissioners
Attn: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Re: GPA-2993 November 20, 2003
ZON-3176 November 20, 2003
SDR-3177 November 20, 2003

Dear Planning Commissioners:

We are the resident owners of the property at 1300 Castle Wall St., which is part of the Castlegate planned community. Our house is located directly across the park on Buffalo Drive and overlooks the proposed development site. By way of the attached form along with this letter, we would like to convey both to the Planning Commission and Councilwoman Janet Moncreif our strong opposition to the above referenced land-use-change and waiver requests and the underlying project being proposed.

Before relocating to Las Vegas last year, we spent more than six months investigating neighborhoods and housing communities in search of the ideal home for our family. One of the primary reasons we selected the Castlegate community is because it was part of a strictly residential enclave of custom and semi-custom homes, yet still close to the major shopping corridors on Charleston and Sahara. We also wanted to be close to our daughter's new school (Bonanza High School), and the fact that Oakey Blvd, our main thoroughfare to and from Bonanza, is strictly residential in the vicinity of Buffalo with a fairly low level of traffic was another important factor in our decision.

At the time we purchased our home in Castlegate, we were obviously aware of many of vacant lots still to be developed in the neighborhood. However, based on a review of information re the General Plan for the area, zoning information re the vacant lots and the nature of the homes adjoining them, we had absolutely no reason to doubt that the Buffalo corridor in the vicinity of Oakey would remain strictly residential. The now nearly finished Stoneridge custom-home development on Oakey at Tenaya and the recent start of construction of another large custom home on Oakey at Cimarron are the types of projects we anticipated. Clearly, these projects will enhance our community and are totally consistent with the General Plan. The subject proposed commercial development project, on the other hand, with its massive size and placement in the midst of our

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

The Master Plan Revision of November 1998 converted this area from RE (Residential Estate to DR (Desert Rural). The proposed change is inconsistent with the Master Plan Revision and the current residential neighborhood.

The proposed change from residential to C-1 Limited Commercial should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. (*Las Vegas Zoning Code, Chapter 19.02, Section B.5*). The proposed development is: (1) in the middle of a residential development, (2) is not on an intersection of a primary or secondary thoroughfare; and, (3) is not along a major retail corridor.

PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Janice R. Hammack	8412 Del Rey Avenue Las Vegas, NV 89117	Janice R. Hammack
2	Jeffrey A. Hammack	8412 Del Rey Avenue Las Vegas, NV 89117	Jeffrey A. Hammack
3	Melanie A. Stewart	9545 Chantideer Ct. Las Vegas, NV 89129	Melanie A. Stewart
4	Jared B. Stewart	9545 Chantideer Ct. Las Vegas, NV 89129	Jared B. Stewart

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993

November 20, 2003

ZON-3176

November 20, 2003

SDR-3177

November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	ELLIS GLATT	1300 CASTLE WALL ST. Las Vegas, NV 89117	<i>Ellis Glatt</i>
2	MYRA J. GLATT	1300 CASTLE WALL ST. Las Vegas, NV 89117	<i>Myra J. Glatt</i>
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00020

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993
ZON-3176
SDR-3177

November 20, 2003
November 20, 2003
November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Karen McKinley	1600 River Birch St Las Vegas, NV 89117	[Signature]
2	BRECK McKinley	1600 RIVER BIRCH Las Vegas, NV 89117	[Signature]
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00021

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Beatrice Roberts	1940 Blackwater Ct Las Vegas, NV 89117	Beatrice Roberts
2	Robert H. Roberts	1940 Blackwater Ct Las Vegas, NV 89117	Robert H. Roberts
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00022

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

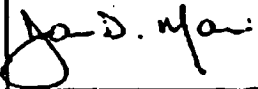
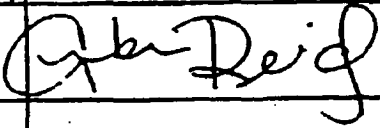
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	JAMES D. MORRIS	7405 DEL REY AVE Las Vegas, NV 89117	
2	Deborah L. MORRIS	7405 Del Rey Ave Las Vegas, NV 89117	
3	Amber D. Reid	7405 Del Rey Ave Las Vegas, NV 89117	
4		Las Vegas, NV	

CLV00023

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	DAVID Ruston #12	2010 S. TENAYA Las Vegas, NV 89117	
2	SUSIE Ruston #12	2010 S. TENAYA Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00024

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
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 731 South Fourth Street
 Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993

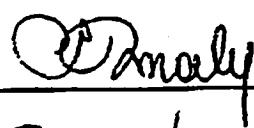
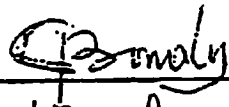
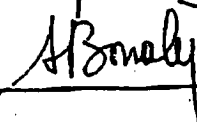
November 20, 2003

ZON-3176

November 20, 2003

SDR-3177

November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	BONALY, Suzanne	2020 South Lase Lane Las Vegas, NV	
2	BONALY, George	Las Vegas, NV	
3	BONALY, Susan	Las Vegas, NV	
4		Las Vegas, NV	

CLV00025

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

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Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Roy Polage	7240 West Oakley Las Vegas, NV	Roy Polage
2	Ann Polage Ann Polage	1240 West Oakley Las Vegas, NV 89117	Ann Polage
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00026

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

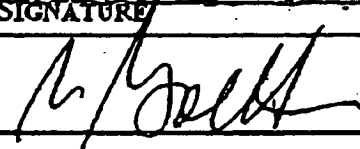
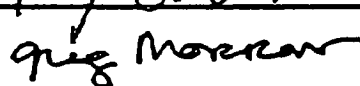
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	BECKY GOETTSCH	8149 O'Dannon Dr Las Vegas, NV 89117	
2	GREG MORRIS	8149 O'Dannon Dr Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00027

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Glnser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

The Master Plan Revision of November 1998 converted this area from RE (Residential Estate to DR (Desert Rural). The proposed change is inconsistent with the Master Plan Revision and the current residential neighborhood.

The proposed change from residential to C-1 Limited Commercial should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. (*Las Vegas Zoning Code, Chapter 19.02, Section B.5*). The proposed development is: (1) in the middle of a residential development, (2) is not on an intersection of a primary or secondary thoroughfare; and, (3) is not along a major retail corridor.

PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993
ZON-3176
SDR-3177

November 20, 2003
November 20, 2003
November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Keri McKee	1508 Silver Oak St Las Vegas, NV 89117	Keri McKee
2	Mark McKee	1508 Silver Oak St Las Vegas, NV	Mark McKee
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00028

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

The Master Plan Revision of November 1998 converted this area from RE (Residential Estate to DR (Desert Rural). The proposed change is inconsistent with the Master Plan Revision and the current residential neighborhood.

The proposed change from residential to C-1 Limited Commercial should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. (*Las Vegas Zoning Code, Chapter 19.02, Section B.5*). The proposed development is: (1) in the middle of a residential development, (2) is not on an intersection of a primary or secondary thoroughfare; and, (3) is not along a major retail corridor.

PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993

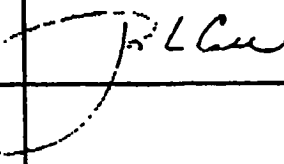
November 20, 2003

ZON-3176

November 20, 2003

SDR-3177

November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	CHRIS L. COBB	1508 TEN PALMS CT. Las Vegas, NV 89117	
2	Jan Cobb	1508 Ten Palms Ct Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00029

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

The Master Plan Revision of November 1998 converted this area from RE (Residential Estate to DR (Desert Rural). The proposed change is inconsistent with the Master Plan Revision and the current residential neighborhood.

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993

November 20, 2003

ZON-3176

November 20, 2003

SDR-3177

November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	James C. E. S. S.	2220 Village of CT Las Vegas, NV 89117	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00030

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

The Master Plan Revision of November 1998 converted this area from RE (Residential Estate to DR (Desert Rural). The proposed change is inconsistent with the Master Plan Revision and the current residential neighborhood.

The proposed change from residential to C-1 Limited Commercial should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. (*Las Vegas Zoning Code, Chapter 19.02, Section B.5*). The proposed development is: (1) in the middle of a residential development, (2) is not on an intersection of a primary or secondary thoroughfare; and, (3) is not along a major retail corridor.

PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	BRADLEY RICCARDI	1400 CASA DEL REY CT Las Vegas, NV 89117	<i>Bradley Riccardi</i>
2	Deanna Riccardi	1400 Casa Del Rey CT Las Vegas, NV 89117	<i>Deanna Riccardi</i>
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00031

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

The Master Plan Revision of November 1998 converted this area from RE (Residential Estate to DR (Desert Rural). The proposed change is inconsistent with the Master Plan Revision and the current residential neighborhood.

The proposed change from residential to C-1 Limited Commercial should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. (*Las Vegas Zoning Code, Chapter 19.02, Section B.5*). The proposed development is: (1) in the middle of a residential development, (2) is not on an intersection of a primary or secondary thoroughfare; and, (3) is not along a major retail corridor.

PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Catherine F. Wiegand	8572 Soneto Ln Las Vegas, NV 89117	Catherine F. Wiegand
2	Cheryl Murone	7804 Foothill Ash Las Vegas, NV 89117	Cheryl Murone
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00032

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2593 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

The Master Plan Revision of November 1998 converted this area from RE (Residential Estate) to DR (Desert Rural). The proposed change is inconsistent with the Master Plan Revision and the current residential neighborhood.

The proposed change from residential to C-1 Limited Commercial should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. (*Las Vegas Zoning Code, Chapter 19.02, Section B.5*). The proposed development is: (1) in the middle of a residential development, (2) is not on an intersection of a primary or secondary thoroughfare; and, (3) is not along a major retail corridor.

PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993

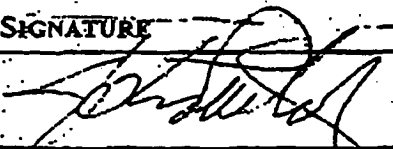
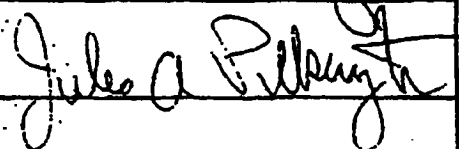
November 20, 2003

ZON-3176

November 20, 2003

SDR-3177

November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	John H. Pilkington	1408 Kingston Las Vegas, NV	
2	Julia A. Pilkington	1408 Kingston Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00033

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

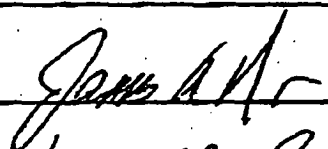
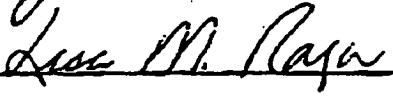
Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

The Master Plan Revision of November 1998 converted this area from RE (Residential Estate to DR (Desert Rural). The proposed change is inconsistent with the Master Plan Revision and the current residential neighborhood.

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	JAMES H. RAYN	7813 WASATCH MAPLE AVE Las Vegas, NV 89117	
2	LUCY RAYN	THE SAME Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00034

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

The Master Plan Revision of November 1998 converted this area from RE (Residential Estate to DR (Desert Rural). The proposed change is inconsistent with the Master Plan Revision and the current residential neighborhood.

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993

November 20, 2003

ZON-3176

November 20, 2003

SDR-3177

November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Mitchell Hampp	2010 Lisa Lane Las Vegas, NV 89117	Mitchell Hampp
2	Carol Hampp	2010 Lisa Lane Las Vegas, NV 89117	Carol Hampp
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00035

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993

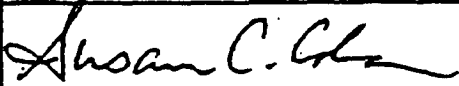
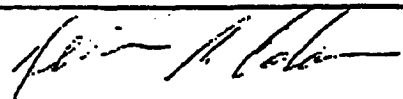
November 20, 2003

ZON-3176

November 20, 2003

SDR-3177

November 20, 2003

PRINT NAME	ADDRESS	SIGNATURE
1 KEVIN COLAN JR	1301 Crystal Mountain Las Vegas, NV 89117	
2 SUSAN COLAN	1301 CRYSTAL MTH. Las Vegas, NV 89117	
3 KEVIN P. COLAN	1301 Crystal Mtn. Las Vegas, NV 89117	
4	Las Vegas, NV	

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993
ZON-3176
SDR-3177

November 20, 2003
November 20, 2003
November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	MARK CRAVEN	2121 S. CIMARRON RD. Las Vegas, NV 89117	Mark R Craven
2	KATHRYN CRAVEN	2121 S. CIMARRON RD. Las Vegas, NV 89117	Kathryn R Craven
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00037

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993

November 20, 2003

ZON-3176

November 20, 2003

SDR-3177

November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	WILLARD W. GREEN JR.	1870 BLACKWATER CT Las Vegas, NV 89117	Willard W. Green, Jr.
2	MARY O. GREEN	1870 BLACKWATER CT Las Vegas, NV 89117	Mary O. Green
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00038

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Keith MacKenzie	1300 Sotomayor Las Vegas, NV 89119.	Keith MacKenzie
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00039

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

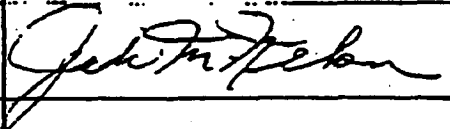
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993
ZON-3176
SDR-3177

November 20, 2003
November 20, 2003
November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
* 1	GARY NELSON	9030 W. SAHARA #138 Las Vegas, NV 89117	
* 2	JUDITH NELSON	9030 W. SAHARA #138 Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

* RESIDENCE IS 7900 ROCKWIND CT.

CLV00040

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

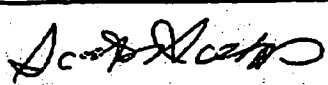
Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	SCOTT HICKS	1705 GUTHRIE DR Las Vegas, NV	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00041

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993
ZON-3176
SDR-3177

November 20, 2003
November 20, 2003
November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	MARK CRAVEN	2121 S. CIMARRON RD Las Vegas, NV 89117	Mark Craven
2	KATHRYN CRAVEN	2121 S. CIMARRON RD Las Vegas, NV 89117	Kathryn Craven
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00042

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

The Master Plan Revision of November 1998 converted this area from RE (Residential Estate to DR (Desert Rural). The proposed change is inconsistent with the Master Plan Revision and the current residential neighborhood.

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Donna Stratton	2001 BOGART CT Las Vegas, NV	Donna W. Stratton
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00043

Sent by Facsimile

562-6993 (Lyn Malouey - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

The Master Plan Revision of November 1998 converted this area from RE (Residential Estate to DR (Desert Rural). The proposed change is inconsistent with the Master Plan Revision and the current residential neighborhood.

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	JAMES W. COLEMAN	8001 DEL REY AVE Las Vegas, NV 89117	<i>James W. Col</i>
2	MARIE TERESA COLEMAN	8001 DEL REY AVE Las Vegas, NV 89117	<i>Marie Teresa Coleman</i>
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00044

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

The Master Plan Revision of November 1998 converted this area from RE (Residential Estate to DR (Desert Rural). The proposed change is inconsistent with the Master Plan Revision and the current residential neighborhood.

The proposed change from residential to C-1 Limited Commercial should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. (*Las Vegas Zoning Code, Chapter 19.02, Section B.5*). The proposed development is: (1) in the middle of a residential development, (2) is not on an intersection of a primary or secondary thoroughfare; and, (3) is not along a major retail corridor.

PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	STACY L BAILIF	1401 TUMBERY ST Las Vegas, NV 89117	<i>Stacy L Bailif</i>
2	SPENCER BAILIF	1401 TUMBERY ST Las Vegas, NV 89117	<i>Spencer Bailif</i>
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00045

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993

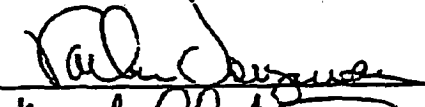
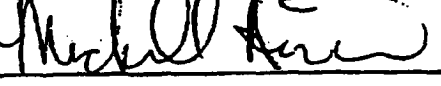
November 20, 2003

ZON-3176

November 20, 2003

SDR-3177

November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	David Bergstrom	1910 Columbia Crest Las Vegas, NV 89117	
2	Paula Bergstrom	1920 Columbia Crest Las Vegas, NV 89117	
3	Valerie Jorgenson	2211 S. Tenaya Way Las Vegas, NV 89117	
4	Michelle Anne	1860 Columbia Crest Las Vegas, NV 89117	

CLV00046

4

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Thomas P. Garretto Jorine L. Garretto	1500 Ten Palms Court Las Vegas, NV 89117	Thomas P. Garretto Jorine L. Garretto
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00047

385-7268 (Planning Department Staff)

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

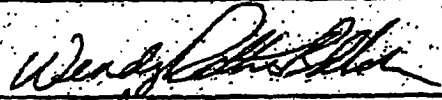
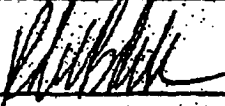
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Wendy Rother Bolick	1509 Padova Dr. Las Vegas, NV 89117	
2	Robert L. Bolick	1509 Padova Dr. Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00049

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993

November 20, 2003

ZON-3176

November 20, 2003

SDR-3177

November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Donna Hoffman-Anspach	1509 Golden Oak Las Vegas, NV 89117	<i>Donna Hoffman-Anspach</i>
2	LARRY Anspach	1509 Golden Oak Dr Las Vegas, NV 89117	<i>Larry Anspach</i>
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00050

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993

November 20, 2003

ZON-3176

November 20, 2003

SDR-3177

November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Kelly A. Collins	2001 Diamond Bar Dr. Las Vegas, NV 89117	Kelly A. Collins
2	Alan P. Abken	2001 Diamond Bar Dr. Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00051

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993

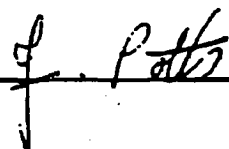
November 20, 2003

ZON-3176

November 20, 2003

SDR-3177

November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	ALAN POTTS	8417 VIBRANT DR Las Vegas, NV 89117	
2	JOSEPHANIE POTTS	8417 VIBRANT DR Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00052

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	TERRY ONO	1462 DANIELLE CT. Las Vegas, NV 89117	Terry Ono
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00053

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993

November 20, 2003

ZON-3176

November 20, 2003

SDR-3177

November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Brian K Berman	1340 Marina Del Rey Ct Las Vegas, NV 89117	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00054

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993

November 20, 2003

ZON-3176

November 20, 2003

SDR-3177

November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Charles Macy	7521 Crystal Forest Dr. Las Vegas, NV	Charles Macy
2	MELINDA MACY	7521 CRYSTAL FOREST DR. Las Vegas, NV	Melinda Macy
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00055



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INC.TELEPHONES:
Office: (702) 735-6377
Fax: (702) 735-6378

LAS VEGAS, NEVADA 89104

FAX COVER SHEET

TO: Las Vegas City Planning Attention: Bob Ginser, Kyle Walton (731 S. 4th St.)	From: MARY BARTSAS
RE: Buffalo Ave. Master Plan Revision	Date: 11/13/03
FAX: 385-7268	Phone:

Total pages, including this page: 2

MESSAGE: Mr. Bob Ginser:

I approve the Master Plan Revision from R-E or R-1		
to be changed to C-1 Commercial on Buffalo - on all of		
Buffalo Avenue - since it is a major section line as		
well as all half section and section lines on Buffalo		
to be zoned for commercial use - on your November 20, 2003		
Planning Commission meeting.		
Thanks, kindly.		
Mary Bartsas		
MB/kb	GPA-2993 ZON-3176 SDR-3177	November 20, 2003 November 20, 2003 November 20, 2003

NOTE: The information contained in this facsimile transmission is intended to be sent only to the stated recipient of the transmission. If the reader of this message is not the intended recipient or the intended recipient's agent, you are hereby notified that any dissemination, distribution or copying of the information contained in this facsimile transmission is prohibited. You are further asked to notify us of the error as soon as possible at the above telephone number and return the facsimile documents to us immediately by mail at the address shown above. Thank you for your cooperation.

CLV00056

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	LILIA GIOSON	7450 DEL REY Las Vegas, NV	<i>Lilia Gioson</i>
2	PHILLIP WALSH	7450 DEL REY Las Vegas, NV	<i>Phillip Walsh</i>
3	Helen Johnson	7450 DEL REY Las Vegas, NV	<i>Helen Johnson</i>
4	Ethel Shaw	7450 DEL REY Las Vegas, NV	<i>Ethel Shaw</i>

CLV00057

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

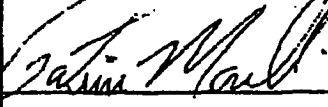
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	THOMAS S. DEAN	2231 DIAMOND BAR DR. Las Vegas, NV 89117	
2	PATRICIA A MORELLI	2231 DIAMOND BAR DR. Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00058

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

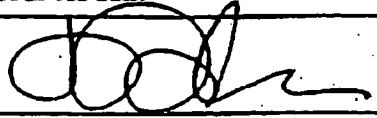
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Jamece Barcelon	2270 S. Pioneer Way Las Vegas, NV 89117	
2	Sidney J. Barcelon	2270 S. Pioneer Way Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00059

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

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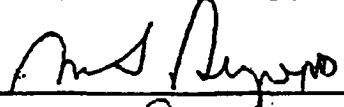
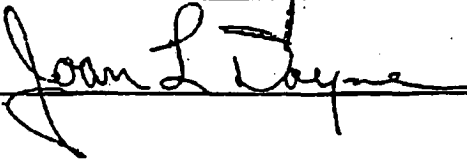
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	MARTIN Doyle	1890 Pogo Ct Las Vegas, NV 89117	
2	JOAN L Doyle	1890 Pogo Ct Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00060

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

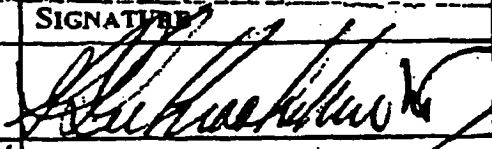
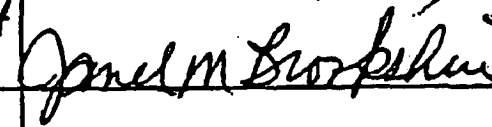
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	G. LEE BROOKSHIRE	1960 Remsen St Las Vegas, NV 89117	
2	Janel M. Brookshire	1960 Remsen St Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00061

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Alexia Crowley	1801 Langley Estates Dr. Las Vegas, NV	Alexia Crowley
2	Michael Crowley	1801 Langley Estates Dr. Las Vegas, NV	M. Crowley
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00062

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993

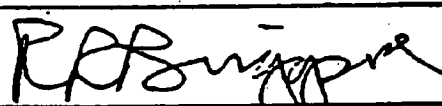
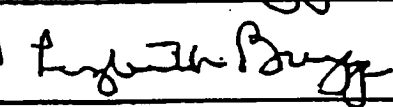
November 20, 2003

ZON-3176

November 20, 2003

SDR-3177

November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Richard R. Briggs	1901 Newport Bay Las Vegas, NV 89117	
2	Lizbeth A. Briggs	1901 Newport Bay Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00063

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Glaser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Michael + Nilda Chan	7805 Wasatch Maple Ave Las Vegas, NV 89117	<i>Mr. Chan</i> <i>Nilda Chan</i>
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00064

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993

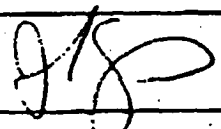
November 20, 2003

ZON-3176

November 20, 2003

SDR-3177

November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	JODY KARP	1450 TENAYA WAY Las Vegas, NV 89117	
2	AL KARP	1450 TENAYA. Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00065

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993

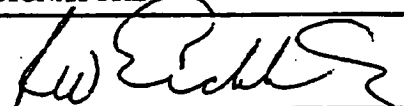
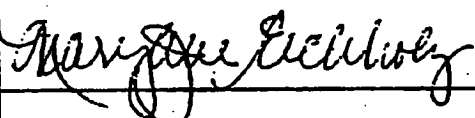
November 20, 2003

ZON-3176

November 20, 2003

SDR-3177

November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	EICHHOLZ RAYMOND	1420 BAMBER DR. Las Vegas, NV 89117	
2	Mary Jane Eichholz	1420 Bamber Dr Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00066

RECEIVED

03 NOV 14 PM 4: 19

PLANNING AND
DEVELOPMENT

MEMO

TO: PLANNING COMMISSION, CITY OF LAS VEGAS, NEVADA

FROM: DAVID A. WHITAKER
WHITAKER FAMILY TRUST
1430 S. MONTE CRISTO WAY
LAS VEGAS, NV 89117
APN: 163-03-103-007

RE: PENDING ACTION ON APR: 163-03-101-002 & 003

DATE: NOVEMBER 9, 2003

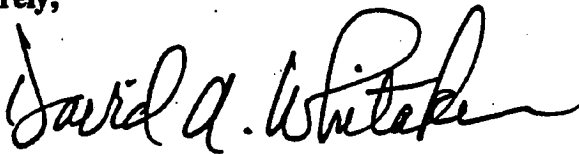
I would like to formally express my objection to actions being considered for the above listed parcels:

1. ZON-3176 - Rezoning from R-E to O
2. SDR-3177 - Site development review and a waiver of the commercial stds.
3. GPA-2993 - General plan amendment

I want these parcels to remain as low density residential or at worst, Buffalo Highlands-style apartments and not be allowed to be changed to commercial zoning. Please.... let's stay with the plan.

Thanks for your consideration!!

Sincerely,



David A. Whitaker

WHITAKER
1430 S. MONTE CRISTO WAY
LAS VEGAS, NV

November 10, 2003

RECEIVED

03 NOV 14 PM 4:20

PLANNING AND
DEVELOPMENT

Planning and Development Department
Current Planning Division
Development Services Center
731 S. Fourth St.
Las Vegas, NV 89101

RE: Site Development Review SDR-3177, ZON-3176, GPA-2993

Dear Sir/Madam,

As residents within the 2 mile radius of the proposed site (legally described as being a portion of the northwest quarter (NW1/4) of the northwest quarter (NW1/4) of section 3, township 21 south, range 60 east, M.D.M.), we respectfully object to the development of the property to an office/limited commercial site. Increased traffic resulting from this would be very disruptive to the surrounding, quiet residential neighborhood.

Please consider our opinion on this matter.


Respectfully yours,

Mr. & Mrs. Peter John Talabis

Talabis
2217 Paseo Ct.
Las Vegas, NV 89117

CLV00068

RECEIVED

03 NOV 14 PM 4:20

PLANNING AND
DEVELOPMENT

November 11, 2003

Las Vegas City Planning Commissioners
731 S. 4th St.
Las Vegas, NV 89101

ATTN: BOB GINSER, KYLE WALTON

RE: SUPPORT OF GPA - 2993 & ZON - 3176
SDR - 3177

Dear Commissioners:

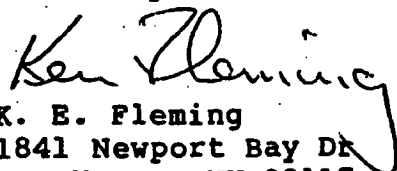
This is a support letter for the Social Security
office project on Buffalo near Oakey.

Since it is unrealistic to build large lot
single family residences on the subject
property, I feel this low rise, weekday only
project is as good as we homeowners can hope
for.

You might want to consider a planned development
zoning that limits the use to the proposed
project. Neighborhood concerns regarding
potential C-1 uses could be addressed in this
manner.

Thank you for your consideration.

Sincerely,


K. E. Fleming
1841 Newport Bay Dr
Las Vegas, NV 89117

CLV00069

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

RECEIVED

03 NOV 14 PM 4:20

PLANNING AND
DEVELOPMENT

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993
ZON-3176
SDR-3177

November 20, 2003
November 20, 2003
November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	STANLEY M KIRSON	1705 River Birch St Las Vegas, NV 89117	<i>Stanley M Kirson</i>
2	ANNETTE KIRSON	1705 River Birch St Las Vegas, NV 89117	<i>A. Annette Kirson</i>
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00070

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

RECEIVED

03 NOV 14 PM 4:20

PLANNING AND
DEVELOPMENT

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

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GPA-2993

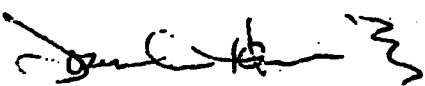
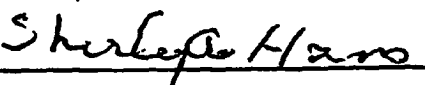
November 20, 2003

ZON-3176

November 20, 2003

SDR-3177

November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	JOSEPH M. HANS	14645. TERRA A WAY Las Vegas, NV 89117	
2	SHIRLEY A. HANS	Same as above Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00071

November 11, 2003

To: Las Vegas City Planning Commissioners

Subject: Buffalo Zoning Changes

The Buffalo Homeowners have been hassled for zoning changes for years. The time has come to put this to an end.

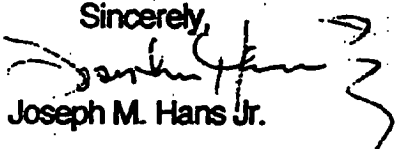
The zoning rules need to be changed because there is little risk to a developer from perpetually introducing zone change requests. Most zone changes result in increasing the property values. The developers get a zone change and an outright gift of land evaluation. This gift belongs in the city treasury—not in the developer's pocket.

Lets require the developer to put the money difference up front with the zone change request. It is not refundable —win or lose the zoning request. Any major changes in the building and use plan will cause the property to revert to its previous zoning.

The time has overdue for the requirement of Impact Statements. The City and/or the County should prepare an impact statement for developments. The statement will be paid for by the developer and presented with the zone change request. This is what the affected public needs to provide a sound basis for presenting argument for or against the zone changes.

You do not make the zoning laws—but you can develop some interests with others to bring this problem under control.

Sincerely,


Joseph M. Hans Jr.

SUPPLEMENTAL

CLV00072

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993
ZON-3176
SDR-3177

November 20, 2003
November 20, 2003
November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Les Martin	1891 Kay Lynn Ct. Las Vegas, NV 89115	<i>Les Martin</i>
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00073

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
 Attention: Bob Ginser, Kyle Walton
 731 South Fourth Street
 Las Vegas, NV 89101

Dear Planning Commissioners:

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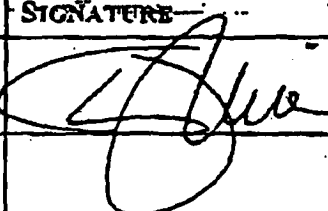
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993
 ZON-3176
 SDR-3177

November 20, 2003
 November 20, 2003
 November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	DOUGLAS MILLER	7429 DE AVE Las Vegas, NV 89117	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

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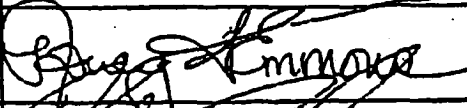
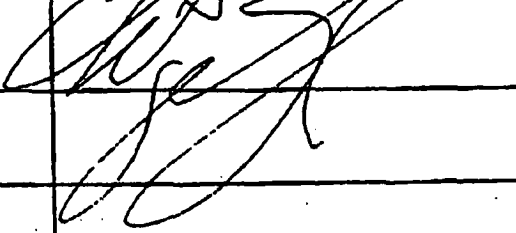
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993
ZON-3176
SDR-3177

November 20, 2003
November 20, 2003
November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Nancy A. Emmons	Las Vegas, NV	
2	Wayne Adele	Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00075

DOES NOT COUNT - NO PROPERTY ADDRESS

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

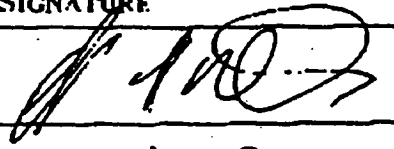
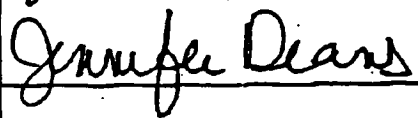
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	JONATHAN HARRIS-DEANS	Las Vegas, NV	
2	Jennifer Harris-Deans	Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

DOES NOT COUNT NO PROPERTY ADDRESS

CLV00076

Sent by Facsimile
562-6993 (Lynn Maloney - to verify count)
385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Gliner, Kyle Walton
731 South Fourth Street
Las Vegas NV 89101

Dear Planning Commissioners:

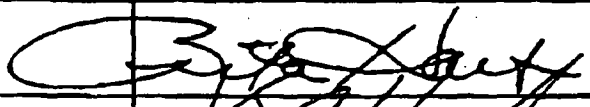
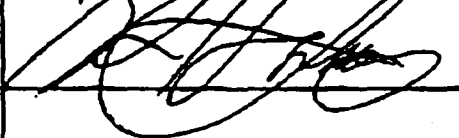
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Rita Hart	Las Vegas, NV	
2	Benjamin Hart	Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00077

DOES NOT COUNT - NO PROPERTY
ADDRESS

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993

November 20, 2003

ZON-3176

November 20, 2003

SDR-3177

November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	MARK ZOBRIST	Las Vegas, NV	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

DOES NOT COUNT NO PROPERTY ADDRESS

CLV00078

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

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Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

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The proposed change from residential to C-I Limited Commercial should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. (Las Vegas Zoning Code, Chapter 19.02, Section B.5). The proposed development is: (1) in the middle of a residential development, (2) is not on an intersection of a primary or secondary thoroughfare; and, (3) is not along a major retail corridor.

PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993

November 20, 2003

ZON-3176

November 20, 2003

SDR-3177

November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	NANCY MORSE	Las Vegas, NV	Nancy Morse
2	ROBERT MORSE	Las Vegas, NV	Robert Morse
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00079

DOES NOT COUNT - NO PROPERTY
ADDRESS

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

The Master Plan Revision of November 1998 converted this area from RE (Residential Estate to DR (Desert Rural). The proposed change is inconsistent with the Master Plan Revision and the current residential neighborhood.

The proposed change from residential to C-1 Limited Commercial should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. (*Las Vegas Zoning Code, Chapter 19.02, Section B.5*). The proposed development is: (1) in the middle of a residential development, (2) is not on an intersection of a primary or secondary thoroughfare; and, (3) is not along a major retail corridor.

PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	DR. WM. J. GARNER	Las Vegas, NV	Dr. Wm. J. Garner
2	Martha B. Garner	Las Vegas, NV	Martha B. Garner
3	Dorothy M. Quinn	Las Vegas, NV	Dorothy M. Quinn
4		Las Vegas, NV	

CLV00080

DOES NOT COUNT NO PROPERTY
ADDRESS

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

The Master Plan Revision of November 1998 converted this area from RE (Residential Estate to DR (Desert Rural). The proposed change is inconsistent with the Master Plan Revision and the current residential neighborhood.

The proposed change from residential to C-1 Limited Commercial should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. (*Las Vegas Zoning Code, Chapter 19.02, Section B.5*). The proposed development is: (1) in the middle of a residential development, (2) is not on an intersection of a primary or secondary thoroughfare; and, (3) is not along a major retail corridor.

PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993
ZON-3176
SDR-3177

November 20, 2003
November 20, 2003
November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	PETE LEXIS	Las Vegas, NV	Pete Lexis
2	PETE LEXIS	Las Vegas, NV	Pete Lexis
3	PETE LEXIS	Las Vegas, NV	Pete Lexis
4	PETE LEXIS	Las Vegas, NV	Pete Lexis

DOES NOT COUNT NO PROPERTY
ADDRESS
CLV00081

Oct 29 03 01:29a ... Maloney

RECEIVED 702 562 6983

P.1
P.05
STT

03 NOV 10 PM 4:25

PLANNING AND
DEVELOPMENTSent by Facsimile
702-385-7268To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

The Master Plan Revision of November 1998 converted this area from RE (Residential Estate) to DR (Dense Rural). The proposed change is inconsistent with the Master Plan Revision and the current residential neighborhood.

The proposed change from residential to C-1 Limited Commercial should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. (Las Vegas Zoning Code, Chapter 19.02, Section 8.3). The proposed development is: (1) in the middle of a residential development, (2) is not on an intersection of a primary or secondary thoroughfare, and, (3) is not along a major retail corridor.

PLEASE COUNT AND RECORD MY OPPOSITION TO:

~~XXXXXX~~
ZON-3176
SDR-3177

November 20, 2003
November 20, 2003
November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Joan Doyle	1890 Pago Ct Las Vegas, NV 89117	Joan L Doyle
2	Patty Wilson	1931 PAGO Ct. Las Vegas, NV	Patty Wilson
3	Paul Speers	1991 PAGO Ct Las Vegas, NV	Paul Speers
4	Michael Eisenberg	1990 Las Vegas, NV	Michael Eisenberg
5	Bo Monney	1831 PAGO Ct L.V. NV 89117	Bo Monney

6 Lisa Norton 1930 PAGO Ct
LV NV 89117
7. Kevin Norton 1930 PAGO Ct
LV NV 89117
8. Bill Wilson 1931 PAGO Ct

CLV00082

68

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Glaser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to CPA-3993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

The Master Plan Revision of November 1998 converted this area from RE (Residential Estate) to DR (Desert Rural). The proposed change is inconsistent with the Master Plan Revision and the current residential neighborhood.

The proposed change from residential to C-1 Limited Commercial should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. (Las Vegas Zoning Code, Chapter 19.02, Section 8.5). The proposed development is: (1) in the middle of a residential development, (2) is not on an intersection of a primary or secondary thoroughfare; and, (3) is not along a major retail corridor.

PLEASE COUNT AND RECORD MY OPPOSITION TO:

~~CPA-3993~~

November 20, 2003

ZON-3176

November 20, 2003

SDR-3177

November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Sherron Kukun	1512 Winslow Las Vegas, NV 89117	S. Kulwin
2	Darryl Kulwin	1512 Winslow St Las Vegas, NV 89117	Darryl Kulwin
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00083

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Gaiser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2913 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

The Master Plan Revision of November 1998 converted this area from RE (Residential Estate) to DR (Desert Rural). The proposed change is inconsistent with the Master Plan Revision and the current residential neighborhood.

The proposed change from residential to C-1 Limited Commercial should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. (*Las Vegas Zoning Code, Chapter 19.02, Section B.5*). The proposed development is: (1) in the middle of a residential development, (2) is not on an intersection of a primary or secondary thoroughfare; and, (3) is not along a major retail corridor.

PLEASE COUNT AND RECORD MY OPPOSITION TO:

~~GPA-2913~~
ZON-3176
SDR-3177

November 20, 2003
November 20, 2003
November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Michael P. Hickley	7424 DAK GROVE Las Vegas, NV	Michael P. Hickley
2	Jean A. Hickley	7424 DAK GROVE Las Vegas, NV	Jean A. Hickley
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00084

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

The Master Plan Revision of November 1998 converted this area from RE (Residential Estate) to DR (Desert Rural). The proposed change is inconsistent with the Master Plan Revision and the current residential neighborhood.

The proposed change from residential to C-1 Limited Commercial should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. (*Las Vegas Zoning Code, Chapter 19.02, Section B.5*). The proposed development is: (1) in the middle of a residential development, (2) is not on an intersection of a primary or secondary thoroughfare; and, (3) is not along a major retail corridor.

PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Suzanne Villareale	2010 LOROA Las Vegas, NV 89117	Suzanne Villareale
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00085

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

The Master Plan Revision of November 1998 converted this area from RE (Residential Estate to DR (Desert Rural). The proposed change is inconsistent with the Master Plan Revision and the current residential neighborhood.

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993

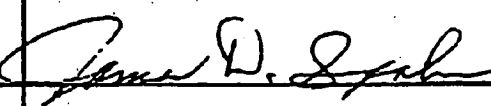
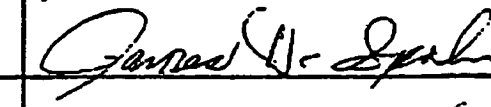
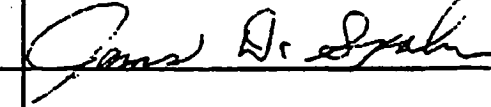
November 20, 2003

ZON-3176

November 20, 2003

SDR-3177

November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	James D. Spoke	7420 Silver Palm Las Vegas, NV 89117	
2	James D. Spoke	7420 Silver Palm Las Vegas, NV 89117	
3	James D. Spoke	7420 Silver Palm Las Vegas, NV 89117	
4		Las Vegas, NV	

CLV00086

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

The Master Plan Revision of November 1998 converted this area from RE (Residential Estate to DR (Desert Rural). The proposed change is inconsistent with the Master Plan Revision and the current residential neighborhood.

The proposed change from residential to C-1 Limited Commercial should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. (*Las Vegas Zoning Code, Chapter 19.02, Section B.5*). The proposed development is: (1) in the middle of a residential development, (2) is not on an intersection of a primary or secondary thoroughfare; and, (3) is not along a major retail corridor.

PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993
ZON-3176
SDR-3177

November 20, 2003
November 20, 2003
November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Ronald Fairs	2210 Diamond Bar Las Vegas, NV 89117	Ronald Fairs
2	Teresa Fairs	2210 Diamond Bar Las Vegas, NV 89117	Teresa Fairs
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00087

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

The Master Plan Revision of November 1998 converted this area from RE (Residential Estate to DR (Desert Rural). The proposed change is inconsistent with the Master Plan Revision and the current residential neighborhood.

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993

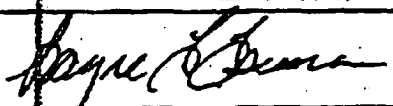
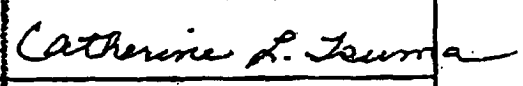
November 20, 2003

ZON-3176

November 20, 2003

SDR-3177

November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	WAYNE T. TSUMA	8500 MONTAGNO VALLEY AVE Las Vegas, NV	
2	CATHERINE L. TSUMA	8500 MONTAGNO VALLEY AVE Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00088

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

The Master Plan Revision of November 1998 converted this area from RE (Residential Estate to DR (Desert Rural). The proposed change is inconsistent with the Master Plan Revision and the current residential neighborhood.

The proposed change from residential to C-1 Limited Commercial should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. (Las Vegas Zoning Code, Chapter 19.02, Section B.5). The proposed development is: (1) in the middle of a residential development, (2) is not on an intersection of a primary or secondary thoroughfare; and, (3) is not along a major retail corridor.

PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993

November 20, 2003

ZON-3176

November 20, 2003

SDR-3177

November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Richard L. Montecalvo	8500 Capella Rico Las Vegas, NV 89117	Richard L. Montecalvo
2	PATEK H. MONTICALVO	8500 Capella Rico Ave. Las Vegas, NV 89117	Patek H. Monticalvo
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00089

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

The Master Plan Revision of November 1998 converted this area from RE (Residential Estate to DR (Desert Rural). The proposed change is inconsistent with the Master Plan Revision and the current residential neighborhood.

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	CHRIS COLSON	1930 SKI SLOPE Las Vegas, NV 89117	
2	Shannon Phillips	1930 SKI SLOPE Cir. Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00090

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

The Master Plan Revision of November 1998 converted this area from RE (Residential Estate to DR (Desert Rural). The proposed change is inconsistent with the Master Plan Revision and the current residential neighborhood.

The proposed change from residential to C-1 Limited Commercial should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. (*Las Vegas Zoning Code, Chapter 19.02, Section B.5*). The proposed development is: (1) in the middle of a residential development, (2) is not on an intersection of a primary or secondary thoroughfare; and, (3) is not along a major retail corridor.

PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993

November 20, 2003

ZON-3176

November 20, 2003

SDR-3177

November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	NAOMI SLOAN	2124 Diamond Brook Las Vegas, NV 89117	N Sloan
2	ART SLOAN	2124 Diamond Brook Las Vegas, NV 89117	Art Sloan
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00091

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

The Master Plan Revision of November 1998 converted this area from RE (Residential Estate to DR (Desert Rural). The proposed change is inconsistent with the Master Plan Revision and the current residential neighborhood.

The proposed change from residential to C-1 Limited Commercial should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. (*Las Vegas Zoning Code, Chapter 19.02, Section B.5*). The proposed development is: (1) in the middle of a residential development, (2) is not on an intersection of a primary or secondary thoroughfare; and, (3) is not along a major retail corridor.

PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	JEAN M. GREEN	1760 Belcastro St. Las Vegas, NV 89117	<i>Jean M. Green</i>
2	WILLIAM W. GREEN	1760 BELCASTRO ST. Las Vegas, NV 89117	<i>William W. Green</i>
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00092

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177. The proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

The Master Plan Revision of November 1998 converted this area from RF (Residential Estate) to DR (Desert Ranch). The proposed change is inconsistent with the Master Plan Revision and the current residential neighborhood.

The proposed change from residential to C-1 (Limited Commercial) should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. (Las Vegas Zoning Code Chapter 19.02 Section B.2). The proposed development is (1) in the middle of a residential development, (2) not on an intersection of a primary or secondary thoroughfare, and (3) is not along a major retail corridor.

PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993

November 20, 2003

ZON-3176

November 20, 2003

SDR-3177

November 20, 2003

PRINT NAME	ADDRESS	SIGNATURE
Kyle Walton	Las Vegas, NV 89101	[Signature]
KARE FIKES	Las Vegas, NV 89101	[Signature]
	Las Vegas, NV	
	Las Vegas, NV	

CLV00093

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

The Master Plan Revision of November 1998 converted this area from RE (Residential Estate to DR (Desert Rural). The proposed change is inconsistent with the Master Plan Revision and the current residential neighborhood.

The proposed change from residential to C-1 Limited Commercial should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. (Las Vegas Zoning Code, Chapter 19.02, Section B.5). The proposed development is: (1) in the middle of a residential development, (2) is not on an intersection of a primary or secondary thoroughfare; and, (3) is not along a major retail corridor.

PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Haris Phillips	2240 Jamaica Ct Las Vegas, NV 89117	
2	KIMBERLY A. PHILLIPS	2240 Jamaica Ct Las Vegas, NV 89117	Kimberly A. Phillips
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00094

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, ~~the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.~~

The Master Plan Revision of November 1998 converted this area from RE (Residential Estate) to DR (Desert Rural). The proposed change is inconsistent with the Master Plan Revision and the current residential neighborhood.

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993

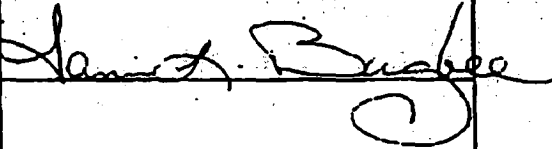
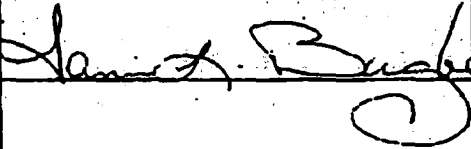
November 20, 2003

ZON-3176

November 20, 2003

SDR-3177

November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	SCOT G DUGREE	1871 JASMINE JUNG Las Vegas, NV 89117	
2	TAMI L. DUGREE	1871 JASMINE JUNG Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00095

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

The Master Plan Revision of November 1998 converted this area from RE (Residential Estate to DR (Desert Rural). The proposed change is inconsistent with the Master Plan Revision and the current residential neighborhood.

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993

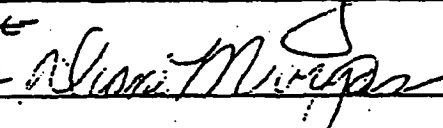
November 20, 2003

ZON-3176

November 20, 2003

SDR-3177

November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	THOMAS MOLAN	8524 MONTAGUE VALLEY AVE Las Vegas, NV 89117-9022	
2	DIANA MOLAN	8524 MONTAGUE VALLEY AVE Las Vegas, NV 89117-9022	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00096

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Glaser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

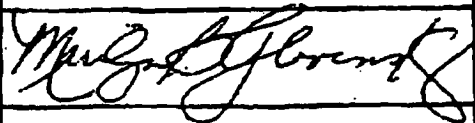
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Marilyn B. Glavinsky	1913 Crystal Glen Las Vegas, NV 89117	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00097

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Glaser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993

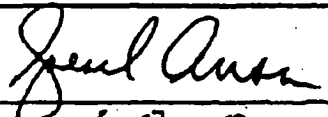
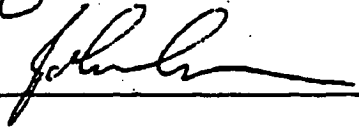
November 20, 2003

ZON-3176

November 20, 2003

SDR-3177

November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	GOBEL ANSON	2001 ALEXA BREWNE Las Vegas, NV 89117	
2	John Anson	2001 Alexa Brenner Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00098

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Bernadette M. Mashas	8004 Del Rey Avenue Las Vegas, NV 89117	<i>Bernadette M. Mashas</i>
2	Earl K. Fisk	8004 Del Rey Ave Las Vegas, NV 89117	<i>Earl K. Fisk</i>
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00099

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	David Knowlton	1616 Marbella Ridge Las Vegas, NV 89117	<i>David Knowlton</i>
2	Ellen B Knowlton	1616 Marbella Ridge Las Vegas, NV 89117	<i>Ellen B Knowlton</i>
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00100

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	D. DAVID DAHL	7900 ROXBURG CASTLE AV Las Vegas, NV 89117	<i>D. David Dahl</i>
2	EVELYN L. DAHL	7900 ROXBURG CASTLE AV. Las Vegas, NV 89117	<i>Evelyn Dahl</i>
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00101

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Giuser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993

November 20, 2003

ZON-3176

November 20, 2003

SDR-3177

November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Richard Cheval	8416 del Rey ave Las Vegas, NV 89112	<i>R. Cheval</i>
2	Teresa A. Cheval	8416 del Rey ave Las Vegas, NV 89112	<i>Teresa A. Cheval</i>
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00102

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993
ZON-3176
SDR-3177

November 20, 2003
November 20, 2003
November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	JUDITH B BAILEY	2031 ALEXA BREANNE CT Las Vegas, NV 89117	Judith B Bailey
2	J. PARKER BAILEY	2031 ALEXA BREANNE CT Las Vegas, NV 89117	J Parker Bailey
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00103

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Glnser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993

November 20, 2003

ZON-3176

November 20, 2003

SDR-3177

November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Earl Ohlson	7130 DOE AVE Las Vegas, NV 89117	Earl Ohlson
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00104

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

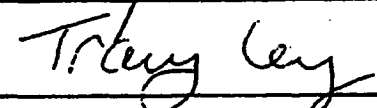
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	KENNETH D. LEY	2005 CIPRO ISLAND COURT Las Vegas, NV 89117	
2	TRACY LEY	2005 CIPRO ISLAND COURT Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00105

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Glaser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993

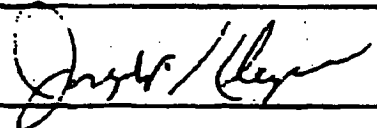
November 20, 2003

ZON-3176

November 20, 2003

SDR-3177

November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Joseph H. Kleips	8504 DEL REY AV. Las Vegas, NV 89117	
2	MAIT Kleips	8504 DEL REY AV Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00106

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993

November 20, 2003

ZON-3176

November 20, 2003

SDR-3177

November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Shae Davidson	2020 LORO CT Las Vegas, NV 89117	Shae Davidson
2	Steve Davidson	2020 LORO CT Las Vegas, NV 89117	Steve Davidson
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00107

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

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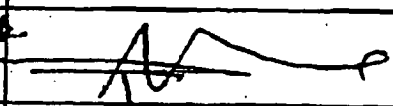
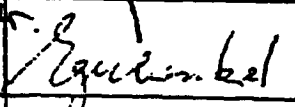
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993
ZON-3176
SDR-3177

November 20, 2003
November 20, 2003
November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Fred M. Schenkkel	7540 Crystal Cave Dr Las Vegas, NV 89117	
2	Lisa G. Schenkkel	7540 Crystal Cave Dr Las Vegas, NV 89117	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00108

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993

November 20, 2003

ZON-3176

November 20, 2003

SDR-3177

November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Paul V Sylvester	1701 Guthrie Dr Las Vegas, NV 89117	Paul V. Sylvester
2	Kathryn Sylvester	1701 Guthrie Dr Las Vegas, NV 89117	Kathryn Sylvester
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00109

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993

November 20, 2003

ZON-3176

November 20, 2003

SDR-3177

November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	GEORGE RADOUMIS	1425 S CUTLER Las Vegas, NV 89117	<i>George Radoumis</i>
2	JULIE RADOUMIS	1425 S. CUTLER Las Vegas, NV 89117	<i>Julie Radoumis</i>
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00110

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993

November 20, 2003

ZON-3176

November 20, 2003

SDR-3177

November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Judy Leeper	1900 Quail Pt. Ct. Las Vegas, NV 89117	Judy Leeper
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00111

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993
ZON-3176
SDR-3177

November 20, 2003
November 20, 2003
November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	CATHERINE SELLS	1600 FAIRGATE CT Las Vegas, NV	<i>Catherine Sells</i>
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00112

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

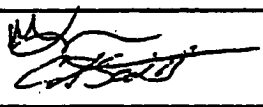
Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

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The proposed change from residential to C-1 Limited Commercial should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. (*Las Vegas Zoning Code, Chapter 19.02, Section B.5*). The proposed development is: (1) in the middle of a residential development, (2) is not on an intersection of a primary or secondary thoroughfare; and, (3) is not along a major retail corridor.

PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993	November 20, 2003
ZON-3176	November 20, 2003
SDR-3177	November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	MARK & CHERYL SCOTT	2030 MARIAN BAY CT. Las Vegas, NV 89117	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00113

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

The Master Plan Revision of November 1998 converted this area from RE (Residential Estate to DR (Desert Rural). The proposed change is inconsistent with the Master Plan Revision and the current residential neighborhood.

The proposed change from residential to C-1 Limited Commercial should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. (*Las Vegas Zoning Code, Chapter 19.02, Section B.5*). The proposed development is: (1) in the middle of a residential development, (2) is not on an intersection of a primary or secondary thoroughfare; and, (3) is not along a major retail corridor.

PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993

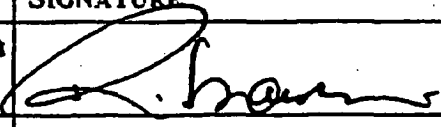
November 20, 2003

ZON-3176

November 20, 2003

SDR-3177

November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	R. MARKIN	2100 STRADA MIA Las Vegas, NV	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00114

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

The Master Plan Revision of November 1998 converted this area from RE (Residential Estate to DR (Desert Rural). The proposed change is inconsistent with the Master Plan Revision and the current residential neighborhood.

The proposed change from residential to C-1 Limited Commercial should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. (*Las Vegas Zoning Code, Chapter 19.02, Section B.5*). The proposed development is: (1) in the middle of a residential development, (2) is not on an intersection of a primary or secondary thoroughfare; and, (3) is not along a major retail corridor.

PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993

November 20, 2003

ZON-3176

November 20, 2003

SDR-3177

November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Charles Moore	7421 Oak Grove Ave. Las Vegas, NV, 89117	Charles M. Moore
2	Kathryn Moore	7421 OAK Grove Ave Las Vegas, NV 89117	Kay Moore
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00115

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993
ZON-3176
SDR-3177

November 20, 2003
November 20, 2003
November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	BRIAN BURGAYNE	1901 Blackwater Court Las Vegas, NV	Brian Burgayne
2	VELINDA BURGAYNE	1901 Blackwater Court Las Vegas, NV	Velinda Burgayne
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00116

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993

November 20, 2003

ZON-3176

November 20, 2003

SDR-3177

November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	DON WALKER	2101 S. CLINTON Rd. Las Vegas, NV 89117	Don Walker
2	JAN WALKER	2101 S. CLINTON Rd. Las Vegas, NV 89117	Jan Walker
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00117

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993
ZON-3176
SDR-3177

November 20, 2003
November 20, 2003
November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Vicki DeLGrasso	1700 River Birch St Las Vegas, NV 89117	<i>Vicki DeLGrasso</i>
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00118

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, ~~the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.~~

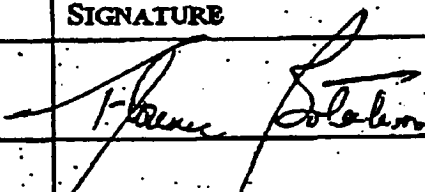
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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993
ZON-3176
SDR-3177

November 20, 2003
November 20, 2003
November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	FLORENCE POLATIN	Las Vegas, NV	
2		Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

CLV00119

DOES NOT COUNT - NO PROPERTY ADDRESS

Sent by Facsimile

562-6993 (Lyn Maloney - to verify count)

385-7268 (Planning Department Staff)

To: Las Vegas City Planning Commissioners
Attention: Bob Ginser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners:

Please record into the written record of the November 20, 2003 Planning Commission Meeting my opposition to GPA-2993 and the associated zoning change of ZON-3176 and the SDR-3177, the proposed commercial and retail development of the northeast corner of Buffalo and Del Rey.

The Master Plan Revision of November 1998 converted this area from RE (Residential Estate to DR (Desert Rural). The proposed change is inconsistent with the Master Plan Revision and the current residential neighborhood.

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PLEASE COUNT AND RECORD MY OPPOSITION TO:

GPA-2993

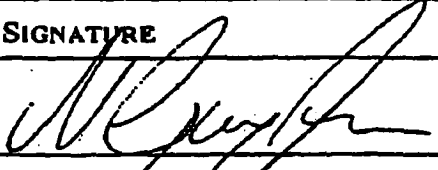
November 20, 2003

ZON-3176

November 20, 2003

SDR-3177

November 20, 2003

	PRINT NAME	ADDRESS	SIGNATURE
1	Michael Gaughan Jr.	Las Vegas, NV	
2	Sally S. Gaughan	Las Vegas, NV	
3		Las Vegas, NV	
4		Las Vegas, NV	

DOES NOT COUNT - NO PROPERTY ADDRESS

CLV00120

November 5, 2003

Honorable Mayor Oscar Goodman
City of Las Vegas
400 E. Stewart Ave.
Las Vegas, NV 89101

Dear Mayor Goodman:

It was great to hear your recent remarks at Bonanza High School and your excellent comments in regard to Yucca Mountain on "60 Minutes".

We received notification (GPA 2993) of the rezoning on parcels 163-03-201-001 and 002 from Residence Estates to Office (located at Buffalo between Oakey and Charleston).

We live in Ten Oaks Estates which comprises 71 homes and is located about 500 feet from the above property. We oppose this rezoning. When we agreed to Buffalo Park, Mr. Michael McDonald assured everyone that the land across the street would not be rezoned for offices. Over the last few years, developers have tried several times to rezone these parcels to office. The neighborhood and Mr. McDonald have consistently opposed this rezoning. Newly elected Councilwoman Janet Moncrief also opposes this rezoning. When the park was approved, everyone felt that the developers would try again to rezone and here we are again. It seems like every year developers try to rezone this property. This "Spot Zoning" is very dangerous to neighborhoods. Are the developers that greedy that they refuse to build houses on this property. In the next block on Buffalo, there are new houses being built facing Buffalo.

This is a residential neighborhood. There are many parks in the Las Vegas area where there are houses located across the street from a park. At the time Buffalo Park was approved there was some discussion of utilizing the land in question (across the street) for a park as well. The neighbors agreed to the use of this land for a park. We still would agree for this land to be used as a park. Adjacent to this land there are 21 homes being built called "Aurora Estates". Why can't these developers build houses on this land. There is sufficient office space (with space still for lease) in the business areas in this area (Sahara and Charleston).

We respectfully request that this proposal be rejected and the zoning be maintained for its original purpose-Residential Estates.

CLV00121

P

Ms. Moncrief as recently as today said she would do everything possible to maintain the original zoning. Thank you for giving us the time to respond to this request.

Very truly yours,

Larry & Donna Anspaach
Larry and Donna Anspaach
1509 Golden Oak Drive
Las Vegas, NV 89117
707-869-5521

cc: Ms. Janet Moncrief
Mr. Gary Leobold

CLV00122

PETITION TO PROTEST REZONING

PLEASE DO YOUR PART

October 6, 2003

To: Planning & Development
Graig Galati, Chairman
Richard Truesdell, Vice Chairman
Todd Nigro,
Leo Davenport
Laura McSwain
Byron Goynes
Steven Evans

To: City of Las Vegas, Nevada
Mayor Oscar B. Goodman
City Council, Gary Reese, Mayor Pro-Tem
Lynette B. McDonald
Larry Brown
Lawrence Weekly
Michael Mack
Janet Moncrief

Re: Zoning from Residential Estates to Service Commercial
Case ~~GPA~~ 2993 Del Rey Avenue & Buffalo Dr.

Please record and make part of the written record my opposition to General Planning Amendment 2993.

Name (Print)	Name Signature	Address
1.	Del Rey Estates Homeowner's Assn.	
2.	C/o Brian K. Berman, President	
3.	1340 Marina Del Rey Ct.	
4.	Las Vegas, NV 89117	
5.		

Important Request - Please have your neighbors sign along with you.

Fax or mail back to one of the following:

Lyn Maloney 562 6993, 1632 Marbella Ridge Ct., Las Vegas, Nv. 89117

Mary Green 243 9480, 1870 Blackwater Ct., Las Vegas, Nv. 89117

Jorina Garetto 243 9516, 1500 Ten Palms Ct.

It is very important you contact all of the City Council including the Mayor.

Mayor Goodman can be reached at 229-6241 or faxed at 385-7960.

Fax each Councilman individually at 382-3045.

You can also call your Councilwoman Janet Moncrief or her

liaison Tracy Hurless at 702 229-1772 or fax 702 382-8558.

Call or Fax the Planning Commission Individually, Rick Truesdell Fax 383 8576, Leo Davenport 735-2252, Craig Galati 263-8111, Laura McSwain 651-8181, Byron Goynes 645-6873, Todd Nigro 247-1920 and Steven Evans 486-2879.

Gary Leobold, Senior Planner at 229-6301 or fax 385 7268.

The Neighborhood Alliance

CLV00123

P

J. Parker and Judith B. Bailey

2031 Alexa Breanne Court
Las Vegas, Nevada 89117

Tel: 702.256.2398

Fax: 702.368.7668

e-mail: jbailey129@yahoo.com

FAX

To:

Gary Leopold, Senior Planner

Date:

October 21, 2003

Fax #:

385-7268

From:

J Parker Bailey and Judith B Bailey

J Parker Bailey Judith B Bailey

Re: Zoning from Residential Estates to Service Commercial
Case GPA 2993 Del Rey Avenue & Buffalo Drive

Please record and make part of the written record our OPPOSITION TO GENERAL PLANNING AMENDMENT 2993

This is a residential area and should not be re-zoned for any other purpose. Please represent the will of the residents affected by this request and veto this request for re-zoning. The proposed change will adversely affect our property values and our quality of life in homes purchased with reliance on the current zoning and on the respect of our elected representatives.

CLV00124

P

October 22, 2003
Anna Williams
7451 O'Bannon Dr.
Las Vegas, NV 89117
(702)363-9745

The Las Vegas Sun
P.O. Box 98970
Las Vegas, NV 89193-8970

Re: ~~GPA-2993~~ Del Rey Ave. & Buffalo Dr. zoning change

To the Editor:

In response to Mary Green's letter to the editor titled, "Master plans must be trusted," I have a suggestion for, "correcting the vision of City Hall." People unite; everyone suffers from spot zoning except the developer who would have to pay more if he purchased land that was already zoned for commercial use in the first place. Mr. Irwin Molasky's request for a zone change on Buffalo and Del Rey to build and then lease a 42,500-square foot building to Social Security Services effects everyone in the Valley.

There is already traffic congestion on Buffalo which was never intended as a freeway access. Originally, Durango was the planned thoroughfare. To date this year, there have been 33 accidents at Charleston and Buffalo, four accidents at Oakey and Buffalo, and 28 accidents at Sahara and Buffalo. The speed limit is 35 mph, but during rush hour the majority of cars are averaging 50 mph. Cut-through traffic on side streets posted at 25 mph is flying at high speeds on residential streets that are not completely developed and zigzag in their paving patterns. This is already a dangerous situation. Add the eight thousand cars a month that the proposed Social Security building and coffee shop will bring and things will just get worse. When one commercial building is approved, others will definitely follow as the precedent will be set. Stop and go traffic from this commercial use will surely bottleneck the commuter traffic. Access to the parks, schools and homes in the directly affected area need to be made safer, not more dangerous.

At the present time, people are still building and buying homes on Buffalo because it is in the center of a great neighborhood and the majority of traffic woes are limited to rush hour periods. There is no precedent for commercial development on this section of Buffalo; It would be totally incompatible with the residential use in place. Why do we even have a Master Plan in the first place if developers keep changing it on the fly?

Everyone in the valley is affected by where some federal services such as the Social Security Offices are housed. A more accessible location on a section street would be to everyone's advantage. As citizens of Las Vegas, we have the power in numbers to affect change. A one-sentence fax or letter opposing the location of this project and sent by you to Mayor Oscar Goodman and all the City Council Members can make a difference. It will only take a few moments of your time, and in the long run will increase your safety and save you many frustrating hours waiting in traffic; please help!

Anna Williams
Anna Williams

Cc: Planning Staff and Commissioners
Mayor Goodman and City Councilmen

PETITION TO PROTEST REZONING

PLEASE DO YOUR PART

October 6, 2003

To: Planning & Development
Graig Galati, Chairman
Richard Truesdell, Vice Chairman
Todd Nigro,
Leo Davenport
Laura McSwain
Byron Goynes
Steven Evans

To: City of Las Vegas, Nevada
Mayor Oscar B. Goodman
City Council, Gary Reese, Mayor Pro-Tem
Lynette B. McDonald
Larry Brown
Lawrence Weekly
Michael Mack
Janet Moncrief

Re: Zoning from Residential Estates to Service Commercial
Case GPA 2993 Del Rey Avenue & Buffalo Dr.

Please record and make part of the written record my opposition to General Planning Amendment 2993.

Name (Print)	Name Signature	Address
1. DOMINIC J. SANSALONE	<i>Dominic J. Sansalone</i>	1720 CHARLES LAM CT
2. _____	_____	_____
3. PATRICIA J. SANSALONE	<i>Patricia J. Sansalone</i>	1720 CHARLES LAM CT
4. _____	_____	_____
5. _____	_____	_____

Important Request - Please have your neighbors sign along with you.

Fax or mail back to one of the following:

Lyn Maloney 562 6993, 1632 Marbella Ridge Ct., Las Vegas, Nv. 89117

Mary Green 243 9480, 1870 Blackwater Ct., Las Vegas, Nv. 89117

Jorina Garetto 243 9516, 1500 Ten Palms Ct.

It is very important you contact all of the City Council including the Mayor.

Mayor Goodman can be reached at 229-6241 or faxed at 385-7960.

Fax each Councilman individually at 382-3045.

You can also call your Councilwoman Janet Moncrief or her
liaison Tracy Hurlless at 702 229-1772 or fax 702 382-8558.

Call or Fax the Planning Commission Individually, Rick Truesdell Fax 383 8576, Leo Davenport
735-2252, Craig Galati 263-8111, Laura McSwain 651-8181, Byron Goynes 645-6873, Todd Nigro
247-1920 and Steven Evans 486-2879.

Garv Leobold, Senior Planner at 229-6301 or fax 385 7268.

The Neighborhood Alliance

CLV00126

P

PETITION TO PROTEST REZONING

PLEASE DO YOUR PART

October 6, 2003

To: Planning & Development
Graig Galati, Chairman
Richard Truesdell, Vice Chairman
Todd Nigro,
Leo Davenport
Laura McSwain
Byron Goynes
Steven Evans

To: City of Las Vegas, Nevada
Mayor Oscar B. Goodman
City Council, Gary Reese, Mayor Pro-Tem
Lynette B. McDonald
Larry Brown
Lawrence Weekly
Michael Mack
Janet Moncrief

Re: Zoning from Residential Estates to Service Commercial
Case GPA 2993 Del Rey Avenue & Buffalo Dr.

Please record and make part of the written record my opposition to General Planning Amendment 2993.

<u>Name (Print)</u>	<u>Name Signature</u>	<u>Address</u>
1. Cheran Nigam	<i>Cheran Nigam</i>	1709 English Oak St., 89117
Ik Nigam	<i>Ik Nigam</i>	" "
2. Greg Bryan	<i>Greg Bryan</i>	7817 Wensel, Map 6. 89117
Mary Bryan	<i>Mary Bryan</i>	" "
3. Robin Manning	<i>Robin Manning</i>	1705 English Oak St., 89117
Mike Manning	<i>Mike Manning</i>	" "
4. _____	_____	_____
5. _____	_____	_____

Important Request - Please have your neighbors sign along with you.

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Lyn Maloney 562 6993, 1632 Marbella Ridge Ct., Las Vegas, Nv. 89117

Mary Green 243 9480, 1870 Blackwater Ct., Las Vegas, Nv. 89117

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Call or Fax the Planning Commission Individually, Rick Truesdell Fax 383 8576, Leo Davenport
735-2252, Craig Galati 263-8111, Laura McSwain 651-8181, Byron Goynes 645-6873, Todd Nigro
247-1920 and Steven Evans 486-2879.

Gary Leobold, Senior Planner at 229-6301 or fax 385 7268.

The Neighborhood Alliance

CLV00127

3P

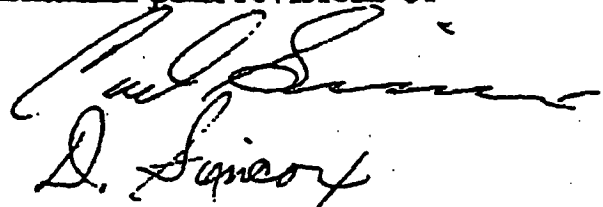
Nov, 1, 2003

Las Vegas City Planning Commissioners
Attention: Bob Glaser, Kyle Walton
731 South Fourth Street
Las Vegas, NV 89101

Dear Planning Commissioners,

Please record into the Written record of the Nov. 20, 2003 planning commission meeting that I am opposed to GPA-2993, ZON-3176 and SDR-3177 scheduled for review and a zoning change at Buffalo and Del Rey.

This change will add 8-12 thousand cars per month in our area. In addition, the proposed change violates the commissions OWN zoning code since the area is in the middle of the block and not on a primary intersection and there are no retail corridors. In fact, there is not one positive benefit to the surrounding community by this change and is inconsistent with the master plan revisions of Nov. 1998.



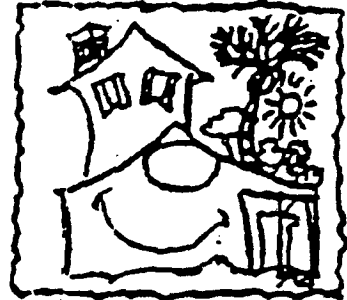
Carl and D. Simcox
1517 Winslow St.
Las Vegas, Nev. 89117

CLV00128

P

CHARLESTON NEIGHBORHOOD
PRESERVATION, CORPORATION

"Doing things today that will improve tomorrow"



TIME: _____

DATE: 3 nov 2003

TO: CLV PLANNING COMMISSIONERS

FAX: 385-7268

FROM: THE BOARD
FAX/PHONE: 702-877-2438

NUMBER OF PAGES INCLUDING COVER: ONE

RE: NOV 20, 2003 AGENDA REQUESTS: on 5 cases (all PLEASE DENY  planning)

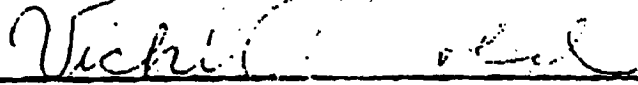
case # SUP 3152, a 48 ft. billboard--NO

CASE #GPA-2993, amend land use plan--NO (retain planning integrity)

zone-#3176, rezoning request--NO (maintain consistent zoning)

case # SDR 3177, reflective glass waiver--NO (do not begin "trashing")

case # VAC 3178, NO --(vacation of Holmby Ave violates planning integrity)



Vicki Arnold--CNP secretary

STANLEY M. KIRSON, M.D.

1705 RIVER BIRCH STREET
LAS VEGAS, NEVADA 89117
(702) 228-4740

RECEIVED
03 SEP 24 PM 4:21

PLANNING AND
DEVELOPMENT

September 22, 2003

City Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Assessor Parcel # 163-03-201-002 and
163-03-201-001

Attention: Committee Members:

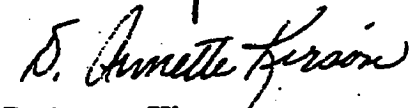
We strongly oppose the amendment which will permit a Service Commercial designation in the Buffalo and Del Ray location (Parcels 163-03-201-002 and 163-03-201-001). Business/Commercial development in this region has been confined only to the corner developments at Buffalo and Charleston, and Buffalo and Sahara.

Extending this along Buffalo creates a commercial corridor incompatible with the residential neighborhood, unneeded by the residents, and creates traffic and esthetic concerns. The citizens in the neighborhood seek to maintain the original intent of the housing development, which will not be the case if this kind of development begins. The important symbol of residential quality is the park on the west side of Buffalo. Commercial development will impact traffic and safety concerns relative to the park, and will create precedents for further development worsening these hazards, especially for our children.

This purely financial ploy for the benefit of the developer should be rejected, and the residential nature of the area thereby preserved as it was intended, and as was anticipated by residents who have raised their families and developed their lives accordingly.

Sincerely yours,


Stanley M. Kirson, M.D.


D. Annette Kirson

CLV00130

GPA-2993 P

REC'D
03 SEP 23 PM 4:24
PLANNING AND
DEVELOPMENT

September 19, 2003

Ellsworth B. Brill
Dorothy Y. Brill
1704 River Birch Street
Las Vegas, Nv. 89117
702-254-4588

City Planning and Development Department
731 South Fourth Street
Las Vegas, Nv. 89101
702-229-6301

Re: GPA 2293 Assessor Parcel #163-03-201-002 and 163-03-201-001

Dear City Planning Staff:

We have been residents at Sycamore Square for six years. We are the original owners and have fought to keep our area residential to maintain the value of our properties. We feel that having a General Plan Amendment from Desert Rural to Service Commercial for a Social Security administration building is unwarranted and unnecessary.

The homes that back up on this section are very upscale and should not be devalued by commercial buildings. Residential properties such as high end condos would be in keeping with the Desert Rural nature.

A zoning change to benefit this applicant's financial goals at our expense is unfair. Please do not consider this application. Thank you for your consideration in this matter.

Sincerely,

Ellsworth B. Brill
Dorothy Brill

Ellsworth B. Brill
Dorothy Y. Brill

CLV00131

GPA-2993 P

Vincent P. & Cheryl A. Murone

7808 Foothill Ash Avenue

Las Vegas, Nevada 89117

(702) 838-8087

RECEIVED

03 SEP 23 PM 4:24

PLANNING AND
DEVELOPMENT

September 19, 2003

City Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

Re: GPA 2293 Assessor Parcel # 163-03-201-002 and 163-03-201-001

Dear City Planning Staff:

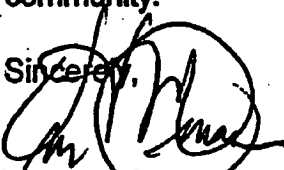
My wife and I object to the request of the applicant, Molasky Companies, for a zoning change to build a Social Security Administration building in our neighborhood. The applicant is requesting a General Plan Amendment from "Desert Rural" zone to "Service Commercial" for this purpose.

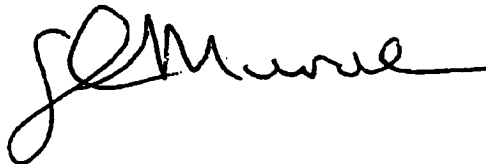
Our neighbors and the surrounding neighborhoods have fought hard to retain the "Desert Rural" zone for our community. We want to keep it this way. Commercial corridors exist along Sahara and Charleston that are more suited for the applicant. The applicant's request will cause a significant increase in traffic flow and create a gathering point for people who do not belong in this neighborhood.

Offices along Buffalo are not compatible with the neighborhood. The most recent example of the community's efforts to maintain a residential zone is exemplified by the successful completion of Aurora View Estates.

A decision to change the zoning to "Service Commercial" will jeopardize the safety and welfare of the residents of our community. Therefore, we ask you to OPPOSE any change in the zoning for the betterment of the existing residential community.

Sincerely,


Vincent Murone
Cheryl Murone



CLV00132

GPA-2293 P

RECEIVED
03 SEP 23 PM 4: 24

PLANN
DEVEL

9/17/03

Dominic Del Grosso
Vicki Del Grosso
1700 River Birch Street
Las Vegas, NV 89117
702-256-1470

City Planning and Development Department
731 South Fourth Street
Las Vegas, NV 89101
702-229-6301

RE: GPA 2293 Assessor Parcel # 163-03-201-002 and 163-03-201-001

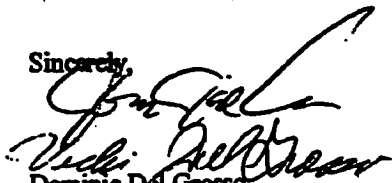
Dear City Planning Staff:

My husband and I would like to file an objection to the request of the applicant Molasky Companies. The applicant is requesting a General Plan Amendment from Desert Rural to Service Commercial for a Social Security administration building.

Offices along Buffalo are not harmonious and are not compatible with the neighborhood. It will cause increase traffic flow and congestion turning in and out. At present we only have commuter traffic. Signage, lighting, garbage pick-up at commercial times, lack of security are other reasons for our opposition. This request doesn't conform to the health, safety and general welfare of our community. This request will set a precedent and the surrounding vacant land will not be used for residential development. Aurora View Estates proved there is a trend for high priced homes of a Desert Rural nature, we should protect the residential character of our neighborhood.

A zoning change to benefit this applicant's monetary goals at the surrounding Neighborhood's expense is unfair and immoral. Please do not support this application. Thank you for your time and attention in this matter.

Sincerely,


Dominic Del Grosso
Vicki Del Grosso

CLV00133

GPA-2993 P



28 September 2003

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

RECEIVED
03 OCT -1 PM 4:31
PLANNING AND
DEVELOPMENT

Subject: GPA 2993

We oppose this plan and any plan that will further degrade our neighborhood by the invasion of commercial development next to our homes.

Again the developers approach our neighborhood with rape in mind. For the twelve years we have lived in our present home commercial developers have tried to place a commercial development on Buffalo in the middle of a quiet and well-planned neighborhood of family homes. The City of Las Vegas never supported family neighborhoods over commercial development. Councilman McDonald was one of the first during our long residence in Las Vegas to give the family and the family home the recognition they deserve. We must assume that Councilwoman Moncrief will stand up to those who use their political influence and money to destroy the concept of a family neighborhood in Las Vegas Valley. Commercial zoning means more profits and taxes but it also means the destruction of the family neighborhood and the family. Buffalo Drive between Sahara Ave. and Charleston Blvd. has been invaded by commercial development far more than necessary. There is more than sufficient commercial zoned property within a short distance from here that has not been developed. Lets stop any further degradation of this area and let the commercial developers infill the property within the General Plan already zoned for commercial use.

We lived in our last home (also within the City of Las Vegas) for more than twenty years and had planned to retire in that home. But the City and County started rezoning small areas within the neighborhood for commercial development and finally zoned for two casinos within two blocks of our home. The City is now looking at that area as a problem both for crime and need for re-development funds. How many family neighborhoods can we find in Las Vegas without commercial development at every major corner as well as in the middle and where ever a property owner wanted to make additional money by commercial development? Not many. What happened to Rancho the high class neighborhood of the 1960's.

We will not be able to attend the Planning Commission meeting. Therefore we request that this letter and our opposition to commercial zoning as stated in Public Notice for General Plan Amendment GPA 2993 be recorded and added to the Commission minutes on this matter.

In opposition to GPA 2993

John W. Arlidge and Sandra M. Arlidge
John W. Arlidge and Sandra M. Arlidge

cc: Councilwoman Moncrief
Kummer Kaempfer Bonner & Renshaw

CLV00134

GPA-2993 P

Telephone Protest/ Approval Log

Meeting Date: 10-9-03

Case Number: GPA-2993

Date: 9-29-03
Name: Dave Haddock
Address: 1151 S Buffalo
LV NV 89117
Phone: 254-076.9
☐ PROTEST ☒ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

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Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Howard & Cleta Thompson
1710 South Buffalo Dr.
Las Vegas, Nv. 89117-1301

03 OCT -2 PM 4:32

PLAN
DEVELOPMENT

September 30

Las Vegas Planning Commission
400 E. Stewart Avenue
Las Vegas, Nv. 89101

We are writing to you in protest of GPA-2993.

When we were looking for a lot to build our house, we bought our lot because it was zoned residential.

At the last council meeting in July 2001, we were told this area was zoned residential and was going to stay residential. W. M. Land Development was trying to get it zoned for professional offices.

We strongly recommend that you deny this request.

Howard Thompson

Howard Thompson

Cleta Thompson

Cleta Thompson

CLV00136

GPA-2993
P

RECEIVED
September 29, 2003

03 OCT -2 PM 4:31

Gary M. Leobold, Senior Planner
Planning and Development Dept.
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

Dear Mr. Leobold

Re: GPA 2993

I object to the proposal to amend the Las Vegas general plan as outlined in GPA-2993. The proposed amendment would only have a detrimental effect on homeowners residing on Marbella Ridge Court which would then be adjacent to commercial/service businesses.

I note that on the east side of Buffalo, from Charleston to Sahara there are only residential properties. Let's keep it that way. Our residential neighborhoods should not be subject to unwanted commercial interests. Our property values would decrease at the expense of a developer who doesn't care about our neighborhoods. Particularly galling was the notice sent by the developer announcing the GPA addressed as "Dear Neighbor". That greeting would indicate the developer believes that this issue is a done deal. I hope the City Planning Commission and City Council would consider the opinions of the residents who will be affected by this proposed change and give their views considerable weight.

Please place this on the record for GPA 2993.

Sincerely



David R. Knowlton
1616 Marbella Ridge Ct.
Las Vegas, Nevada 89117

CC: City Councilwoman Janet Moncrief
Ward 1
400 Stewart Ave.
Las Vegas Nevada 89101

CLV00137

GPA-2993
P

Via Fax 385-7268

October 6, 2003

RE:GPA-2993

Mr. Gary M. Leobold, Senior Planner
Planning and Development Department
400 Stewart Avenue
Las Vegas, NV

Dear Mr. Leobold:

We live in Ten Oaks which is located just east of the area that is trying to be rezoned. It seems that at least once a year someone tries to change this zoning.

By now, you would think that the developers have gotten the word that the community will not allow any commercial use of this property. As you may recall, the last developer won approval from the Planning Commission even though the staff recommended a no vote, then "lost" his case in front of the City Council. I forget the exact amount, but the community gathered some 500 signatures on a petition to prevent the zoning change.

There are houses being built on Buffalo in the next block south on Buffalo and they have all sold. The community is willing to develop this land for a "kids" park, but not for commercial purposes.

We hope you will vote no on this zoning change as it is inherently dangerous to continue to do "spot" zoning changes in residential neighborhoods. Please convince the developers to build houses on these parcels. People would love to live across the street from such a beautiful gated city park. Unlike other parks, this park only gets heavy use during the football season as it is set up to play football.

Thank you for your consideration.

Larry and Donna Anspach
1509 Golden Oak Drive
Las Vegas, NV 89117
702-869-5521

CLV00138

GPA-2993 P

Telephone Protest/ Approval Log

Meeting Date:

11/20/03

Case Number:

~~6-11-03~~
SDR-3177
201 3176

Date:

11/10/03

Name:

Bill Carner

Address:

8515 Del Rey Ave

LV NV 89117

Phone:

242-9518



PROTEST



APPROVE

Date:

11/10/03

Name:

Jeff Smith

Address:

7428 Silver Palm

LV NV 89117

Phone:

263-0333



PROTEST



APPROVE

Date:

11/10/03

Name:

Michelle Lobrin

Address:

201 Stratmore Ct

LV NV 89117

Phone:



PROTEST



APPROVE

Date:

Name:

Address:

Phone:



PROTEST



APPROVE

Date:

Name:

Address:

Phone:



PROTEST



APPROVE

Date:

Name:

Address:

Phone:



PROTEST



APPROVE

PETITION TO PROTEST REZONING

PLEASE DO YOUR PART

October 6, 2003

To: Planning & Development
Graig Galati, Chairman
Richard Truesdell, Vice Chairman
Todd Nigro,
Leo Davenport
Laura McSwain
Byron Goynes
Steven Evans

To: City of Las Vegas, Nevada
Mayor Oscar B. Goodman
City Council, Gary Reese, Mayor Pro-Tem
Lynette B. McDonald
Larry Brown
Lawrence Weekly
Michael Mack
Janet Moncrief

Re: Zoning from Residential Estates to Service Commercial
Case GPA 2993 Del Rey Avenue & Buffalo Dr.

Please record and make part of the written record my opposition to General Planning Amendment 2993.

<u>Name (Print)</u>	<u>Name Signature</u>	<u>Address</u>
1. ~~Eric~~ NELSON	<i>[Signature]</i>	1315 S. TENAYA WAY
2. MARILYN WALKER	<i>[Signature]</i>	1295 S. TENAYA
3. Ron Walker	<i>[Signature]</i>	1295 S. Tenaya
4. Helma Muller	<i>[Signature]</i>	1305 S. Tenaya
5. Brenda Houser	<i>[Signature]</i>	1325 S. Tenaya

Important Request - Please have your neighbors sign along with you.

Fax or mail back to one of the following:

Lyn Maloney 562 6993, 1632 Marbella Ridge Ct., Las Vegas, Nv. 89117

Mary Green 243 9480, 1870 Blackwater Ct., Las Vegas, Nv. 89117

Jorina Garetto 243 9516. 1500 Ten Palms Ct.

It is very important you contact all of the City Council including the Mayor.

Mayor Goodman can be reached at 229-6241 or faxed at 385-7960.

Fax each Councilman individually at 382-3045.

You can also call your Councilwoman Janet Moncrief or her
liaison Tracy Hurless at 702 229-1772 or fax 702 382-8558.

Call or Fax the Planning Commission Individually, Rick Truesdell Fax 383 8576, Leo Davenport
735-2252, Craig Galati 263-8111, Laura McSwain 651-8181, Byron Goynes 645-6873, Todd Nigro
247-1920 and Steven Evans 486-2879.

Gary Leobold, Senior Planner at 229-6301 or fax 385 7268.

The Neighborhood Alliance

Submitted at Planning Commission

CLV00140

Date 11/20/03 Item # 8-11

EXHIBIT C

Planning Commission Meeting of November 20, 2003

Combined Verbatim Transcript - Item Numbers 8, 9, 10 and 11

1 **GPA-2993 - MOLASKY COMPANIES ON BEHALF OF WILLIAM L. CULLINGS**
2 **AND THE SCHNEIDER FAMILY TRUST - Request to amend a portion of the**
3 **Southwest Sector Plan of the General Plan FROM: DR (DESERT RURAL) TO: O**
4 **(OFFICE) on 4.26 acres adjacent to the northeast and southeast corners of Buffalo Drive**
5 **and Del Rey Avenue (APN: 163-03-101-002 and 003), Ward 1 (Moncrief)**
6 **ZON-3176 - PH SSA, LIMITED LIABILITY COMPANY ON BEHALF OF WILLIAM**
7 **L. CULLINGS AND THE SCHNEIDER FAMILY TRUST - Request for a Rezoning**
8 **FROM: R-E (RESIDENCE ESTATES) TO: O (OFFICE) on 4.26 acres adjacent to the**
9 **northeast corner of Buffalo Drive and Del Rey Avenue (APN: 163-03-101-002 and 003),**
10 **Ward 1 (Moncrief)**
11 **VAC-3178 - PH SSA, LIMITED LIABILITY COMPANY ON BEHALF OF WILLIAM**
12 **L. CULLINGS - Request for a Petition to vacate Holmby Avenue, generally located east of**
13 **Buffalo Drive, between Charleston Boulevard and Del Rey Avenue, Ward 1 (Moncrief) and**
14 **SDR-3177 - PH SSA, LIMITED LIABILITY COMPANY ON BEHALF OF WILLIAM**
15 **L. CULLINGS AND THE SCHNEIDER FAMILY TRUST - Request for a Site**
16 **Development Plan Review and a Waiver of the Commercial Development Standards FOR**
17 **REFLECTIVE GLASS IN CONJUNCTION WITH A PROPOSED 42,500 SQUARE**
18 **FOOT OFFICE AND RETAIL BUILDING on 4.26 acres adjacent to the northeast corner**
19 **of Buffalo Drive and Del Rey Avenue (APN: 163-03-101-002 and 003), R-E (Residence**
20 **Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Moncrief)**

21
22 **Appearance List:**

23 **RICHARD W. TRUESDELL, Chairman**
24 **LAURA McSWAIN, Commissioner**
25 **TODD NIGRO, Vice Chairman**
26 **BRYAN SCOTT, Deputy City Attorney**
27 **KYLE WALTON, Planning and Development Department**
28 **ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway**
29 **DAVID CLAPSADDLE, Planning and Development Department**
30 **MARK ADAIR, 1401 Marbella Ridge Court**

Planning Commission Meeting of November 20, 2003

Combined Verbatim Transcript - Item Numbers 8, 9, 10 and 11

- 31 LYN MALONEY, 1632 Marbella Ridge Court
- 32 LEE FAIR, 1600 Charles Lamb Court
- 33 CAROLYN STONE, 1509 Ten Palms Court
- 34 MARY GREEN, 1870 Black Water Court
- 35 CLETA THOMPSON, 1710 South Buffalo
- 36 KATHY MADIGAN, 1504 Ten Palms Court
- 37 WILLIAM LEONARD, 1700 Charles Lamb Court
- 38 MICHAEL BELL, 7425 Oak Grove Boulevard
- 39 PENELOPE LOHR, 1410 South Tenaya Way
- 40 ANNA WILLIAMS, 7451 O'Bannon Drive
- 41 GARN MABEY, 1404 Silver Oaks Street
- 42 BARBARA CEGASKE, 6465 Laredo Street
- 43 LARRY ANSPADA, 1509 Golden Oak Drive
- 44 JO KEILLY, 8105 Via del Cerro Court
- 45 ROBERT WELLS, 8109 Meantmore Avenue
- 46 JAMES MORRIS, 2100 Palm Canyon Court
- 47 TODD FARLOW, 240 North 19th Street,
- 48 FRANK SPOSATO, 1500 Marbella Ridge Court
- 49 JUANITA CLARK, 137 Lorenzi Street
- 50 SUSAN SAVALA, 1913 Eliminator Drive
- 51 MARGO WHEELER, Deputy Director, Planning and Development Department
- 52 BYRON GOYNES, Commissioner
- 53 UNIDENTIFIED FEMALE AND MALE SPEAKERS FROM AUDIENCE
- 54 LEO DAVENPORT, Commissioner
- 55 DAVID GUERRA, Public Works Department
- 56 STEVEN EVANS, Commissioner
- 57 GINA VENGLASS, Planning and Development Department
- 58
- 59 6:36 – 8:06 (1-944/2-1)
- 60 1 hour 31 minutes

Planning Commission Meeting of November 20, 2003

Combined Verbatim Transcript - Item Numbers 8, 9, 10 and 11

61

62 **Typed by: Vicky Darling**

63 **Proofed by: Doreen Araujo**

64

CLV00143

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

26 **CHAIRMAN TRUESDELL**

27 Now we are going to go to Item 8. Abeyance, renotification, GPA-2993, Molasky Companies on
28 behalf of William L. Cullings and the Schneider Family Trust. Request to amend a portion of
29 the Southwest Sector Plan of the General Plan from: DR (Desert Rural) to: O (Office) on 4.26
30 acres adjacent to northeast corner and southeast corners of Buffalo Drive and Del Rey.
31 Companion -- Item ZON-3176, PH SSA, Limited Liability Company on behalf of William
32 Cullings and the Schneider Family Trust. Request for a Rezoning from: R-E (Residence Estates)
33 to: O (Office) on 4.26 acres adjacent to the northeast corner of Buffalo Drive and Del Rey .
34 Companion Item VAC-3778, the same applicant, same parcel. Request for a Petition to vacate
35 Holmby Avenue, generally located east of Buffalo Drive, between Charleston Boulevard and Del
36 Rey. And additional companion item, SDR-3177, same applicant. Request for a Site
37 Development Plan Review and a Waiver of the Commercial Development Standards for
38 reflective glass in conjunction with a proposed 42,500 square foot office and retail building on
39 4.26 acres adjacent to the northeast corner of Buffalo Drive and Del Rey .

40

41 **COMMISSIONER McSWAIN**

42 Mr. Chairman, if I could interject for a second. I will need to abstain on these items. The, my
43 company is presently doing work for another company owned by members of the Molasky
44 family. So I will be abstaining.

45

46 **CHAIRMAN TRUESDELL**

47 All righty.

48

49 **COMMISSIONER NIGRO**

50 Mr. Chairman, I too am going to be abstaining from this item. My father is partners with Mr.
51 Molasky in another transaction which I thought was complete, but I found out recently that it
52 wasn't. So it, with prudence, I'm going to be abstaining from this.

53

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

54 **CHAIRMAN TRUESDELL**

55 Okay. Mr. Scott?

56

57 **BRYAN SCOTT**

58 Yes?

59

60 **CHAIRMAN TRUESDELL**

61 Do we have any issues with regards to this matter?

62

63 **BRYAN SCOTT**

64 Normally General Plan Amendments require you, as you know, a super majority vote of the
65 body. And that would be a five-member body. I think we're absent another member. So, if we
66 don't have a super majority, it's tantamount to a denial at - Planning Commission. But the City
67 Council, or the Planning Commission is able to go ahead, render it's decision and those notes
68 from this meeting will be forwarded to the City Council.

69

70 **CHAIRMAN TRUESDELL**

71 Okay. Then we will go forward. Good eve -

72

73 **KYLE WALTON**

74 So, -

75

76 **CHAIRMAN TRUESDELL**

77 Staff.

78

79 **KYLE WALTON**

80 Mr. Chairman, yes. The General Plan Amendment, this parcel has got, has a multi-family
81 condominium project to the north of it. To the east of it there is a R-E lot that has a large
82 antenna on it. It's put, it's government-owned, the land. To the south of it is Del Rey and other

CLV00145

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

83 vacant lands along Bonanza, or excuse me, Buffalo. Then there, facing this project is Buffalo, a
84 hundred-foot arterial street and right across the street from it is Buffalo Park, which is a very
85 large athletic facility that draws hundreds of people consta, every day, for its use. In light of this,
86 to change this land use to office, it appears to be a good thing to protect the lands around it,
87 particularly residential uses to the east.

88 The – General Plan stipulates that office could be used as a buffer between incompatible uses
89 and low-density to residential. The incompatible use in this instance would be the wide street,
90 Buffalo, with its traffic and all the traffic (inaudible) generated by the park across the street. So
91 based on the fact that this – proposal supports the General Plan by it being a buffer to the
92 residential uses, we are recommending that it be approved.
93 In so far as the zoning, for the same reason.

94

95 **AUDIENCE**

96 Disruptive noise and comments

97

98 **CHAIRMAN TRUESDELL**

99 I want to let everybody know right now, if you can't show respect to this Commission and the
100 people speaking, you'll be asked to leave. We want to give you a fair hearing on this matter and
01 everybody deserves an opportunity to speak. But we will not tolerate outbursts and that kind of
102 activity. And if people have a problem with that, they can leave now. Thank you.

103

104 **KYLE WALTON**

105 For the same reasons, for the – zoning is as for the General Plan. This is, would act as a buffer
106 between the residential uses to the east and to the southeast. The vacation – will take out the
107 portion of Holmby Avenue that has never been used. It separates between the use and the multi-
108 family town home project to the north. We recommend this be approved because the, this right-
109 of-way is not necessary.

110 As far as the Site Plan Review, the requirements of the federal facility that it is, requires it to be
111 substantially set back from the Bonanza, excuse me, Buffalo, putting all of the, a great deal of

CLV00146

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

112 landscaping across the front. This is very appropriate. This is a good way to – mask the
113 building. The building is only one-story tall with a setback like this. It would be totally
114 unobtrusive to the street front. Most of the parking will be to the south of the facility. Most of it,
115 the parking will be used by the public coming to receive whatever services of this, that the Social
116 Security building would provide. The parking, what limited parking there will be behind the
117 building will be for the employees and that'll be behind gates. All the attri, all the features that
118 they're proposing are consistent with the plans and standards of the zoning code. And, therefore,
119 we recommend this be – approved. Thank you.

120
121 **CHAIRMAN TRUESDELL**

122 Thank you. Good evening.

123
124 **JENNIFER LAZOVICH**

125 Good evening. Jennifer Lazovich, 3800 Howard Hughes Parkway, here tonight on behalf of the
126 applicant on the items before you. If I could turn your attention to the overhead, please. Thank
127 you. Just to give you an idea, although your staff has done a good job, this is Buffalo right here,
128 which as you know is a hundred-foot right-of-way. Charleston is right in this location. And,
129 right here, you have Buffalo Highlands which is an apartment community. It is zoned R-3 and
130 obviously a multi-family project.

131 The hatched area on these two parcels, which is approximately 4.46 acres is the proposed
132 location of our office building. Immediately to the east of it is a BLM piece with a 320-foot tall
133 communication tower, right in the center of it, in this location. To the south of our site are
134 vacant properties. To the west of our site, across Buffalo, which I should include also includes a
135 median in the middle of Buffalo, is a City park. And further to the north of our site on – the west
136 side of Buffalo is a retail center, gas station, McDonald's is over here. You have Water District
137 property here, another retail center across Charleston on this side as well as a tavern.

138 The proposed office project that we're proposing tonight is, as your staff mentioned, the
139 relocation for a Social Security building. There are three locations presently in the Valley. This
140 is a relocation, again if I can have the overhead. This is a relocation of a building or a facility

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

141 that's currently on West Sahara. It is much larger than the facility that is on West Sahara. We're
142 proposing approximately 38,600 square feet. Federal design guidelines require us to do 50-foot
143 setbacks on all sides. That would mean -- a minimum of 50 feet on Buffalo. It's 80 feet from the
144 apartments in this location. We're set back 78 feet from the BLM land. Again, this is vacant
145 with the 320-foot communication tower and, as we move towards the south, towards the
146 alignment of Del Rey, we're set back approximately 260 feet from that property line. So, as you
147 can see, with these setbacks that are imposed, we, you subst, you cannot under any set of
148 circumstances overbuild on this site. It is a very, very low massing type use.

49 Additionally, we have provided all of our parking in this location for our customers. There are
150 two points of entry, one off of Buffalo Drive, which would only be for employees. This would
151 be the gated employee parking, right along here. And then there is an entrance also off of
152 Buffalo for customers as well as off of the alignment of Del Rey.

153 Now, what I'd like to point out about Del Rey is we have submitted an application to vacate this
154 portion of Del Rey, which is adjacent to us. It's obviously not on your agenda tonight. The
155 vacation that's on your agenda is for Holmby, which actually sits on this side. But we have
156 submitted to your staff a vacation application for Del Rey. And so, because of that, we are
157 showing an eight-foot block wall that closes off across Del Rey, right here. Thereby absolutely
158 eliminating any type of traffic that might be generated from this facility into the neighborhood in
59 the east. It would be turned into a private driveway for our use and we could have our
160 customers, or employees for that matter, come in this area and exit back out onto Buffalo, not
161 putting any traffic onto Del Rey at all.

162 With respect to the height of the building, it is single-story, as your staff mentioned. This gives
163 you an idea of what it would look like, kind of set back off of Buffalo. At it's maximum point, it
164 has 20.6 feet, roughly 21, 22 feet, that's only where the parapets are. The mo, the majority of the
165 building is actually 18.6 feet. So again, when you take into consideration what's around us,
166 which includes the vacant BLM land to the east of us, again it's a very, very low intense, low
167 impact use that we think buffers the hundred-foot right-of-way and all the cars that travel on
168 Buffalo, to the office use, transitioning to Buffalo, or excuse me, to the BLM land and then east
169 farther down with the homes that move in that direction.

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

170 Your staff has recommended approval, as you have indicated or heard from them, on all four of
171 the applications. We do appreciate that recommendation for approval, because as you read the
172 staff reports, it makes good planning sense. Again, it's a good transition as you move from all
173 those uses, especially as you come down off of Charleston, you transition into multi-family and
174 then an office use and then it goes down into vacant land. So, with that, I would be happy to
175 answer any questions that you might have.

176

177 **CHAIRMAN TRUESDELL**

178 Thank you. This item, these items were advertised as a public hearing. Anybody wishing to
179 speak on these items, please come forward. I'll ask that each of you will be given two minutes to
180 speak. If you have community leaders, please let us know, we'll try to work out some additional
181 time. If it, in an effort to move this along, we know there's a lot of you that would like to speak,
182 we think there's a lot of you that would like to speak, and we want to give you time to do so.
183 Please try not to repeat whenever possible. But please come forward. There's two microphones.
184 You can line up on both sides.

185

186 **DAVID CLAPSADDLE**

187 While they're coming up, Mr. Chairman, I did want to get on the record that we did receive 883
188 protests. Most of those we received today. We do, I do have the originals for the record of 752
189 letters that we did receive today. We have not been able to verify those signatures or tell you
190 actually how many of them are duplicate signatures, since we just received them today.

191

192 **CHAIRMAN TRUESDELL**

193 Okay. Again, you can line up on both sides. Please give us your name and sign in, and address.
194 Oh, good evening.

195

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

196 **MARK ADAIR**

197 Mr. Chairman, my name is Mark Adair. Commissioners. I'm at 1401 Marbella Ridge Court.
198 I'm the closest homeowner to this nightmare. At -- your request, not your request but my
199 request, if I can, can I have the (inaudible) people behind me stand up, who I'm representing.

200

201 **CHAIRMAN TRUESDELL**

202 That'd be fine.

203

04 **MARK ADAIR**

205 Everyone. Thank you.

206

207 **CHAIRMAN TRUESDELL**

208 Okay.

209

210 **MARK ADAIR**

211 I'm here before you to keep a neighborhood intact. A neighborhood that has fought long and
212 hard for it's place. A neighborhood that's spent quite a bit of money in developing their
213 properties with a lot of pride. A neighborhood that in 1998 through the City Council and the
14 City Commissioners, that I have the minutes before me, have actually put into paper and zoning
215 where commercial use should be and where commercial use should not be. This is a blatant and
216 disgusting display of again us having to come before you in order to stop something of this
217 nature going into our area. This is absolutely the wrong place for a Social Security building.

218 Now, we can all just look behind us, but if we remember back to Oklahoma, a federal building,
219 that building was targeted. Federal buildings around our country are being targeted. Those are
220 things that we know. Whether we respect them, whether we think about them or whether we
221 don't and put them in the past, it's something that is with us. It's something that we have to look
222 at. We have a -- park across the street from us. A large park that has been a wonderful,
223 wonderful attribute to the community and this neighborhood. It's something that we should
224 consider right here, we have two lanes in that area on Buffalo. And with that in mind, those two

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

225 – lanes are there for a reason. There's three on the north end of, past Charleston and there's
226 three on the – south end. There's two-lanes there because they want to retain the amount of
227 traffic that's in that area.

228

229 **CHAIRMAN TRUESDELL**

230 We'll give you a little more time.

231

232 **MARK ADAIR**

233 In 1998, the Council, we came before you and you told us that the City Council, the Mayor, and
234 other than Janet Moncrief who wasn't in at that time, said that they wanted to keep the fabric of
235 this community together in the neighborhood. I ask you, on behalf of the people standing behind
236 me and myself, to not let this go. Just one prior to us, he was saying that – the garage was not an
237 applicable place to put in that neighborhood. This is an R-E residential neighborhood. We'd
238 like to keep it that way. I appreciate your time.

239

240 **CHAIRMAN TRUESDELL**

241 Thank you.

242

243 **AUDIENCE**

244 Disruptive applause.

245

246 **CHAIRMAN TRUESDELL**

247 Please come forward, we can move this along.

248

249 **LYN MALONEY**

250 Listen, I just have some statistics (inaudible)

251

252 **UNIDENTIFIED MALE SPEAKER**

253 Next, next.

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

254

255 **CHAIRMAN TRUESDELL**

256 Next. Ma'am or --

257

258 **LYN MALONEY**

259 I'm sorry.

260

261 **CHAIRMAN TRUESDELL**

262 Okay.

263

264 **LYN MALONEY**

265 I am Lyn Maloney. I am on the Committee of the Neighborhood Alliance. We have, we are
266 1800 strong. We are within the parameters of Durango, Sahara, Charleston and Rainbow. I
267 reside at 1632 Marbella Ridge Court. I have approximately, in my possession at this time now,
268 over 800 petitions, signed petitions, against the application and the rezoning, GPA-2993. This
269 figure shows well over 40 percent and continuing to grow with no negative comments, of the
270 homeowners have voted against the rezoning.

271

272 **CHAIRMAN TRUESDELL**

273 Ma'am, if you, do you have those petitions with you?

274

275 **LYN MALONEY**

276 I didn't bring them. I gave most of them to this gentleman earlier today.

277

278 **CHAIRMAN TRUESDELL**

279 Okay, then --

280

281 **LYN MALONEY**

282 But I didn't bring them because I consider them extremely valuable.

CLV00152

Page 12 of 66

PLANNING COMMISSION MEETING OF
November 20, 2003

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

283

284 **CHAIRMAN TRUESDELL**

285 Then they are, I just wanted to make sure they were in the record. Okay, I mean, it's --

286

287 **LYN MALONEY**

288 Yeah, I, they've been growing so fast that I --

289

290 **CHAIRMAN TRUESDELL**

291 Okay.

292

293 **LYN MALONEY**

294 And besides, I nearly have two reams of paper, they were a little heavy.

295

296 **CHAIRMAN TRUESDELL**

297 All righty.

298

299 **LYN MALONEY**

300 These petitions are all signed by taxpaying voters. We have galvanized, stimulated and brought

301 together as if we have been, had an electric shock, is how our neighborhood feels at this time.

302 Our response has been one of overwhelming opposition. This number shows 40 percent of the

303 residents are against this rezoning, as compared to the 12 and a half percent of eligible voters that

304 turned out in our last election. Thank you.

305

306 **CHAIRMAN TRUESDELL**

307 Thank you.

308

309 **AUDIENCE**

310 Disruptive applause.

311

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

312 **CHAIRMAN TRUESDELL**

313 Please. If – we take time after each speaker, we – will not get through this. Please.

314

315 **LEE FAIR**

316 My name is Lee Fair and I live at 1600 Charles Lamb Court. And I've been before you many
317 times before. I've been living there for 11 years now. I also have some experience with
318 commercial development. I have about 400,000 square feet of office space within the City of
319 Las Vegas. Probably the key issue to this is the precedent. She talked about the transition and I
20 guess I have a question of transition to what? We have residential in this community. We have
321 nothing to transition from. The commercial that she pointed out in, which is really where the
322 precedent is set, is at all the double section lines. You can go from Desert Inn in the County to
323 Charleston Boulevard, over three miles there and you're only going to find commercial
324 development at the double section line or one block in from the double section line. There's
325 approximately 20 acres, maybe a little more, left to develop in this mile area between Charleston
326 and Sahara on Buffalo.

327 If we do this step-zoning and allow this to go in there, it's going to ruin our residential
328 community. We have a community that really runs from Charleston, Sahara, Rainbow up to
329 Durango. It's part of, that's all part of our community. This is right in the middle of our
30 community. If we allow this to come in here, we're going to have 8 to 10,000 vehicles a month
331 coming in here that don't come in here now. If it's located up on Sahara or Charleston, in an
332 area that already supports commercial development, we're going to have some people driving
333 through our area, no question about it. But we're not going to have 8 to 10,000 people driving
334 directly into the middle of our area.

335 We mentioned there's a large park across the street. I happen to have a son that's in a
336 wheelchair. We, I, we go over there a lot in the summer time. We go over there and we're going
337 to have, we're going to have to fight traffic going back and forth. We have some traffic on there
338 now, but it's usually during the rush hours, in the morning and the afternoon, not during the
339 middle of the day. If we – allow this to go in there, what's going to happen is how are we going
340 to keep out the rest of the commercial development along Buffalo there? We have – 20 acres left

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

341 to develop there and it's, we're just talking about step-zoning. So, I - hope you deny this
342 request. Thank you.

343

344 **CHAIRMAN TRUESDELL**

345 Thank you very much.

346

347 **CAROLYN STONE**

348 Hey. Hello. I'm Carolyn Stone. I live at 1509 Ten Palms Court and I'd like the overhead to
349 show this drawing and to zoom in onto the subject, the - perimeter. Can you zoom in here?

350

351 **CHAIRMAN TRUESDELL**

352 Yes, we are.

353

354 **CAROLYN STONE**

355 Even a little bit more. I'd just like it to be clear that this is our neighborhood, the whole area.
356 Buffalo is not a border to our community. You can talk about neighborhoods. Yes, Buffalo has
357 traffic. We agree with that. It does. But it's commuter traffic. We don't have stop-and-go,
358 people turning in and out of commercial property. This is not office, this is commercial. There
359 is commercial that would be going in on this site.

360 And it's, the biggest issue is that it is spot zoning. If you change this site, you cannot stop, you
361 must agree with me, you cannot prevent the adjacent property from changing. And the adjacent
362 property and the house converted to an office on down the line, down Buffalo, through the
363 middle of our neighborhood. Spot zoning is the worst, the very worst excuse to change the
364 master plan. Two years ago this Commission recommended the zoning to be downsized from
365 residential, rural residential, to desert residential, from rural residential to desert rural residential.
366 That was just two years ago. How can you turn around that quickly and say okay, commercial's
367 okay. Office is okay. You change this site, you cannot stop the next one. You cannot see, stop
368 the next one.

CLV00155

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

369 Anybody on this Commission knows the detrimental effects of spot zoning and setting a
370 precedent for the domino effect. Look at Jones Boulevard, where you've got offices mixed with
371 housing and vacant lots that will continue to sit there from people who speculated thinking
372 they'd put in housing and now can no longer do so.

373 There is a park across the street. There are adjacent homes to the north. Land zoned for north,
374 for homes all around this property. There is no commercial adjacent to it. Charleston and
375 Buffalo is not a major commercial node. It has commercial on one quarter to the north - west, to
376 the northeast and then there is one quarter on the nor, southwest. It is not a major node. It has a
77 retention basin to the northwest and housing directly adjacent to this property. Do not spot zone,
378 do not change the master plan for spot zoning.

379

380 **CHAIRMAN TRUESDELL**

381 Thank you.

382

383 **MARY GREEN**

384 Good evening, gentlemen.

385

386 **AUDIENCE**

87 Disruptive applause.

388

389 **MARY GREEN**

390 Commissioners, my name is Mary Green. I live at 1870 Black Water Court. My property
391 literally backs up to Buffalo. I'm off the corner of Oakey and Buffalo. I'm very familiar with
392 this area, I'm very familiar with the traffic concerns. Frankly, been living there for 11 years now
393 and it's not a problem. In Las Vegas, in summertime, you don't spend a whole lot of time in
394 your backyard. And from within the house, you don't hear the noise. And it's only at peak
395 travel time that it even begins to bother you. But I think we should take a moment to look at
396 what happened two years ago when an office complex was scheduled to be, have a zone change

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

397 on the southwest corner, southeast corner of Buffalo and Oakley. Staff planning recommended
398 denial on that application.

399 So I have to ask you what's happened in the last two years? The only thing that's happened in
400 the last two years basically are two things. There are now more houses on Buffalo and
401 throughout this area, number one. Number two, there's been a change in the tide and residential
402 property is now becoming more valuable than commercial. And why? You only have to look at
403 yesterday's newspaper. In the Business Section, it tells you that new home sales have gone up
404 20.5 percent since last year. The existing home sales since Aug, the last ten months are gone up
405 26.5 percent. This is telling you that this is a residential area that needs to stay residential.

406 The only thing hotter than the housing market here in Las Vegas is probably the political
407 scandals.

408

409 **AUDIENCE**

410 Disruptive applause.

411

412 **MARY GREEN**

413 Now let's - take a minute and look at this application, GP-2993 (sic). Mr. Molasky submitted
414 the application on the 26th of August, which was the last day for the final acceptance, the closing
415 period of an application for Ward 1. He had it hand-carried over by his attorneys. There was no
416 pre-application conference. There was no site plan. There was no - I'm one of the community
417 people who speak here. If you could give me a few extra minutes?

418

419 **CHAIRMAN TRUESDELL**

420 Can you start to wrap this up.

421

422 **MARY GREEN**

423 I will. There was no site plan. There was no heights on the buildings. None of that was
424 provided. And he was given a pass on that. He originally asked for both corners, the southeast
425 and the northeast corners of Buffalo and Del Rey to be zoned Service Commercial. He found out

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

426 he would have to inform the neighbors who lived within 700 feet of that, so he withdrew the
427 application on the southeast corner, so he only had to do the northeast corner. That meant he
428 only had to tell the Highland apartment owner, he doesn't care. The antenna, he doesn't care.
429 The park, it doesn't care. And a few homes behind the antenna. This made it easier for him, he
430 thought, to get this through.

431 Then he turned around and he asked that this be changed from Service Commercial to Office
432 because he found out that this, Planning staff was now going to deny this application. And he
433 wanted an approval from them. So, he's been jockeying around with the Planning staff and with
434 the homeowners to try and stick a square peg in a round hole.

435

436 **CHAIRMAN TRUESDELL**

437 Thank you.

438

439 **MARY GREEN**

440 And it doesn't belong here.

441

442 **CHAIRMAN TRUESDELL**

443 Thank you very much.

44

445 **MARY GREEN**

446 I - okay.

447

448 **AUDIENCE**

449 Disruptive applause.

450

451 **CLETA THOMPSON**

452 My name is Cleta Thompson and we live at 1710 South Buffalo. And I would like to give my
453 allotted time to Biff Leonard.

454

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

455 **CHAIRMAN TRUESDELL**

456 Okay.

457

458 **KATHY MADIGAN**

459 My name is Kathy Madigan. I live at 1504 Ten Palms Court and I'm, also like to allocate my
460 time to community leader Biff Leonard.

461

462 **CHAIRMAN TRUESDELL**

463 Thank you.

464

465 **WILLIAM LEONARD**

466 Good evening, Mr. Chairman, Commissioners. My name is William Leonard. I live at 1700
467 Charles Lamb Court, about 1,000 feet southeast of the proposed development. I'm a community
468 leader and I'm trying not to echo what other people have said. To start off, this is the wrong
469 project, it's the wrong location and it will have a serious impact on the neighborhood, our
470 neighborhood.

471 Now the master plan revision of 1998 changed this area from R-E, residential estates, down
472 zoned it to DR, desert rural. The proposed development is inconsistent with this recommended
473 change. Now I understand what the - attorney for Mr. Molasky was saying about having a
474 buffer zone. This is a moving target. It started off as a CE, or going to limited commercial, and
475 now has changed to an office. And now they're citing a buffer zone. The zoning is correct down
476 on the corner of Buffalo and Charleston, because that fits into the limited zoning. This is not a
477 buffer zone, this is in the middle of our community.

478 The people using this proposed office building will not be from our local area there. The
479 residents of this community are not the intended users. We have our social security cards. We
480 are not looking to get SSI or SSDI, the supplemental. We don't need that. Our children all have
481 their social security cards because they got them, they were born in a local area. If you have
482 been down the Social Security card (sic), you will see the lines out there and the traffic. If this is
483 a federal building, you're going to require public transportation. This means in addition to our

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

484 two-lanes of traffic, we are now going to require a bus lane. And with the increase in traffic,
485 right now the estimated traffic on that area is in excess of 3500 car, 35,000 cars per day. When
486 you increase that to 45,000 or 50,000 cars to day, you bring in the public transportation, we are
487 just a serious set of accidents waiting to happen.

488 We have local children, my children, over in that area that are crossing over to the park. And
489 now they're going to have to contend not only with the increase in traffic, but public
490 transportation, the stop-and-go public transportation, plus all these individuals that are traveling
491 to our residential neighborhood to go to a federal building and they don't know where it is.

92 And one final point, and I think this is one of the most important points I'd like to make, and I'll
493 close with this. By recommending the approval of such a building in this area, you are
494 recommending that you put a terrorist target of opportunity in our residential neighborhood.
495 Fact, Las Vegas is a target of opportunity. We have not, we don't have that good of security in
496 Las Vegas, especially in a residential area. This 50-foot perimeter, let's talk about why the 50-
497 foot perimeter's required. It's not required for beautification purposes. This 50-foot perimeter is
498 a - government mandated 50-foot perimeter because they want to protect these government
499 buildings from terrorist activities. This requires a lot more than just signing and looking at the
500 thing. You really need to look and ask yourselves, what is the critical, what is the blast area of
501 an explosion to this building? How many neighborhood individuals will be killed? What is the
502 blast or critical area to an environmental, radiological, biological attack to this building?

503 It's not secure. It's a federal building. We're a target of opportunity. How many people will be
504 injured and killed? You are trying to put a building that does not belong in a residential area,
505 into our residential area. And I say, please don't put us in harm's way for someone else's
506 financial gain. I have been in harm's way. I don't want to be there again. I thank you very
507 much for your time.

508

509 **CHAIRMAN TRUESDELL**

510 Thank you.

511

CLV00160

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

512 **AUDIENCE**

513 Disruptive applause.

514

515 **MICHAEL BELL**

516 My name is Michael Bell. I'm a resident here of Las Vegas. Presently live at 7425 Oak Grove

517 Avenue. I'm on the homeowners association at Ten Oaks. I've lived in this community since

518 1963. I have seen probably more change than anybody here on the Board. I can foresee how, if

519 this development is allowed to, the - zoning change, allowed to go through, how Buffalo Drive

520 is - going to be another Durango or another busy street that Las Vegas does not need. All ready

521 our traffic is over congested and to have more traffic in residential areas is something that I don't

522 want to see happen again to this part of Las Vegas.

523 My children and I, we both go across Buffalo to the park. And we enjoy the park very much and

524 we would like to see something like, along those lines to be developed in this property. Also, I

525 would like to ask the question, why is the Social Security office, being moved from West Sahara

526 onto Buffalo? It would seem that that would be a more beneficial place to have that type of an

527 office on that side of town, why are they moving? Things to consider. So I would just like to

528 express my opinion that I am against this zoning change. Thank you very much.

529

530 **CHAIRMAN TRUESDELL**

531 Thank you.

532

533 **AUDIENCE**

534 Disruptive applause.

535

536 **PENELOPE LOHR**

537 My name is Penelope Lohr. I live at 1410 South Tenaya. I have five children, two of which

538 have recently gone to Derfelt Elementary, which is west of the Buffalo. But it's within the two

539 miles and there's no bus service from Tenaya to this school. For a parent, as a parent and a

540 taxpayer and an owner of a home, I'm afraid actually of having a Social Security building in this

CLV00161

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

541 area. I've, have a 15-month old daughter and I went to the Social Security on Sahara two times
542 to get her social security number. Both times that I was there, there's an armed guard there.
543 There were fights that were breaking out there. In the two hours that I waited, I was scared in
544 that building. So, as a taxpayer, an owner of a home and five children that attend schools in this
545 neighborhood, and I live in this neighborhood, I just beg you to reconsider giving these people a
546 Social Security office in our neighborhood.

547

548 **AUDIENCE**

49 Disruptive applause.

550

551 **ANNA WILLIAMS**

552 My name is Anna Williams. I live at 7451 O'Bannon Drive and I've lived in the community
553 since 1989. I don't want to repeat a lot of the concerns, but I, and I would like to make it as
554 simple as possible, because I think there's something that was presented tonight by the
555 developer's representation that might make this a moot point. Will this developer be able to
556 provide this project without vacating Del Rey? And if not, they would have to pull the project; is
557 that not true? I don't think they have enough parking. Is that the case?

558

59 **CHAIRMAN TRUESDELL**

560 We will ask staff that. Thank you.

561

562 **ANNA WILLIAMS**

563 Staff?

564

565 **CHAIRMAN TRUESDELL**

566 I mean, I don't know if the application is before us at this point, but --

567

568 **DAVID CLAPSADDLE**

569 Let us look that up. If you want to take more testimony, that's fine. I can't tell you --

CLV00162

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

570

571 **CHAIRMAN TRUESDELL**

572 Okay. All right. All right, go ahead.

573

574 **ANNA WILLIAMS**

575 All right. I have a few other things to say then.

576

577 **DAVID CLAPSADDLE**

578 I can tell you -- that the application that was filed for the vacation for Del Rey.

579

580 **ANNA WILLIAMS**

581 All right. I -- have a lot of other questions about placing a federal building in our area. As far as,

582 I think there needs to be an independent investigation about the parameters and what regulations

583 need to be involved in putting something of that nature in a residential area. I feel that it needs to

584 be safely and responsibly built if it is, and I can guarantee you that the 50-foot -- perimeter being

585 proposed around this building will not protect the thousands of young children attending school

586 in the area or playing in the nearby parks. There are many other questions that need to be

587 answered. What type of security? What type of security lights will be placed surrounding the

588 building? How would that impact the homes adjacent to this area? Is Mr. Molasky willing to

589 put up a million dollar bond for each of the possible lives lost or maimed in the case of such a

590 catastrophe? After all, he has been made aware of the possible risks and dangers and so have all

591 of you on the Commission tonight. I hope you comprehend the ramifications of your decision

592 here and let your wisdom and your conscience be your guide. Thank you.

593

594 **AUDIENCE**

595 Disruptive applause.

596

CLV00163

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

597 **GARN MABEY**

598 I'm Dr. Garn Mabey. I'm a Nevada State Assemblyman representing Assembly District 2. This
599 resides in District 2. I'm also a neighbor. I live about 300 yards from the proposed property
600 changed. I've lived here about 12 years and I'm very much against this. There are a couple
601 things that I want to bring up that the Council brought up for Mr. Molasky. Said that the
602 highway, because of that it was incompatible. If you go up, that whole boundary, if you go to
603 Durango, it's a busy street. There's residential along the whole highway. There's no
604 commercial or office buildings. If you go up to Fort Apache, which goes into Rampart, same
05 thing. No office buildings, no commercial except on the major intersections with Charleston and
606 Sahara. If you go up to Hualapai, the same thing. None of those streets have office buildings.
607 None of them have commercial. They're all residential. So I think it is compatible to keep that
608 residential.

609 She mentioned this 320-foot antenna a couple times. Well, that antenna's been there many,
610 many years and I'm comfortable that the person that bought that knew that it was there, because
611 it was there and he understood that it was residential. So, he has never, in my experience, noted
612 or change, tried to change the zoning or tried to put, excuse, tried to put residential in there. It
613 should stay residential.

614 The access is terrible. There's no buses that go through there. The way they did the construction
15 on Buffalo, people would have to make a huge u-turn there. Because of the storm drainage that
616 really done a different type of divider. And I think it would really be a difficult entrance into the
617 Social Security building.

618 One other thing, I went to Social Security yesterday. Just, I had never been there. I wanted to
619 have that experience. And it's like a DMV. You wait for hours. There's lines and I, it's just not
620 an appropriate place. To my knowledge, I've not spoke with one person that wants this here.
621 And it, to me, it seems like, as a neighborhood, if not one person wants it, then that says
622 something. It's no appropriate. I strongly recommend that you vote against it. Thanks.

623

624 **CHAIRMAN TRUESDELL**

625 Thank you.

CLV00164

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

626

627 **AUDIENCE**

628 Disruptive applause.

629

630 **BARBARA CEGAUSKE**

631 Good evening. My name is Barbara Cegavske. I'm a Senator, State of Nevada, and I represent
632 Senate District 8. And I would thank you for allowing me to speak to you tonight. In the last
633 several weeks, I've received numerous phone calls, e-mails and at events I've been at and also
634 the grocery store I've run into residents of this area who are opposed to this. The residents of
635 this District have done a tremendous job of researching the issue, finding the facts, holding
636 meetings and I stand before you today in opposition to this project. And I think the issues and
637 the reasons have been articulated very well by the residents. Thank you.

638

639 **CHAIRMAN TRUESDELL**

640 Thank you.

641

642 **AUDIENCE**

643 Disruptive applause.

644

645 **LARRY ANSPADA**

646 Hi. Oops. My name's Larry Anspada. I'm a resident at 1509 Golden Oak Drive, which is about
647 300 yards from the proposed building. Most of this talk tonight has been about the Social
648 Security building and, as the residents here, we've lived in the neighborhood seven years and I
649 think this is the fifth time we've been here over a zoning change on this property. And it's really
650 more than just a Social Security building. It's really any type of service or commercial or office
651 buildings on this property. It is just simply spot zoning and there's really certainly a way to
652 wreck a neighborhood.

653 Trophy Homes is building a 10-homes cul-de-sac, oh, probably 5 or 600 yards from here, almost
654 all million dollar homes. On Buffalo, a block south of here, US Homes is building a home

CLV00165

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

655 directly on Buffalo. So there are companies that are building houses on Buffalo. And also, when
656 Mr. McDonald was our representative, there was talk of making this area into a park for kids,
657 like little toddlers, which the neighborhood was, would certainly be in acceptance to. So, again,
658 hopefully you'll consider this. And again, I'm surprised, when we were here last time, the
659 zoning, the staff recommended against it and actually the Commission approved it and the City
660 Council voted against it. And now I find it again interesting now the - opposite, where the staff
661 is recommending this and we hope that you will vote against this. Thank you.

662

53 **CHAIRMAN TRUESDELL**

664 Thank you.

665

666 **AUDIENCE**

667 Disruptive applause.

668

669 **JO KEILLY**

670 My name is Jo Keilly, am I on?

671

672 **CHAIRMAN TRUESDELL**

73 If you can turn that button on there.

674

675 **JO KEILLY**

676 My name is Jo Keilly. I live at 8105 Via del Cerro Court. Unlike probably most the residents
677 here tonight, I have had the unfortunate opportunity of sitting in the present Social Security
678 building on West Sahara for three hours. With all due respect to the staff who is recommending
679 this, I do not believe they have done that themselves. Because I can tell you, like the other
680 woman said, I was scared. I was scared because I was one of a very few English-speaking
681 Americans sitting in that office for three hours. The facility around this office was not well kept,
682 there was trash. There was a lot of traffic going in and out. If this office is allowed to go there,
683 any other commercial property will only be of a negative nature. And with, talk about the area

CLV00166

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

684 between Rainbow and Durango, if you look at Durango between Sahara and Charleston, there is
685 not commercial property. And I think the planners can do the same thing with the Buffalo area.
686 I'm strongly opposed to this and I hope you will seriously reconsider the recommendation given
687 to you by the staff.

688

689 **CHAIRMAN TRUESDELL**

690 Thank you.

691

692 **COMMISSIONER EVANS**

693 Excuse me, Ma'am. Are you saying you're afraid of non-English-speaking people?

694

695 **JO KELLY**

696 I'm saying I had never been in an area in the United States, a government facility, where I was a
697 minority as an English-speaking American.

698

699 **CHAIRMAN TRUESDELL**

700 Thank you.

701

702 **AUDIENCE**

703 Disruptive applause.

704

705 **ROBERT WELLS**

706 My name is Robert Wells. I live at 8109 Meantmore Avenue. That is to the west of Buffalo
707 Park. Most of the people who have spoken are to the east of Buffalo. I am actually in the
708 neighborhood on the west side of the park. And I am very strongly opposed to this. I feel this is
709 part of my neighborhood. I have been to the Social Security office. I think they don't have
710 adequate parking there. I'd be very surprised if this facility, and I haven't been able to study it to
711 see what the number of spaces are, but I would be very surprised, given the lines at the existing
712 Social Security office, if the parking wouldn't seriously overburden this building as well. That's

CLV00167

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

713 something I know the staff will have to look into and determine. But I think that you will find
714 way too much traffic. I think it will be a danger to our neighborhood and I am opposed. Thank
715 you.

716

717 **CHAIRMAN TRUESDELL**

718 Thank you.

719

720 **AUDIENCE**

21 Disruptive applause.

722

723 **JAMES MORRIS**

724 Hi. My name is James Morris, at 2100 Palm Canyon Court. I've been in front of the
725 Commission before and it seems that staff approves everything and the Council just goes right
726 along with them, irregardless. Parking, I can see everybody parking over in the park parking lot
727 and then crossing the street and getting killed by some of the traffic that goes across. But either
728 way it goes, the master plan is always been changed since day one. I've been here since 1955. I
729 used to go shooting up there, when they had pits with cars in them. I'd hate for the whole place
730 to turn into a pit, 'cause I think that'd be extremely detrimental. Somebody said there's 2100
31 residents. I'd love to find out how much taxes we are paying and multiply that out as opposed to
732 what this property might possibly bring to the Las Vegas area, let alone if Mr. Molasky wants to
733 make more money, he could wall off that back part of that property on Buffalo and build some
734 other residentials in there and probably make a little more coin. Thank you.

735

736 **CHAIRMAN TRUESDELL**

737 Thank you.

738

739 **AUDIENCE**

740 Disruptive applause.

741

CLV00168

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

742 **TODD FARLOW**

743 Thank you. Todd Farlow, 240 North 19th – Street. My thing is that these people bought their
744 houses because of the zoning. That's the first thing you look for when you – buy a house. In
745 order to change a zoning, I think that 100 percent of the neighbors should be on board on that or
746 it shouldn't be changed. That being said, this building would benefit me a lot.
747 Because right now, I have to hobble clear down there on West Sahara. But on that, I, if I
748 remember right, 20, 25 years ago, Mr. Molasky owned property in my neighborhood. And I'm
749 not on this terrorize, this terrorism bandwagon. I think it's all overblown. I would welcome a
750 building, this type of building in my neighborhood. And also, because we're going into, Las
751 Vegas is becoming a Metropolitan area, I think that all high-traffic, high-impact government
752 buildings should be located downtown in a central location, where all of your –

753

754 **AUDIENCE**

755 Disruptive applause.

756

757 **CHAIRMAN TRUESDELL**

758 Please.

759

760 **AUDIENCE**

761 Disruptive applause.

762

763 **TODD FARLOW**

764 – where all of your bus lines, future trams, what have you, all feed into that. And I would ask
765 Dr. Lazovich to go back to Mr. Molasky and if he still owns property in my area, to move this
766 downtown because we would welcome. But one other thing, the other problem I had with this is
767 that building is just plain ugly. And I mean that's all there's, really, I'm serious. That building
768 is just plain ugly. So I mean, if he does come to our area, which I hope he does, I hope he comes
769 up with a better looking building. Thank you.

770

CLV00169

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

771 **CHAIRMAN TRUESDELL**

772 Thank you.

773

774 **AUDIENCE**

775 Disruptive applause.

776

777 **FRANK SPOSATO**

778 Hi. Let's do that again. My name is Frank Sposato. I own property on 1500 Marbella Ridge

779 Court. I can, be able to see this building from my house. I just recently purchased this property

780 and I'm building a, my home there. Part of the reason that I chose this area was because of its

781 residential nature. I followed what the Commission and what the City has done in the past with

782 applications that have been before the Board, to go with this office type of zoning. It's been shot

783 down in the past. I've watched the market for several years and decided this area was a good

784 place for me to build my home. Now, it's going to be changed.

785 I'm going to be selfish here. Somebody's going to be, is going to benefit financially if that

786 happens. What happens on the other end? How do I get compensated for my loss in property

787 value because now the area isn't totally residential. I've paid top dollar for a building lot in what

788 is supposed to be and supposed to remain a residential area. And now it's going to change. I

39 want to know who's going to compensate me. Thank you.

790

791 **CHAIRMAN TRUESDELL**

792 Thank you.

793

794 **AUDIENCE**

795 Disruptive applause.

796

797 **JUANITA CLARK**

798 Juanita Clark and I'm representing my neighborhood group of Charleston Neighborhood

799 Preservation. Our western boundary is Buffalo and to set a precedent of placing such a zoning

CLV00170

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

800 change and placing such a – huge impact federal building in a residential area is, it is horrendous.
801 We want to preserve the livability of our neighborhoods. Right now, our particular
802 neighborhood is fighting a psychiatric hospital wanting – to be put in there. So, I would say to
803 you folks that, beware, today Social Security building, tomorrow a psychiatric facility. So
804 preserve the livability of our neighborhood. Las Vegas is a place where people live. We're the
805 taxpaying base of the State and you want us to stay here. Thank you.

806

807 **AUDIENCE**

808 Disruptive applause.

809

810 **CHAIRMAN TRUESDELL**

811 Thank you.

812

813 **SUSAN SAVALA**

814 My name is Susan Savala, 1913 Eliminator Drive. I'm with the Torrey Pines-Oakey Central
815 Neighborhood Association. I'd like to tell you that there's several associations involved in this.
816 We've decided that we will all come together and become a community rather than just a
817 neighborhood.

818 We were asked to get involved in this. I have watched this thing come back year after year after
819 year for the last eight years. I don't understand why people just keep coming in and wanting to
820 put – things here that don't belong there. It's zoned residential. It should stay residential. When
821 they say that they – won't make any money or no one will live on that property if they build
822 residential, I don't agree. There are developers now who are buying up industrial property to
823 build residential in the future. If you build on this property and they build residential, I believe
824 that people will buy there. And so we just ask that you keep it residential. Thank you.

825

826 **CHAIRMAN TRUESDELL**

827 Thank you.

828

CLV00171

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

829 **AUDIENCE**

830 Disruptive applause.

831

832 **CHAIRMAN TRUESDELL**

833 Anybody else wishing to speak on this item, please come forward. Seeing no one, we'll close
834 the public hearing.

835

836 **KYLE WALTON**

37 Mr. Chairman, just as an aside, one of the people that came up asked about parking. There, the
838 plan shows that they were submitted to us. This shows that there is amp, more than sufficient
839 parking planned for their site.

840

841 **CHAIRMAN TRUESDELL**

842 Okay. Give you a few minutes to respond, Ms. Lazovich.

843

844 **MARGO WHEELER**

845 And if I may, just one other thing for the record, we needed to note that there were 800, 1882
846 notices mailed for this item.

17

848 **DAVID CLAPSADDLE**

849 And - in your backup there is a map showing the two-mile radius that was done for the
850 notification of this project.

851

852 **CHAIRMAN TRUESDELL**

853 Thank you.

854

855 **JENNIFER LAZOVICH**

856 Thank you. Jennifer Lazovich again, on behalf of the applicant. Actually to answer the
857 speaker's question a little bit more specifically, the question was would there be sufficient

CLV00172

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

858 parking without the vacation of Del Rey. The site plan before you was actually done and the
859 parking calculations were done without va, Del Rey being vacated. We have submitted the
860 application to vacate Del Rey specifically for the purpose of not or stopping any traffic going
861 into the neighborhood that's east of our site. It has nothing to do with wanting to add more
862 parking or not add more parking. That is sufficient with what is before you tonight. It just
863 entirely has to do with not wanting to put any parking into the community and ensure that all of
864 the traffic that this site might generate stays on Buffalo Drive.

865 On the same vein as Buffalo Drive and the customers, and I heard a lot of comments about bus
866 routes. This might need to be a bus route, add a bus route. I can tell you that buses do travel up
867 here. There is a stop right at Buffalo and Charleston, both on the south and north side, basically
868 east and west of the intersection. So, not very far from this site there is two bus stops that go in
869 either direction, for those kinds of comments.

870 As far as this single-tenant use is before you tonight, it is a single tenant. The hours of operation
871 are 9 to 4, entirely. They, that is when they would be open to close. Now the employees could
872 arrive at 8, they probably depart at 5. But the hours that are open to the public are 9 to 4 and that
873 is all.

874

875 **CHAIRMAN TRUESDELL**

876 Ma'am, the --

877

878 **UNIDENTIFIED FEMALE SPEAKER**

879 I have an --

880

881 **AUDIENCE**

882 Disruptive comments.

883

884 **CHAIRMAN TRUESDELL**

885 Plea --

886

CLV00173

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

887 **UNIDENTIFIED FEMALE SPEAKER**

888 It's about whether or not the parking is based on office or whether it's based on what a Social
889 Security would be using; that's what I need to know.

890

891 **CHAIRMAN TRUESDELL**

892 Okay. Thank you. Please. Staff, our calculations are based on the office use; right?

893

894 **DAVID CLAPSADDLE**

95 That's correct. There's a standard calculation used for office. In your backup, I believe the
896 number of parking spaces needed is a hundred, is 168. That's based on both the office and
897 limited accessory retail component of the building and they are providing 236 spaces, and that's
898 in your record as well.

899

900 **CHAIRMAN TRUESDELL**

901 Thank you.

902

903 **JENNIFER LAZOVICH**

904 And just to expand on that slightly. The other location on West Sahara, if none of you have been
95 there, it's actually a building behind several other office buildings. So parking is difficult, but
906 it's parking that is shared with several other office buildings. There's no parking that's
907 specifically, you know, set aside for the Social Security building. Again, with this being a single
908 tenant use, we do have sufficient parking. We've actually exceeded the parking calculations just
909 so that we would have enough parking on this site.

910 As one of the speakers pointed out, whether this is accurate or not I don't know, but he'd
911 indicated that there are 35,000 cars per day on Buffalo. This is not an appropriate place for
912 home, for a home to backup to Buffalo. On a hundred-foot right-of-way, when there are two
913 lanes of traffic in each direction. And immediately in front of this site, there's a median that
914 separates that. Therefore, there's not people that are crossing right in this location to go to the
915 park. They need to, or I would hope, certainly hope go to a crosswalk either down on Oakley or

CLV00174

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

916 on Charleston. But in this location, if it is true that there are 35,000 cars per day, I would submit
917 to you that an office use is an appropriate transition between that amount of volume of cars to
918 our use. Again, we do not back up to any homes, to the BLM land that is behind us and the
919 multi-family that is over here to the side of us. This is not spot zoning. Your staff doesn't think
920 it's spot zoning. Otherwise I don't think they would have recommended approval on all of these
921 applications. With that I would be happy to answer any questions.

922

923 **CHAIRMAN TRUESDELL**

924 Thank you. Commissioners? Commissioner Goynes?

925

926 **COMMISSIONER GOYNES**

927 Mr. Chairman, just a couple questions. I just wanted to ask staff a couple questions, try to give
928 us a little Planning one-on-one, 101 here. Can you talk a little bit about what staff looks at when
929 they want to transition a piece of property, especially where – you've stated that this is a – good
930 piece to transition with the buffer. Can you speak a little bit about what – from a planner's
931 perspective, and I don't know if I want to say from your own personal perspective but from a
932 collective group, from planners, can you go over what you guys looked at from a trend,
933 definition of transition?

934

935 **KYLE WALTON**

936 Like already been said, you get Buffalo that's got a substantial amount of traffic on it. So if you
937 put an office use between that much traffic and the residential that's approximately 300 feet from
938 there, so you got basically a 300-foot space that's only going to be used a short amount of time
939 for each day. Contrast or commercial use, as you know, it could be 24-hours. So, instead of
940 having 330 feet of commercial that could be a 24-hour use, we propose this idea where you take
941 and only put a use that'd be used on a very short amount time of the day and only frequented by
942 those people that have the specific need to be there. That's the kind of transition we look for
943 when we, elsewhere when we've used office as a transition. That's really the concept, because
944 there's limited amount of time that's being used, so you can control the people that are going to

CLV00175

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

945 be there. The types or uses are extremely limited, contrast to the broad spectrum type uses that
946 you can have in a service commercial. That's the kind of buffering we think about.

947

948 **COMMISSIONER GOYNES**

949 Okay.

950

951 **DAVID CLAPSADDLE**

952 The only thing I would add to that, too, Commissioner Goynes, would be the location of this
53 property. It directly abuts the more intense uses along Charleston. Some of the previous
954 applications we, we've had included the southeast corner of that intersection which we did not
955 agree with, which we have never recommended approval of. So here, I think location's another
956 part of it. You do transition from directly, from those more intense uses along Charleston to
957 office to residential. You're not skipping this piece to the southeast corner of this site, which
958 we've had in previous applications. If this involved the southeast corner of the intersection, I
959 don't think we would be approving that. But with this – parcel, it really is a transition between
960 more intense uses and residential uses – to the south. Plus, it directly abuts, across the street,
961 from a heavily used park. The driveway to that park, the access to it, is directly across the street
962 from the – hundred-foot right-of-way. It's not kitty-corner, it's not on the other side of the
53 intersection. So, I think there is a direct correlation there as well.

964 Finally, the only thing I would add is that this is office, which we, Kyle did a great job telling
965 you that that is a, that we have advertised and have done as a buffer. If this were commercial
966 uses, we would not say it's a transition and we would not say it's – a proper transition. But being
967 office, with a more limited uses in office, less traffic, less lighting, less noise than what you get
968 in typical commercial uses, that's another reason, that's another thing that we do look at with this
969 type of application. I hope that answers your question.

970

971 **COMMISSIONER GOYNES**

972 Right. So commercial use is a little bit too intense, office is a use that is compatible and is well
973 limited in its scope of hours. Ideally if you could get somebody in there with – residential, with

CLV00176

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

974 what's zoned. Let me ask you from a planning standpoint, if you went in there with some
975 homes, that maybe one to the half acre or something in there, is that something that from a
976 planning perspective fits that transition as you go down Buffalo?

977

978 **AUDIENCE**

979 Disruptive comments.

980

981 **DAVID CLAPSADDLE**

982 Well, I think -- I --

983

984 **CHAIRMAN TRUESDELL**

985 Please.

986

987 **AUDIENCE**

988 Disruptive comments.

989

990 **COMMISSIONER GOYNES**

991 I realize what's already there. I'm just asking staff a question.

992

993 **DAVID CLAPSADDLE**

994 I would just say what we look at is what's changed. Buffalo Drive's now a hundred-foot right-
995 of-way.

996

997 **UNIDENTIFIED FEMALE SPEAKER FROM AUDIENCE**

998 It always has been.

999

1000 **CHAIRMAN TRUESDELL**

1001 Please. No.

1002

CLV00177

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

1003 **DAVID CLAPSADDLE**

1004 And – I would say that's another thing we would look at. I – would say that's something that we
1005 do – look at, is well, what has changed out there. And I think that right-of-way width has
1006 changed. I think the intensity of the park has made this an area where, that it suitable for office.
1007 And that's the only thing I would add to that.

1008

1009 **COMMISSIONER GOYNES**

1010 Okay.

11

1012 **DAVID CLAPSADDLE**

1013 If we had a residential application before us, we would evaluate it and give you a
1014 recommendation. We don't have that. And so, what we had to look at was the application
1015 before you this evening.

1016

1017 **COMMISSIONER GOYNES**

1018 Okay. Another question I had was on spot zoning. We talked a little about transitioning now
1019 and when we talk about spot zoning, from your staff's perspective, does this constitute any type
1020 of spot zoning, if we went to office and, let's just say for the sake of it, people are anticipating
21 that if this particular site is – granted this designation, that it's only going to set a precedence on
1022 down to, I think one gentleman said I think it's 20 acres or something to be developed. Take a
1023 hypothetical, if it goes to office and it does take off all the way down to the rest of those
1024 undeveloped spots, if you look at that as a whole from an aerial view, would that be a spot
1025 zoning?

1026

1027 **DAVID CLAPSADDLE**

1028 I'd say the application before you tonight is – not spot zoning. In – our –

1029

1030 **AUDIENCE**

1031 Disruptive comments.

CLV00178

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

1032

1033 **CHAIRMAN TRUESDELL**

1034 Please. Enough.

1035

1036 **COMMISSIONER GOYNES**

1037 Please, please, ladies and gentlemen. We cannot have these outbursts. We're -- trying to discuss
1038 it in an open forum. We're trying to do it as adults and we'll get a resolution. We're just
1039 covering all the bases. We're creating a record and this is for your benefit. So please just absorb
1040 it and let us get through the process. Thank you.

1041

1042 **DAVID CLAPSADDLE**

1043 Our -- reports specifically states policies of the plan that are supported by this application. How
1044 we look at transition, where we look at putting office, how we look at infill sites. Whether you
1045 want to call this an infill site, we talk about that in the report. That's something that -- could be
1046 discussed. Spot zoning is where you have a use that would not normally be placed in an area that
1047 is -- not supported by policies of the plan. The previous application we had, that, for the one that
1048 we held to be trailed, that is a classic example, I think, of more spot zoning.

1049

1050 **COMMISSIONER GOYNES**

1051 Right.

1052

1053 **DAVID CLAPSADDLE**

1054 Where you have a -- C-2 use going in an area where there is no other C-2 uses. You have uses
1055 introduced in an area that are not supported by policies of the plan. And I would say that this is
1056 not the case here. We've carefully identified policies of the plan that support this application.
1057 You -- can look at the use across the street for the park. You can look at the use along --
1058 Charleston and I think clearly identify that this is a -- transitional piece of property and a proper
1059 transition from commercial, office to residential. That's all I have to say on that.

1060

CLV00179

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

1061 **COMMISSIONER GOYNES**

1062 Okay.

1063

1064 **DAVID CLAPSADDLE**

1065 I – get their, and again, I hope that answers your question.

1066

1067 **COMMISSIONER GOYNES**

1068 Right. It does and, Mike, I think I may have answered my own question but I'm going to throw
59 the last, this last question out. A lot of people went back to two years ago where this whole
1070 process seemed to be the whole different way, where staff came out and denied the use, and now
1071 seems to be, is that because of what you just said, how the area has changed in the last two years,
1072 with the – is that the reason why it's now, seems to be approval?

1073

1074 **DAVID CLAPSADDLE**

1075 I – would say that's part of it and Kyle can jump in as well, but I – would, also say again the
1076 location's different. I – want to believe that – prior applications have had the southeast corner of
1077 that intersection. That, this one does not. And I think that's a different animal. And what I was
1078 going to add to my – other response was that I think because you do this, if you would see, if this
79 would be approved, I don't think that necessarily opens up the east or west part of Buffalo to
1080 strip commercial. I don't think you need to do that. If you look at –

1081

1082 **AUDIENCE**

1083 Disruptive comments.

1084

1085 **DAVID CLAPSADDLE**

1086 – every application based on its merits, every application is based upon what is that application
1087 doing? What is it asking for? And each one is based on an individual – criteria. Because each
1088 one is different. So, here I would – think that should this be approved, I don't think that
1089 necessarily means you would have to approve the southeast corner of the intersection. I don't

CLV00180

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

1090 think it necessarily means that you have to ever go commercial and not vary from office. I don't
1091 think it means that you have to look at strip commercial up and down Buffalo. I don't think it
1092 means that at all. You're looking at this property. You've got a specific use, you have a specific
1093 site plan. You're looking at it in its entirety and you know exactly what is going to go on that
1094 property and if anything varies from that, you can certainly consider that at another public
1095 hearing, Commissioner Goynes.

1096

1097 **COMMISSIONER GOYNES**

1098 Thank you very much. And I hope that hap, helped the audience a little bit, to try to – let you see
1099 it from a planner's perspective, whether you agree to it or not and some of the criteria that they
1100 use. One gentleman, Mr. Williams, I think is it Biff Williams, had mentioned once this building
1101 comes, that means public transportation has to come. That's not necessarily the case. I'm the
1102 Customer Service Manager for ATC CAT Bus, which operates the CAT bus system, and just
1103 because there's a Social Security building doesn't mean we're going to put a bus stop. Now the
1104 Regional Transportation Commission and Planning Department look at, just like the planner
1105 said, that look at the widths of the street and the traffic count and what determines to have a bus
1106 there. Right now, we have tons of requests for a bus to go north and – south up and down
1107 Buffalo. It's just that the Regional Transportation Commission doesn't have enough buses to put
1108 out there and as we go further west, we're getting the demand for bus transportation. So you – in
1109 the future, near future, you're going to see coaches going north and south up and down Buffalo.
1110 That concludes all of my questions. Thank you very much.

1111

1112 **CHAIRMAN TRUESDELL**

1113 Commissioner Davenport?

1114

1115 **COMMISSIONER DAVENPORT**

1116 I have a question for Public Works. I know we have, I've heard the figures before on Sahara, as
1117 far as traffic flow. Do we have a traffic flow on Buffalo? I mean, they've been throwing around
1118 35,000 tonight –

CLV00181

PLANNING COMMISSION MEETING OF
November 20, 2003

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

1119

1120 **DAVID GUERRA**

1121 35,000 is approximately the number of daily trips we have on this stretch of Buffalo.

1122

1123 **COMMISSIONER DAVENPORT**

1124 Okay. Thank you. And – then my other question is – this is transition, what's it transitioning

1125 from would be my question? We have apartments next door which are –

1126

27 **AUDIENCE**

1128 Disruptive applause.

1129

1130 **CHAIRMAN TRUESDELL**

1131 Please.

1132

1133 **COMMISSIONER DAVENPORT**

1134 – which are transport, transitionist (sic) from the commercial already on Charleston and we have

1135 a park across the street, so my question would be why are we looking at it as a transition lot?

1136

37 **DAVID CLAPSADDLE**

1138 Again, I think if it's commercial, we would not look at it as transition, as being a proper

1139 transition. I think a single-story office, we – I – can't cite specific examples, but it is not unusual

1140 for us to have applications for office that abuts single-family or multi-family or commercial or

1141 go between multi-family and commercial to a single-family, to single-family homes. I – don't

1142 think it's that unusual an occurrence.

1143

1144 **COMMISSIONER DAVENPORT**

1145 Okay.

1146

CLV00182

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

1147 **JENNIFER LAZOVICH**

1148 Mr. Chairman, can I add onto that?

1149

1150 **CHAIRMAN TRUESDELL**

1151 Yes.

1152

1153 **JENNIFER LAZOVICH**

1154 Thank you. In our experience, we've often see that you go from a higher intense use, which is
1155 commercial, and then you -- transition down. Hence the idea of transitional zoning.

1156

1157 **DAVID CLAPSADDLE**

1158 Right.

1159

1160 **JENNIFER LAZOVICH**

1161 In this particular case, when you're on Charleston, you have the commercial uses that are across
1162 on the northeast corner of Charleston. Then you get to the multi-family, which is considered
1163 obviously a higher intense use than in our experience office and certainly higher intense than
1164 homes. So when you're transitioning down, you're looking at commercial, multi-family,
1165 apartments in this case, and then office and then you would usually see homes. And you
1166 certainly have homes farther away from us in this particular location. But I think that that is one
1167 way to look at the transition, as you come from a commercial, multi-family to office. Certainly
1168 my argument was also that it's a transition between the volume, the sheer volume as your Public
1169 Works office stated, of traffic on Buffalo to office to BLM land, in this particular case, and then
1170 to the homes. So I think there's transition coming both ways.

1171

1172 **COMMISSIONER DAVENPORT**

1173 Yeah, but it would be unusual, for me anyway, seem unusual to go from residential, even high
1174 volume, to an office commercial and then back to residential.

1175

CLV00183

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

1176 **AUDIENCE**

1177 Disruptive applause.

1178

1179 **COMMISSIONER DAVENPORT**

1180 I mean, if we're going to transition, it seems like it should be commercial, maybe high density,

1181 then lower density, lower density. That would be a transition, in my opinion. And that's where

1182 I'm having the difficulty.

1183

34 **AUDIENCE**

1185 Disruptive applause.

1186

1187 **COMMISSIONER DAVENPORT**

1188 The other question is I believe these -- two lots are owned by the -- same party as the other two

1189 lots directly south of there; correct?

1190

1191 **UNIDENTIFIED FEMALE SPEAKER FROM AUDIENCE**

1192 Yes.

1193

14 **COMMISSIONER DAVENPORT**

1195 This is the same person.

1196

1197 **JENNIFER LAZOVICH**

1198 I, yeah, I can't answer that. I don't know. To the -- lots to the south. What I know is the

1199 application that I'm here before representing. I'm sorry, I just don't have that information in

1200 front of me.

1201

1202 **COMMISSIONER DAVENPORT**

1203 Well, I was just curious, 'cause I have a copy of the CC&Rs and in those two lots they put a

1204 restriction of 10,000 square foot, 10,989 square foot per lot. Yet on this particular lot he's trying

CLV00184

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

1205 to go 38,000 square feet, which is another 30 percent more than he's proposing he would do on
1206 those other two lots.

1207

1208 **JENNIFER LAZOVICH**

1209 I can't respond to that.

1210

1211 **COMMISSIONER DAVENPORT**

1212 Okay. Thank you.

1213

1214 **CHAIRMAN TRUESDELL**

1215 Commissioner Evans, any comments?

1216

1217 **COMMISSIONER EVANS**

1218 Just a - question on the site plan, please. Your site plan calls for a - waiver to the development
1219 standards of, for reflective glass. And has the, in the staff report, in conditions of, is subject to
1220 approval. Condition Number 3, it says a waiver allowing use to regulate glass is approved. Does
1221 that mean that we are concerned about the reflective glass in that we're recommending denial of
1222 that on a site plan?

1223

1224 **DAVID CLAPSADDLE**

1225 One is that instead of the State to regulate glass, that should be reflective glass. So that's
1226 something that is part of the application, whether you think that's appropriate or not to allow
1227 them to use reflective glass.

1228

1229 **COMMISSIONER EVANS**

1230 Has there been any study to determine the direction of the sun and the - positioning in the traffic
1231 and the orientation of the building, and whether or not that will create any glare or traffic issues
1232 at certain times of the day? Either Ms. Lazovich or our staff?

1233

CLV00185

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

1234 **DAVID CLAPSADDLE**

1235 I, I'm, am not aware of any on – staff's side. If that – is a concern for reflective glass, clearly
1236 that condition can be removed.

1237

1238 **CHAIRMAN TRUESDELL**

1239 Yeah. Excuse me. The – public hearing's closed. We're going to, we're – just want to – It is
1240 closed. Thank you.

1241

42 **AUDIENCE**

1243 Disruptive comments.

1244

1245 **UNIDENTIFIED MALE SPEAKER FROM AUDIENCE**

1246 – the master plan, you spoke about planning, there's a master plan already.

1247

1248 **COMMISSIONER EVANS**

1249 I – guess I have no further questions with regard to that. Thank you.

1250

1251 **CHAIRMAN TRUESDELL**

52 Staff, we have a, when this plan came before, comes, when – I received this plan, there's a
1253 drainage easement, which is the Holmby Drainage Channel, or I guess a drainage easement, is
1254 this property being raised up to drain to Buffalo or is this below grade or, I'm trying to get a feel
1255 for the overall height for, of, as this relates to the street. I understand what the applicant has
1256 given us, but I –

1257

1258 **GINA VENGLASS**

1259 Yeah, we don't have that information as this time, what they're proposing for grading.

1260

1261 **CHAIRMAN TRUESDELL**

1262 Do you have –

CLV00186

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

1263

1264 **GINA VENGLASS**

1265 A drainage study is required.

1266

1267 **CHAIRMAN TRUESDELL**

1268 All right. Ms. Lazovich, do you have any idea whether this, the building is above grade? I, the
1269 property right now slopes to the east and I – think, working with the contours does something to
1270 make this a more palatable building. I'm not sure about some of the other questions we've got,
1271 but that, that's a question I – think is important. Because, you know, building a building up just
1272 to drain to – Buffalo creates a much higher view from any of the buildings to the east.

1273 With regards to this transition, and we have master plan, we have a, the community master plan,
1274 we have the Centennial Hills Master Plan, and O (Office) has always been the required or
1275 preferred buffering or transition from residential to major arterials in the Centennial Hills Plan. I
1276 understand the neighbors' concerns about traffic, concerns about this, the, your neighborhood,
1277 but Buffalo's a hundred-foot arterial. It is designed to be a major north/south arterial to the
1278 freeway off ramp, all the way south to the Beltway.

1279

1280 **UNIDENTIFIED MALE SPEAKER FROM AUDIENCE**

1281 Wrong (inaudible)

1282

1283 **AUDIENCE**

1284 Disruptive comments.

1285

1286 **CHAIRMAN TRUESDELL**

1287 Believe me, I – with – regards to the proposed use, it's an office use. I – quite honestly could
1288 care less if the applicant, or if the people that visit this building speak 15 different languages,
1289 that's part of our freedoms here. And I – really think that's an inappropriate comment that was
1290 made earlier with regards to that issue. But this site has parking. When the developer did the
1291 site on Sahara, their whole thing with the Social Security, there was no parking in the thing.

CLV00187

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

1292 They had to come back in and create parking and do some other things. This developer's trying
1293 to bring a building. If we cluster all of these services in downtown Las Vegas, I personally
1294 would love it. But the reality is our traffic will get worse if everybody has to go downtown for
1295 everything. We need --

1296

1297 **AUDIENCE**

1298 Disruptive comments.

1299

1300 **CHAIRMAN TRUESDELL**

1301 We need to have services, the County, the State, we have several State representatives here, that
1302 have constantly promoted putting services in the neighborhoods close to the people that they
1303 serve. And I can't --

1304

1305 **AUDIENCE**

1306 Disruptive comments.

1307

1308 **CHAIRMAN TRUESDELL**

1309 You have a major arterial and we have apartments to the north of this. We have two-story office
1310 building adjacent to the park. I understand the impact here and I understand what your concerns
1311 are but --

1312

1313 **AUDIENCE**

1314 Disruptive comments.

1315

1316 **CHAIRMAN TRUESDELL**

1317 -- staff has brought forward a -- lot of appropriate items based on our map, our planning process.

1318

1319 **UNIDENTIFIED MALE SPEAKER FROM AUDIENCE**

1320 Check the opinion of the neighbors (inaudible)

CLV00188

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

1321

1322 **AUDIENCE**

1323 Disruptive comments.

1324

1325 **COMMISSIONER EVANS**

1326 Excuse me, Mr. Chairman --

1327

1328 **CHAIRMAN TRUESDELL**

1329 If -- we --

1330

1331 **COMMISSIONER EVAN**

1332 Mr. Chairman, I'm going to say one thing. I participated in over 2500 votes since my service on
1333 this Commission. I have never ever seen a group of more rude and disrespectful people of this
1334 process.

1335

1336 **UNIDENTIFIED MALE SPEAKER FROM AUDIENCE**

1337 We've never been ignored like this before.

1338

1339 **AUDIENCE**

1340 Disruptive comments.

1341

1342 **CHAIRMAN TRUESDELL**

1343 Then (inaudible) Sir, enough. You can leave at this point in time. Thank you.

1344

1345 **UNIDENTIFIED MALE SPEAKER FROM AUDIENCE**

1346 I'm leaving. You're bought and paid for and I'm leaving.

1347

1348 **AUDIENCE**

1349 Disruptive comments and applause.

CLV00189

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

1350

1351 **CHAIRMAN TRUESDELL**

1352 Let's, and if there are no other questions?

1353

1354 **AUDIENCE**

1355 Disruptive comments.

1356

1357 **COMMISSIONER GOYNES**

58 Mr. Chairman, I did, I had a couple of questions. Mr. Chairman, I had a couple questions.

1359

1360 **CHAIRMAN TRUESDELL**

1361 Yes, Mr. Goynes.

1362

1363 **COMMISSIONER GOYNES**

1364 I wanted to ask Miss Lagivich about, Miss Lazovich about the, is this -- the primary Social

1365 Security building for Las Vegas or is this just one of several that are spread out throughout the

1366 community, so that there's not one place where it drives everybody?

1367

58 **JENNIFER LAZOVICH**

1369 There -- are three here in the Valley currently. This is a relocation of one of them. One is in

1370 North Las Vegas, one is in Henderson and then the existing one right now is on West Sahara. So

1371 this is relocating the West Sahara one to this location. The other locations in North Las Vegas

1372 and Henderson remain where they are to service that area of town.

1373

1374 **COMMISSIONER GOYNES**

1375 Okay. Some people were talking about the security of the building and the fact that the

1376 terrorists, can you speak about how this building is going to be secured? If there are going to be

1377 armed guards, if it's going to be a 24-hour facility, if it's a facility that's bomb proof or can you

1378 just go into a little bit about the -- structure of the building itself?

CLV00190

PLANNING COMMISSION MEETING OF

November 20, 2003

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

1379

1380 **JENNIFER LAZOVICH**

1381 What I can tell you from the structure of the building is the way that we've designed the site
1382 plan, the 50-foot setbacks are a requirement from the federal government. With respect to
1383 whether or not there would be security personnel on the inside, that would be an operation of the
1384 government or the GSA to put someone in there should they so choose. As far as it being a 24-
1385 hour use, absolutely not. It is a Monday through Friday use. Again the hours would be 9 to 4.
1386 As you know, they never work on weekends and never on holidays. So there are a substantial
1387 number of days where the building will not have any occupants, thereby reducing any traffic to
1388 this particular location. So, hopefully that answers your question.

1389

1390 **COMMISSIONER GOYNES**

1391 Okay. Very good. That answered my questions and, God, you all talk about Social Security
1392 buildings, boy, I wish all, you all would come visit me at Ward 5 on - Owens Avenue where we
1393 got Welfare, Welfare, this fare, airfare, we got all the government buildings right in our -
1394 neighborhood. Our - town is growing. Whether this is the right site or not, I think you're, in all
1395 districts in Las Vegas you're going to start seeing some type of government buildings just
1396 because of the way the growth of the nature of this Valley is. And - the one lady, I agree with
1397 the Chairman, that made the comment, I take real exception to that, being African-American and
1398 so many times people like to point out that their scared to go somewhere because they see a
1399 bunch of - black folks. Whether you be Mexican, whatever, like - you preach, you come across
1400 that New York bay and by the Statute of Liberty, we're all immigrants coming in here. And we
1401 going have to be here and get along. And I think that's exception, that comment was way out of
1402 line. Thank you.

1403

1404 **AUDIENCE**

1405 Disruptive applause.

1406

CLV00191

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

1407 **COMMISSIONER DAVENPORT**

1408 Mr. –

1409

1410 **CHAIRMAN TRUESDELL**

1411 Commissioner Davenport.

1412

1413 **COMMISSIONER DAVENPORT**

1414 I would, I have problems with the site, to be honest with you. I mean, to me, I would think that
15 this would be something we would put in a more established area, to give service to the cust, to
1416 the customers or the – citizens rather than putting it here, where it is a transition. And whether
1417 there's bus service or not, I was originally told there wasn't bus service up there. Which means
1418 that whoever's going to get there has gotta drive there.

1419

1420 **COMMISSIONER GOYNES**

1421 Well, not necessarily, Commissioner Davenport. The – Route 206 runs east and west from – the
1422 east end of Las Vegas, the 206 runs all the way from like Treeline and – it goes all the way west,
1423 all the way up. So there is a stop up Charleston to the north, on – Charleston. So if you go up
1424 Charleston and cross Buffalo to the north, there is a bus stop as well if – you come back down
25 east, there will be one on the south side of Charleston. Now you can access this from Sahara,
1426 which is the 204 route, which runs up west and you do have a stop after it crosses Buffalo. We
1427 have another route that is the 808 which runs up Oakey, but it only runs up to, I believe, right
1428 around Rainbow and then it turns and goes back down east. So, no matter where this – is located
1429 in other – facilities, our transit system gives you accessibility to these – uses. And that's
1430 something we're trying to improve on and, improve on as a system as well. To be able to have
1431 that accessibility.

1432 But people can get to and from this pretty easily and – one of the advantages if it does go in here
1433 is that your traffic flow, expressly that pedestrian traffic flow would be more apt to take the bus
1434 and get off on the Charleston/Buffalo rather than get off on Sahara and Buffalo and walk south
1435 down Buffalo to try to get to the building. So much of your pedestrian traffic I think will be

CLV00192

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

1436 driven kind of catty-corner to that Buffalo/Charleston stop. And I think that would be – a plus to
1437 mitigate any pedestrian traffic going in and out of the neighborhood.

1438

1439 **COMMISSIONER DAVENPORT**

1440 Okay. But I was given misinformation then by you, because you said that there was no bus
1441 service. But –

1442

1443 **COMMISSIONER GOYNES**

1444 We were unaw –

1445

1446 **COMMISSIONER DAVENPORT**

1447 I still, I would like to finish my comments. I believe I have the floor. I still would say then that
1448 you're going to have all these clients walking along Buffalo, with 3500, 35,000 cars a day
1449 running down the sidewalk, up and down the street. And I think that we could pick a better area
1450 to put this in than to put it up there, which is calling for a transition area. So –

1451

1452 **CHAIRMAN TRUESDELL**

1453 Commissioner Davenport, I guess I'm confused. We have 35,000 cars but it's okay to have a
1454 park and let our kids cross there, but it's not okay to have social services for our community?
1455 I'm –

1456

1457 **UNIDENTIFIED FEMALE SPEAKER FROM AUDIENCE**

1458 It's commuter traffic.

1459

1460 **CHAIRMAN TRUESDELL**

1461 I – don't understand the reasoning. I understand the reasoning of having planned areas where we
1462 – blend the uses; Summerlin, West Las Vegas, North Las Vegas, Henderson, Green Valley; all
1463 these communities are wrestling with bringing services closer to the people that are using it and
1464 everybody here may not say they use the Social Security, but God forbid you ever, you don't

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

1465 have to go there and deal with them at all. But if you do, you want to have some availability to
1466 services. We have availability of mass transit here because this City is trying to be responsive,
1467 as a community, as a whole. But we've got parks. We're trying to put everything we can where
1468 these services are needed. And you've got retail directly cattycorner from this site. You've got a
1469 park that generates a significant amount of that traffic, from people playing ball, at -- all hours of
1470 the day. And this building is going to only be occupied 8 to 4 or 8 to 5. It is --

1471

1472 **UNIDENTIFIED FEMALE SPEAKER FROM AUDIENCE**

73 Yeah, what about when they close? Like they did on Sahara.

1474

1475 **CHAIRMAN TRUESDELL**

1476 Can I, please. Let me make my comments. You had a chance to make yours.

1477

1478 **UNIDENTIFIED FEMALE SPEAKER FROM AUDIENCE**

1479 You won't let us make any more.

1480

1481 **CHAIRMAN TRUESDELL**

1482 Thank you. Do you want to leave, please.

83

1484 **UNIDENTIFIED FEMALE SPEAKER FROM AUDIENCE**

1485 No, I want to see the vote.

1486

1487 **CHAIRMAN TRUESDELL**

1488 Then -- let's be quiet.

1489

1490 **UNIDENTIFIED FEMALE SPEAKER FROM AUDIENCE**

1491 Okay.

CLV00194

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

1492

1493 **CHAIRMAN TRUESDELL**

1494 I heard these same arguments years ago with regards to Quail Park on Rancho, a very integrated
1495 office project that has blended very well within that neighborhood, providing quality services.
1496 There's bus service there. There's medical there. And these are on major arterials. And I, one
1497 of the gentleman that spoke earlier talked about some - of the developments they've been
1498 involved with. Those projects in almost every case are adjacent to R-1 housing, not even R-E. I
1499 mean, I - just, I'm trying to understand how we can just, as a community, not care about
1500 providing services for anybody or having, it's - strictly I don't want it here but I, you know, you
1501 want it, you need it. Everybody's going to need these services. We're not getting any younger
1502 as a community. And these services are needed. And putting them closer to the community,
1503 closer to where we have clustering of services is much better than putting them all downtown
1504 and everybody has to spend two hours, you know, in a traffic nightmare to get downtown. We
1505 don't have that kind of community yet. But if we don't try to bring these services out of the core
1506 in some areas, we will - have those problems.

1507

1508 **UNIDENTIFIED MALE SPEAKER FROM AUDIENCE**

1509 Put it by your house.

1510

1511 **UNIDENTIFIED FEMALE SPEAKER FROM AUDIENCE**

1512 Yeah.

1513

1514 **AUDIENCE**

1515 Disruptive comments.

1516

1517 **CHAIRMAN TRUESDELL**

1518 Commissioners, let's -

1519

CLV00195

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

1520 **COMMISSIONER DAVENPORT**

1521 Would I be entitled to finish my comment now, that you interrupted? But you don't like the
1522 audiences interrupting?

1523

1524 **CHAIRMAN TRUESDELL**

1525 I think we're going to end the debate right now. Can we have a motion on this item?

1526

1527 **COMMISSIONER EVANS**

28 Mr. Chairman, I'd like Commissioner Davenport to conclude his remarks.

1529

1530 **UNIDENTIFIED FEMALE SPEAKER FROM AUDIENCE**

1531 Yes.

1532

1533 **CHAIRMAN TRUESDELL**

1534 Fine.

1535

1536 **COMMISSIONER EVANS**

1537 Mr. Davenport.

38

1539 **UNIDENTIFIED FEMALE SPEAKER FROM AUDIENCE**

1540 Yes.

1541

1542 **COMMISSIONER DAVENPORT**

1543 Well, I mean, since the audience was reprimanded for interrupting, I would have thought that
1544 would have been something the Chairman wouldn't have done. But I –

1545

1546 **COMMISSIONER GOYNES**

1547 Commissioner Davenport –

CLV00196

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

1548

1549 **COMMISSIONER DAVENPORT**

1550 – would like to say that (inaudible)

1551

1552 **COMMISSIONER GOYNES**

1553 Commissioner Davenport, as a sitting member of this Board for a number of years, let me
1554 explain something to you as a new member, what –

1555

1556 **COMMISSIONER DAVENPORT**

1557 Apparently I can't make a comment, I might as well leave.

1558

1559

1560 **COMMISSIONER GOYNES**

1561 – what you will always do –

1562

1563 **CHAIRMAN TRUESDELL**

1564 Please.

1565

1566 **COMMISSIONER GOYNES**

1567 Commissioner Davenport, what you will always do –

1568

1569 **COMMISSIONER EVANS**

1570 Please. Mr. Davenport – has the floor.

1571

1572 **AUDIENCE**

1573 Disruptive comment.

1574

CLV00197

PLANNING COMMISSION MEETING OF
November 20, 2003

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

1575 COMMISSIONER GOYNES

1576 Commissioner Davenport, what you will always do is respect the Chairman of this Board. Now

1577 -

1578

1579 AUDIENCE

1580 Disruptive comment.

1581

1582 COMMISSIONER GOYNES

83 Now you will have to do that. Mr. - Truesdell is the Chairman of this Board. He will yield this
1584 floor how he feels it to be yielded and we will respect that. And I've been sitting on this Board
1585 for 13 years and that's always how it's been and it should be that way tonight. And I think the
1586 Chairman has the floor and it is his will to direct this Board.

1587

1588 AUDIENCE

1589 Disruptive comments.

1590

1591 CHAIRMAN TRUESDELL

1592 Mr. Davenport, please complete your remarks.

83

1594 COMMISSIONER DAVENPORT

1595 Well, a point of protocol would be that when the floor was yielded to me, Commissioner
1596 Goynes, it is my floor and I have been yielded by the Chairman. Thereby, and I was not time
1597 limited, thereby I am constantly interrupted by you and I was interrupted by him and by the
1598 audience. And I take exception to that. I'm sorry. If I'm incorrect and I shouldn't do that and I
1599 shouldn't have an opinion, then why was I put on this Board. Okay.

1600

1601 COMMISSIONER EVANS

1602 I - would like you to - continue with your remarks, Commissioner Davenport.

1603

CLV00198

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

1604 **COMMISSIONER DAVENPORT**

1605 You know, I happen to remember a Commissioner that expressed some disappointment with the
1606 Chairman a while back. It's okay for him to express that opinion, but not me.

1607

1608 **AUDIENCE**

1609 Disruptive comments.

1610

1611 **CHAIRMAN TRUESDELL**

1612 Can we -- get on with what --

1613

1614 **COMMISSIONER DAVENPORT**

1615 My statement is is that I do not feel this is a proper use in this area and I will not support the
1616 motion.

1617

1618 **AUDIENCE**

1619 Disruptive comments and applause.

1620

1621 **CHAIRMAN TRUESDELL**

1622 Is there a motion?

1623

1624 **COMMISSIONER DAVENPORT**

1625 I will make a motion for denial.

1626

1627 **AUDIENCE**

1628 Disruptive applause.

1629

1630 **CHAIRMAN TRUESDELL**

1631 We are going to take the GPA and, if there is a motion for denial, a yes vote would be for that
1632 denial. Any other comments, questions? Please cast your vote. That motion fails. (Motion

CLV00199

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

1633 failed with TRUESDELL, GOYNES and EVANS voting NO, NIGRO abstaining because
1634 his father is partners with Mr. Molasky in another incomplete transaction and McSWAIN
1635 abstaining because her company is doing work for another company owned by the Molasky
1636 family.) Can we have a motion in the affirmative?

1637

1638 **COMMISSIONER GOYNES**

1639 Mr. Chairman, I'd like to make a motion on Item 8, GPA-2993, to follow staff
1640 recommendation for approval.

41

1642 **CHAIRMAN TRUESDELL**

1643 There is a motion for approval; yes vote would be for the approval. Please cast your vote. And
1644 that is approved. (Motion carried with DAVENPORT voting NO, NIGRO abstaining
1645 because his father is partners with Mr. Molasky in another incomplete transaction and
1646 McSWAIN abstaining because her company is doing work for another company owned by
1647 the Molasky family.) Mr. Scott?

1648

1649 **BRYAN SCOTT**

1650 But as you know, Chairman, if, a super majority's required for a GPA to pass. Therefore, this is
51 going to be tantamount to a denial, but this will go forward to the City Council.

1652

1653 **AUDIENCE**

1654 Disruptive applause.

1655

1656 **CHAIRMAN TRUESDELL**

1657 But, if we could please. If you would take your seats. There are several other items that we need
1658 to address at this point.

1659

1660 **DAVID CLAPSADDLE**

1661 Mr. Chairman, before everybody leaves you may, if it's inappropriate now, the --

CLV00200

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

1662

1663 **CHAIRMAN TRUESDELL**

1664 This, talk about this will be time certain when this goes before City Council, not to be heard
1665 before --

1666

1667 **MARGO WHEELER**

1668 Four.

1669

1670 **CHAIRMAN TRUESDELL**

1671 Four o'clock. So, you can make, be noticed and that will go on what date, Mr. Clapsaddle; make
1672 sure I've got this correct?

1673

1674 **DAVID CLAPSADDLE**

1675 12/17.

1676

1677 **CHAIRMAN TRUESDELL**

1678 December 17th.

1679

1680 **JENNIFER LAZOVICH**

1681 Thank you.

1682

1683 **BRYAN SCOTT**

1684 No, we do have three other items; correct?

1685

1686 **CHAIRMAN TRUESDELL**

1687 And we do have other items. If we could please have the audience quiet as we leave so we can
1688 take care of these other items. Item 9?

1689

CLV00201

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

1690 **MARGO WHEELER**

1691 Item 9.

1692

1693 **COMMISSIONER GOYNES**

1694 Mr. Chairman, move to follow staff's recommendation on Item 9, ZON-3176.

1695

1696 **CHAIRMAN TRUESDELL**

1697 There is a motion for approval on Item 9; yes vote would be for that approval. And that is

98 approved and that will go on to City Council also on 12/17. (Motion carried with

1699 **DAVENPORT** voting NO, **NIGRO** abstaining because his father is partners with Mr.

1700 **Molasky** in another incomplete transaction and **McSWAIN** abstaining because her

1701 company is doing work for another company owned by the **Molasky** family.)

1702

1703 **COMMISSIONER GOYNES**

1704 Mr. Chairman, move to follow staff's recommendation for approval on Item 10, VAC-3178,

1705 subject to all conditions, recommendation..

1706

1707 **CHAIRMAN TRUESDELL**

38 And that is a motion for approval. Any other comments? Please cast your vote. And that is

1709 approved and that will go on to City Council also on 12/17. (Motion carried with

1710 **DAVENPORT** voting NO, **NIGRO** abstaining because his father is partners with Mr.

1711 **Molasky** in another incomplete transaction and **McSWAIN** abstaining because her

1712 company is doing work for another company owned by the **Molasky** family.) Item 11?

1713

1714 **COMMISSIONER GOYNES**

1715 Mr. Chairman, move to follow staff's recommendation for approval of Item 11, SDR-3177,

1716 subject to all staff's condition and recommendation.

1717

CLV00202

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

1718 **GINA VENGLASS**

1719 Excuse me?

1720

1721 **DAVID CLAPSADDLE**

1722 Mr. Chairman, let me jump -- in very quickly on Condition No. 3, should you want to allow the
1723 use of reflective glass, it should say a waiver allowing use of reflective glass is approved.
1724 Should you feel that that's not appropriate, I would recommend deleting it.

1725

1726 **MARGO WHEELER**

1727 What number, I --

1728

1729 **COMMISSIONER GOYNES**

1730 Condition 3.

1731

1732 **DAVID CLAPSADDLE**

1733 Condition Number 3.

1734

1735 **CHAIRMAN TRUESDELL**

1736 Quick question. Are these windows recessed? I mean, if we can take a look at the elevations?

1737

1738 **JENNIFER LAZOVICH**

1739 Yes, they are and I will show you the elevation. It's kind of hard to see, but this, they are
1740 recessed. As you sit back, it goes from this color to this color and then the windows are set back
1741 in -- these areas.

1742

1743 **CHAIRMAN TRUESDELL**

1744 Okay.

CLV00203

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

1745

1746 **COMMISSIONER EVANS**

1747 Mr. Chairman, I would just ask that we ensure that there isn't a reflection that would – inhibit
1748 traffic or create a public safety issue. I – don't have a problem with it, as long as our staff can
1749 assure us that the – public safety isn't compromised by the use of the reflective glass.

1750

1751 **DAVID CLAPSADDLE**

1752 We, we've got that on the record and when that comes back in for permit, we will make sure
1753 your concerns are addressed.

1754

1755 **CHAIRMAN TRUESDELL**

1756 Okay, there is a – additional Condition 18. Is the, applicant seen that condition?

1757

1758 **JENNIFER LAZOVICH**

1759 The revised condition from Public Works, yes, we have.

1760

1761 **CHAIRMAN TRUESDELL**

1762 You're in agreement with that?

63

1764 **JENNIFER LAZOVICH**

1765 Yes, we are and I believe there's another change as well.

1766

1767 **CHAIRMAN TRUESDELL**

1768 And you're, and deleting Condition 15? That Public Works Condition?

1769

1770 **GINA VENGLASS**

1771 That is correct.

CLV00204

**PLANNING COMMISSION MEETING OF
November 20, 2003**

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

1772

1773 **JENNIFER LAZOVICH**

1774 That's correct.

1775

1776 **CHAIRMAN TRUESDELL**

1777 And the applicant's agreeable?

1778

1779 **JENNIFER LAZOVICH**

1780 Yes.

1781

1782 **CHAIRMAN TRUESDELL**

1783 Okay.

1784

1785 **COMMISSIONER GOYNES**

1786 So all those amendments inclusive in the motion for approval.

1787

1788 **CHAIRMAN TRUESDELL**

1789 There's a motion for approval. Any other comments? Please cast your vote. And that is
1790 approved and that will go onto City Council on December 17th. (Motion carried with

1791 **DAVENPORT** voting NO, **NIGRO** abstaining because his father is partners with Mr.

1792 **Molasky** in another incomplete transaction and **McSWAIN** abstaining because her

1793 company is doing work for another company owned by the **Molasky** family.)

1794

1795 **JENNIFER LAZOVICH**

1796 Thank you for your consideration.

1797

1798 **CHAIRMAN TRUESDELL**

1799 We are urged –

CLV00205

PLANNING COMMISSION MEETING OF

November 20, 2003

COMBINED VERBATIM TRANSCRIPT: ITEMS 8, 9, 10 AND 11

1800

1801 **BRYAN SCOTT**

1802 Mr. Chairman? I'm sorry. I'm sorry. If we could have the record com, reflect Commissioner

1803 Nigro and Commissioner McSwain's abstentions on all those items. Excellent.

1804

1805 **CHAIRMAN TRUESDELL**

1806 Yes. Thank you.

1807 **(END OF DISCUSSION)**

08 /vwd:da

CLV00206

EXHIBIT D

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ZON-3176 - PH SSA, LIMITED LIABILITY COMPANY ON BEHALF OF WILLIAM L. CULLINGS AND THE SCHNEIDER FAMILY TRUST - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: O (OFFICE) on 4.26 acres adjacent to the northeast corner of Buffalo Drive and Del Rey Avenue (APN: 163-03-101-002 and 003), Ward 1 (Moncrief).

C.C.: 12/17/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1016

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

2

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Petition of Protest representing 4 residences for Items 8, 9, 10 & 11 (attached to Item 8 [GPA-2993])

MOTION:

GOYNES – APPROVED subject to conditions – Motion carried with NIGRO abstaining as his father is a partner with Mr. Molasky in another transaction, McSWAIN abstaining as her firm is presently doing work for another company owned by members of the Molasky family and DAVENPORT voting No and

To be heard by the City Council on 12/17/2003, NOT TO BE HEARD BEFORE 4:00 P.M.

MINUTES:

NOTE: A Combined Verbatim Transcript of Item 8 [GPA-2993], Item 9 [ZON-3176], Item 10 [VAC-3178], and Item 11 [SDR-3177] is made a part of the Final Minutes under Item 8 [GPA-2993].

CLV00207

CERTIFIED AS A TRUE COPY

Donna L. Gray
CITY CLERK, CITY OF LAS VEGAS
NEVADA 2/20/04 (127)

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 9 – ZON-3176

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open

APPEARANCES:

KYLE WALTON, Planning and Development Department
ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway
DAVID CLAPSADDLE, Planning and Development Department
MARK ADAIR, 1401 Marbella Ridge Court
LYN MALONEY, 1632 Marbella Ridge Court
LEE FAIR, 1600 Charles Lamb Court
CAROLYN STONE, 1509 Ten Palms Court
MARY GREEN, 1870 Black Water Court
CLETA THOMPSON, 1710 South Buffalo
KATHY MADIGAN, 1504 Ten Palms Court
WILLIAM LEONARD, 1700 Charles Lamb Court
MICHAEL BELL, 7425 Oak Boulevard
PENELOPE LOHR, 1410 South Tenaya Way
ANNA WILLIAMS, 7451 O'Bannon Drive
GARN MABEY, 1404 Silver Oak Street
BARBARA CEGASKE, 6465 Laredo Street
LARRY ANSPADA, 1509 Golden Oak Drive
JO KEILLY, 8105 Via del Cerro Court
ROBERT WELLS, 8109 Meantmore Avenue
JAMES MORRIS, 2100 Palm Canyon Court
TODD FARLOW, 240 North 19th Street,
FRANK SPOSATO, 1500 Marbella Ridge Court
JUANITA CLARK, 137 Lorenzi Street
SUSAN SAVALA, 1913 Eliminator Street
MARGO WHEELER, Planning and Development Department
DAVID GUERRA, Public Works Department
GINA VENGLASS, Public Works Department

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 8 [GPA-2993], Item 9 [ZON-3176], Item 10 [VAC-3178], and Item 11 [SDR-3177] was held under Item 8 [GPA-2993].

(6:36 – 8:41)

1-944/2-1734

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 9 – ZON-3176

CONDITIONS:

Planning and Development

1. Approval of a General Plan Amendment (GPA-2993) of the Southwest Sector Land Use Plan to change the Land Use Designation from: DR (Desert Rural) to O (Office) by the City Council.
2. A Site Development Plan Review application (SDR-3177) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

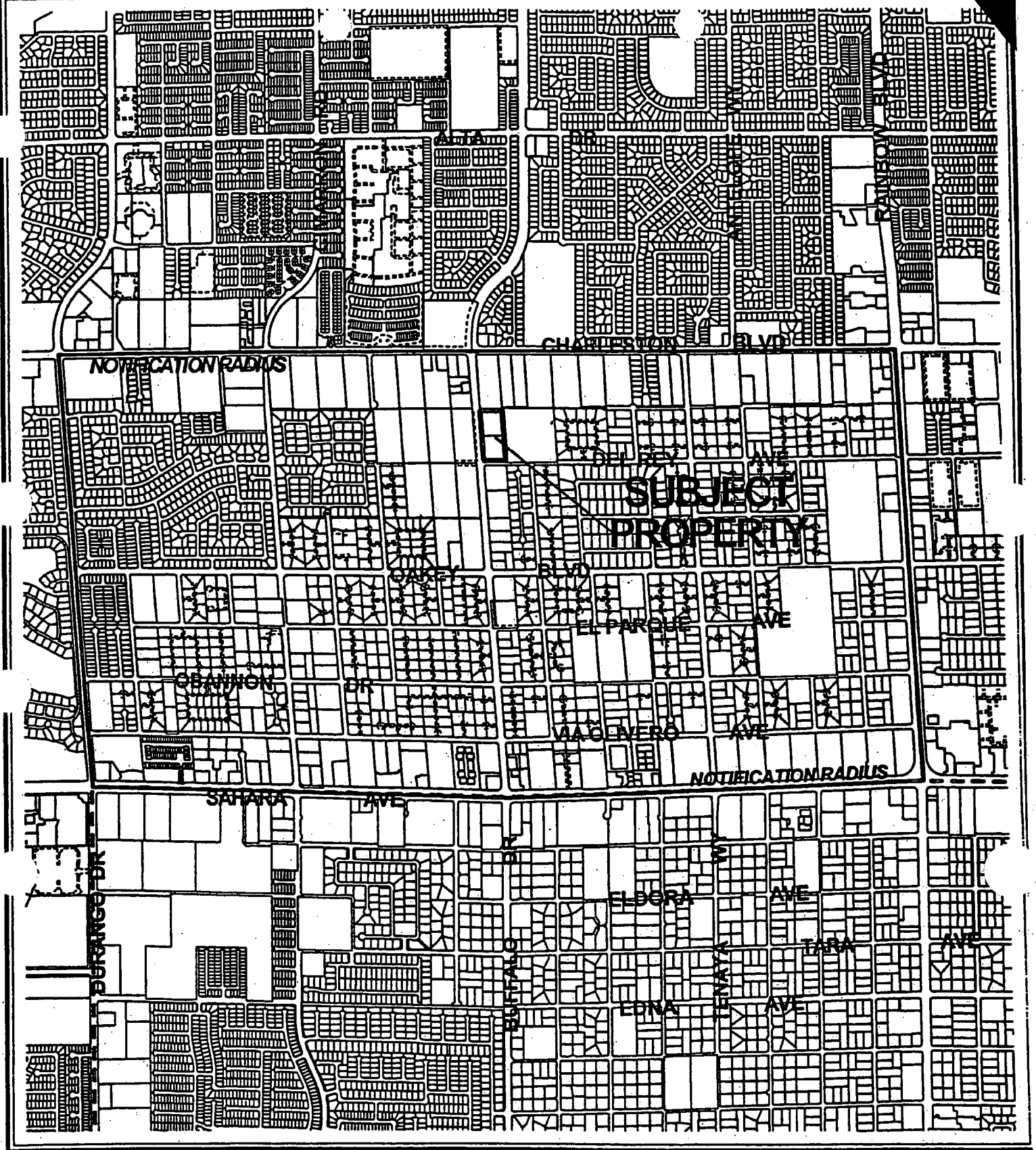
Public Works

3. A Reversionary Map for the purpose of eliminating the existing lot line bisecting this proposed development shall be recorded prior to the issuance of any permits for this site unless otherwise allowed by the Building Department.
4. Construct half-street improvements including appropriate overpaving on Del Rey Avenue adjacent to this site concurrent with development of this site, unless Del Rey Avenue is properly vacated prior to commencement of development. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. If Del Rey Avenue is vacated this site shall be responsible to terminate Del Rey Avenue in a manner acceptable to the City Engineer.
5. Remove all substandard public street improvements and unused driveway cuts, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

PLANNING COMMISSION MEETING OF NOVEMBER 20, 2003
Planning and Development Department
Item 9 – ZON-3176

CONDITIONS – Continued:

6. 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. 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 for 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. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, 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.
7. 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.



CASE: ZON-3176

RADIUS: 2 MILES & SPECIAL

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

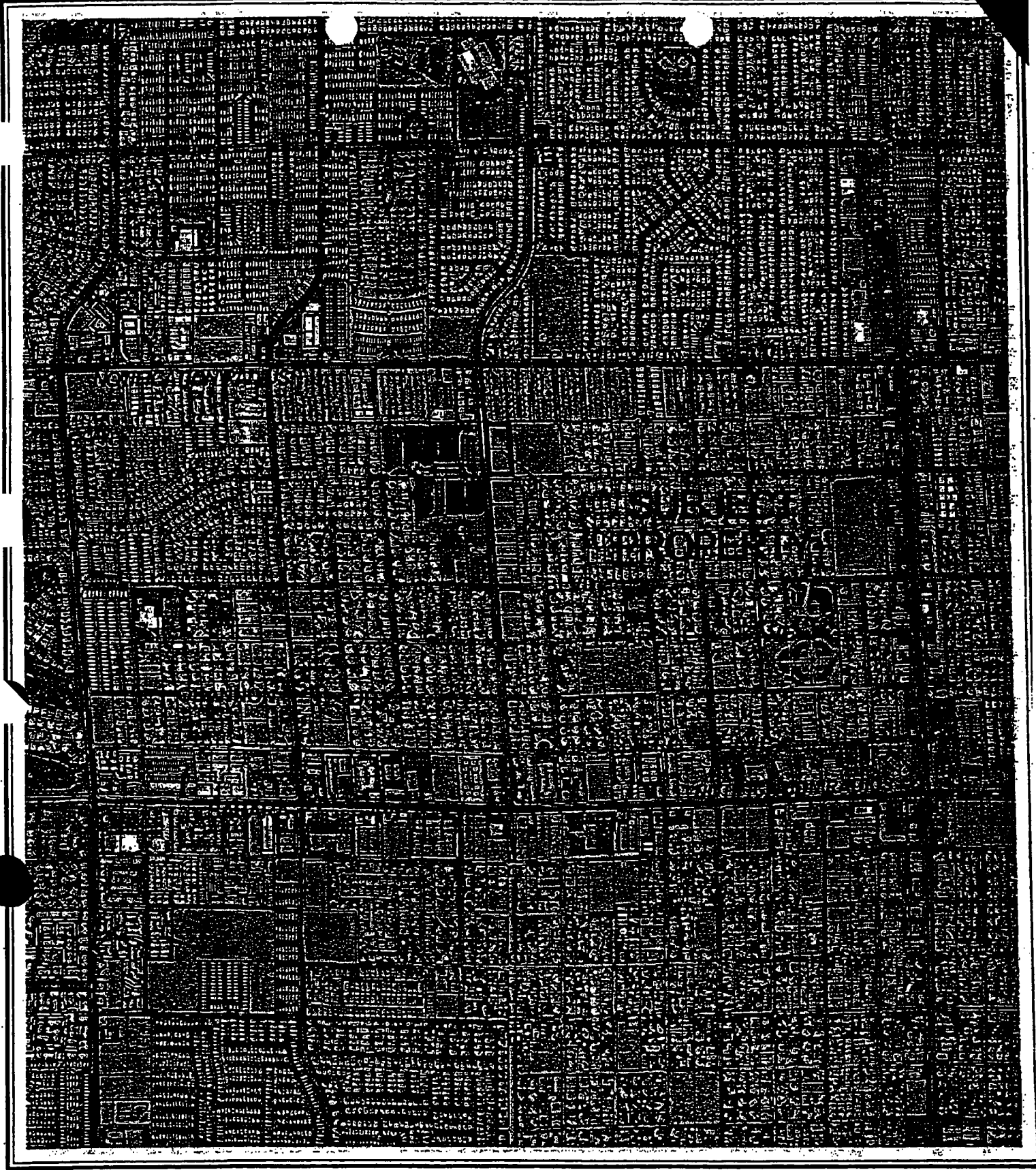
PROPOSED ZONING OF SUBJECT PROPERTY: O (OFFICE)

0 1000 2000 Feet



CLV00211





CASE: ZON-3176

RADIUS: 2 MILES & SPECIAL

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

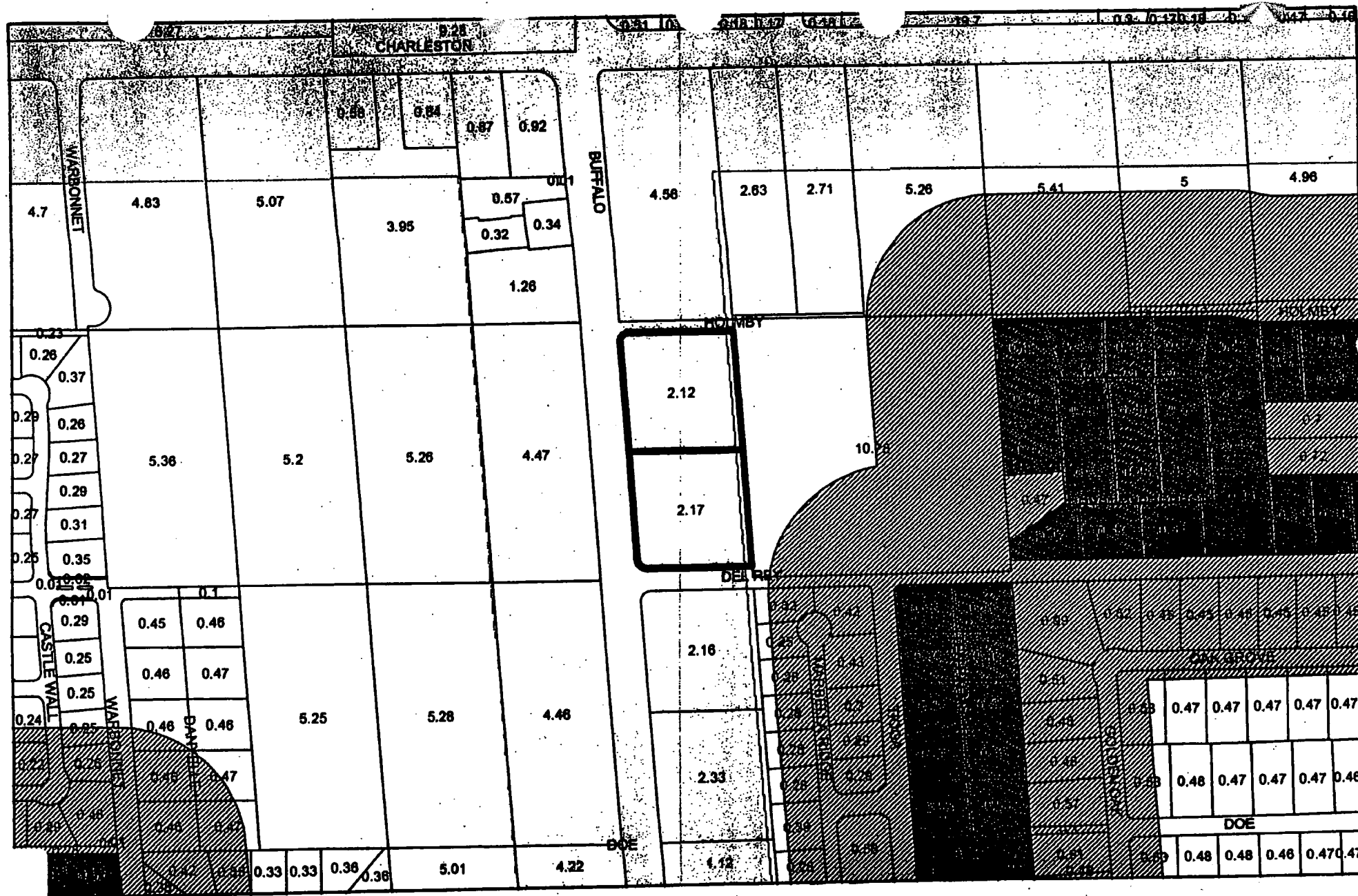
PROPOSED ZONING OF SUBJECT PROPERTY: O (OFFICE)

0 1000 2000 Feet



CLV00212





Case: ZON-3176

Rural Preservation Site Map

- City of L.V. RPN Buffer
- Clark County RPN Buffer

- City of L.V. RPN Parcel
- Clark County RPN Parcel

- 330 Buffer from Major Street
- Subject Area

0.48 Parcel Size in Net Acres
2.29 Total Subject Area



CLV00213

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 20, 2003

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ZON-3176 - PH SSA, LIMITED LIABILITY COMPANY ON
BEHALF OF WILLIAM L. CULLINGS AND THE SCHNEIDER FAMILY TRUST**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of a General Plan Amendment (GPA-2993) of the Southwest Sector Land Use Plan to change the Land Use Designation from: DR (Desert Rural) to O (Office) by the City Council.
2. A Site Development Plan Review application (SDR-3177) approved 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. A Reversionary Map for the purpose of eliminating the existing lot line bisecting this proposed development shall be recorded prior to the issuance of any permits for this site unless otherwise allowed by the Building Department.
4. Construct half-street improvements including appropriate overpaving on Del Rey Avenue adjacent to this site concurrent with development of this site, unless Del Rey Avenue is properly vacated prior to commencement of development. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. If Del Rey Avenue is vacated this site shall be responsible to terminate Del Rey Avenue in a manner acceptable to the City Engineer.
5. Remove all substandard public street improvements and unused driveway cuts, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
6. 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. 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 for 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. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, 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.

7. 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.